

17. Works and Network Utilities

Explanatory Statement

Works and network utilities are essential features of the District's infrastructure. Kaimai Hydro Power generates 30 percent of the District's electricity requirements. The District Plan provides for such activities within the framework of the Act whereby the matters in Part II of the legislation shall be considered in every case alongside the objectives and policies of this Plan. To be equitable to all operators virtually all works and network utilities have been provided for in this section. Notwithstanding this the Designation procedure is available to those organisations with the statutory right to use such a process.

Implementing a range of approval options provides public scrutiny of major projects that may have adverse effects. It also provides certainty to operators of other services and facilities that can have permitted status.

Generally the major works which are likely to have adverse effects on the environment have discretionary activity status to ensure all aspects of the application are able to be considered and appropriate conditions enforced.

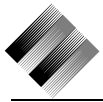
This section also makes provision for activities established by private companies or individuals as distinct from network utility operators or local authorities.

State highways and arterial roads (see Section 18) warrant aesthetic treatment particularly as a mitigation measure where such roads abut residential zones. It is also desirable to minimise the detrimental environmental effects of roading including stormwater runoff and noise.

Roads can act as visual paths which if planned and developed in a deliberate manner can contribute positively to the general amenity and aesthetic form of an area. Council is actioning through the Annual Plan aesthetic and amenity improvements on the major roads where the community has expressed a desire for visual improvements. This approach will be in conjunction with amenity screening of industrial activities in the same locations (see Section 7.3.2(b)).

The provision of a new solid waste and hazardous waste disposal operation is a service delivery function of Council. Council intends to implement the Centre of Advanced Engineering Standards or its equivalent for landfill design to ensure that adverse effects are appropriately managed.

Because such facilities (both Council and private) can have significant impacts on the environment the resource consent process shall include public consultation and public scrutiny of the proposal with the opportunity of reviewing the consent.



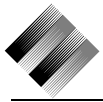
17.1 Significant Issues

- 17.1.1 Managing the significant Wairoa River resource in a way that meets the demands of electricity generation and recreational users.
- 17.1.2 Ensuring that sewage treatment facilities are located and utilised in a manner that avoids, remedies or mitigates potential adverse effects. Environment BOP's study of septic tank disposal and water quality found that there were water pollution issues at Waihi Beach, Athenree, Tanners Point, Omokoroa, Maketu and Little Waihi Estuary.
- 17.1.3 The discharge of certain hazardous material into systems that are not designed to receive them may result in the breakdown of the system to the detriment of the wider environment.
- 17.1.4 To provide a stormwater and water supply system that meets the demand of, and is economically and environmentally sustainable for present and future generations.
- 17.1.5 The road design and geometry is often inappropriate to the environment and circumstances of the development it serves.
- 17.1.6 Main traffic routes can have an adverse visual effect on the environment. The local environment as seen from main traffic routes (often at the entrances to town where there is industrial zoning) can also be visually obtrusive.
- 17.1.7 Inadequate solid waste disposal facilities can generate adverse environmental effects.
- 17.1.8 Protecting flood control stopbanks, canals and drains from the adverse effects of activities and to ensure a minimal level of protection to dwellings in the event that such control mechanisms fail.
- 17.1.9 The District's communities are reliant on the efficient development, use and maintenance of works and network utilities. However some works and utilities may adversely affect the environment during their construction, maintenance, and operation by posing health and safety risks, impairment of traffic safety, detracting of amenity values particularly through visual intrusion and the generation of offensive odour, dust, noise and vibration.

17.2 Objectives and Policies

17.2.1 Objectives

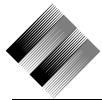
- (a) Appropriate provision of works and network utilities.



- (b) A balance between the social and economic benefits derived from public works and network utilities with their special technical requirements and the need to minimise potential adverse effects.
- (c) A healthy and safe environment where the risks posed by works and network utilities are minimised.
- (d) Maintenance of amenity values appropriate to the area where works and network utilities are located.
- (e) Enhancement of the environmental and aesthetic aspects of significant roads.
- (f) Reduction or minimisation of the generation of waste.

17.2.2 Policies

- (a) Ensure that potential adverse environmental effects are managed by mitigation and controlling measures to ensure amenity values are maintained and enhanced and that safety and health risks are minimised.
- (b) Encourage the co-siting of equipment where technically feasible and practical particularly in order to use land more efficiently and to reduce the visual impacts particularly of multiple masts and lines on the landscape.
- (c) Recognise existing hydro electric power facilities as a significant local source of energy.
- (d) Mitigate adverse environmental and amenity affects of State highways and the District's arterial roads by measures including landscape enhancement.
- (e) Resources should be used in a manner which minimises waste.



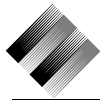
17.3 Rules

17.3.1 Activity Status

	Activity	Surface of Water	Identified Significant Features	Residential, Future Urban and Rural Residential Zone	Commercial Zone	Industrial and Rangiora Business Park Zone	Rural Zone	Public Reserves	Formed Roads
(a)	<p>Electrical lines for conveying electricity at a voltage up to and including 110kv and with a design capacity up to and including 100MVA per circuit and associated telecommunication lines including their support poles and aerials up to 1 metre high, telecommunication lines and cables (new lines; extension in length of lines; upgrading by increasing capacity of cable).</p> <ul style="list-style-type: none"> new lines, extension in length of lines, <u>overhead</u> <p>* formed roads within residential, future urban, rural residential, commercial and industrial zones such facilities to be discretionary;</p> <p>* formed roads in rural zones such facilities are permitted.</p> <ul style="list-style-type: none"> new lines, extension in length of lines <u>underground</u>. <p>1 Note: Refer to 17.3.3.1(i)</p> <ul style="list-style-type: none"> upgrading by increasing voltage or capacity of existing lines <u>overhead and underground</u>. 	-	D	D	D	D	P	D	*
		-	D ¹	P	P	P	P	P	P
		-	D	P	P	P	P	P	P
(b)	Underground telecommunication lines and cables (new lines; extension in length of lines; upgrading by increasing capacity of cable).	-	D*	P	P	P	P	P	P
(c)	Temporary overhead electrical and telecommunication lines to construction sites or short term recreational venues subject to Council being formally notified of the route, voltage/type of telecommunications link and date by which it will be removed.	-	D	P	P	P	P	P	P
(d)	Overhead electrical lines including support pylons and structures (new lines; extension in length of lines) for conveying electricity at a voltage in excess of 110kV and telecommunication lines forming part of the same facility.	-	X	D	D	D	D	D	D
(e)	Upgrading of existing overhead electrical lines for conveying electricity at a voltage in excess of 110kV by increasing the voltage of existing cables or capacity of cable using the same support structures.	-	D	P	P	P	P	P	P

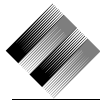
KEY: 'P' = Permitted 'C' = Controlled 'D' = Discretionary 'X' = Non-Complying

*Refer 17.3.3.1(m) for significant landscape features



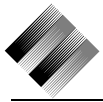
	Activity	Surface of Water	Identified Significant Features	Residential, Future Urban and Rural Residential Zone	Commercial Zone	Industrial and Rangluru Business Park Zone	Rural Zone	Public Reserves	Formed Roads
(f)	Card Phone and Coin Phone Boxes.	-	D	P	P	P	P	P	P
(g)	Single transformers and associated switching gear conveying electricity at a voltage up to and including 110kV not exceeding a gross floor area of 4m ² and a height of 2 metres.	-	D	P	P	P	P	P	P
(h)	Transformers, substations and switching stations (new, upgrading and additions thereof) conveying electricity at a voltage up to and including 66kV and ancillary buildings not exceeding 30m ² gross floor area.	-	D	D	P	P	D	X	X
(i)	Substations and Switching Stations (new, upgrading and additions thereof) conveying electricity at a voltage including and in excess of 110kv with a design capacity up to and including 100 MVA per circuit and ancillary buildings not exceeding 50m ² gross floor area.	-	X	D	P	P	D	X	X
(j)	Electrical Depots for maintenance, upgrading, alteration, construction or security of lines or pylons provided they are situated within a substation property.	-	X	X	D	P	D	X	X
(k)	Radio, telecommunication and Council depots and workshops.	-	X	X	D	P	X	X	X
(l)	Telephone exchanges.	-	X	D	P	P	P	X	X
(m)	Radio and telecommunication masts up to and including 20m in height together with associated antennas and dishes not exceeding 5 metres in diameter, aerials not exceeding 6 metres in height and 75mm in diameter, weather radar, guy wires, wooden or steel support poles provided that the total height of the mast and associated equipment shall have a maximum height of 26 metres. The mast shall have a maximum diameter of 1350mm. Buildings not exceeding 30m ² of gross floor area.	-	D	D	P	P	P	D	D
(n)	Radio and telecommunication aerials up to 4 metres in length and satellite and microwave dishes and antennas not exceeding 5 metres in diameter attached to any building or structure.	-	D	P	P	P	P	D	D
(o)	Radio and telecommunication masts and microwave towers over 20m in height together with associated satellite and microwave dishes and antennas not exceeding 5m in diameter, aerials, guy wires, wooden and steel poles and buildings greater than 30m ² of gross floor area.	-	D	D	D	D	D	D	D
(p)	Radio and telecommunication ancillary equipment shelters up to 3m in height and 4m ² gross floor area.	-	D	P	P	P	P	P	P

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	Activity	Surface of Water	Identified Significant Features	Residential - Future Urban and Rural Residential Zone	Commercial Zone	Industrial and Rangluru Business Park Zone	Rural Zone	Public Reserves	Formed Roads
(q)	Stormwater Management Reserves in the growth areas at Omokoroa where not designated/	-	-	D	D	-	-	-	-
(r)	Underground pipelines conveying water, stormwater, wastewater and associated pumpstations (with above ground dimensions less than 50m ² gross floor area) and gas distribution 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.	-	D	P	P	P	P	P	P
(s)	Underground gas transmission pipelines at a pressure that does exceed 2000 kilopascals including aerial crossings of bridges, structures or streams and ancillary equipment including compressor compounds with compressor houses.	-	D	D	D	D	D	D	D
(t)	Trig Stations.	-	D	P	P	P	P	P	X
(u)	Water and irrigation races, open drains, channels and necessary incidental equipment.	-	X	P	P	P	P	D	P
(v)	Meteorological enclosures and buildings not exceeding 30m ² gross floor area; automatic weather stations and single anemometer masts provided that the anemometer mast does not exceed a height of 10 metres; voluntary observer sites; associated microwave links.	-	D	P	P	P	P	X	X
(w)	Windmills, wind power generators.	-	D	X	X	D	D	X	-
(x)	Flood control stopbanks and necessary incidental equipment.	-	D	D	D	D	D	D	-
(y)	Meteorological buildings greater than 30m ² gross floor area.	-	X	D	D	D	D	X	X
(z)	Operation and maintenance of existing hydro-electric power stations.	P	X	X	X	X	P	P	X
(aa)	Construction of new hydro-electric power stations.	D	X	X	X	X	D	D	X
(ab)	Operation and maintenance of existing roads and State highways.	-	P	P	P	P	P	P	P
(ac)	New public roads, public service lanes and carparks and closure thereof.	-	X	C	C	C	C	X	-
(ad)	New State highways, grade separation structures and flyovers within existing road reserves.	-	X	D	D	D	D	X	D
(ae)	New railway Network and ancillary equipment.	-	X	D	D	D	D	X	-
(af)	Community Solid Waste Management and Disposal sites including the disposal of hazardous substances (private and public).	-	X	X	X	X	D	X	-
(ag)	Lighthouses, navigational aids and beacons subject to the approval of the Maritime Safety Authority and/or Bay of Plenty Regional Council.	P	D	P	P	P	P	D	-
(ah)	Airports.	-	X	X	X	X	D	X	X
(ai)	Water Reservoirs.	-	X	D	D	P	D	D	X

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	Activity	Surface of Water	Identified Significant Features	Residential - Future Urban and Rural Residential Zone	Commercial Zone	Industrial and Rangituru Business Park Zone	Rural Zone	Public Reserves	Formed Roads
(aj)	Water supply catchments, water treatment plants.	P	D	X	X	X	P	D	X
(ak)	Sewage treatment plants exclusive of septic tanks.	X	X	D	D	D	D	X	X
(al)	Helipads.	-	X	X	D	D	D	X	-
(am)	Geothermal, natural gas, biomass and coal-fired generators of electricity facilities.	X	X	X	X	D	D	X	X
(an)	The operation and maintenance of network utilities in existence at 2 July 1994 and any subsequent works or utilities authorised by this rule or by a resource consent or designation (including tree trimming necessary to protect electrical and telecommunication lines).	P	P	P	P	P	P	P	P

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17.3.2 Designations

Designations are listed in Appendix V (see also 8.5).

The abovementioned designations and any designations included in the Plan subsequent to the operative date are detailed in this Appendix in brief and additional information may be held on Council files, such additional information may include specific conditions on individual designations. Any such conditions may also contain specific reference to the Term of the Designation, which establishes the lapse period, if the designation is not given effect to. If no such Term of Designation exists then the statutory provisions (five years from the date the Plan is made operative) shall prevail.

17.3.3 Activity Performance Standards

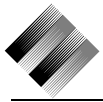
17.3.3.1 General Standards

The following performance standards shall be met by all permitted and controlled activities and shall be used as a guide for all other activities. Any permitted activity which fails to comply with any of these standards shall be deemed a discretionary activity for the particular non-compliance. Note that the General Provisions in Sections 8-12 may also be relevant to proposals.

(a) Spatial Separation and Privacy

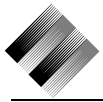
Specific Controls for:

- Electrical Substations and Switching Stations above and including 66kv,



- Electrical, Radio, Telecommunication and Council Depots or Workshops,
 - Telephone exchanges,
 - Radio, Meteorological or Telecommunication buildings greater than 30m² gross floor area,
 - Gas compressor stations, valve and takeoff stations, sales gates and regulator stations but excluding standard regulator stations with a maximum floor area of 3m² and a maximum height of 2m,
 - Windmills, wind power generators,
 - Community solid waste management sites, sewage treatment plants
 - Water reservoirs, hydro electric power stations,
 - Geothermal, natural gas, biomass and coal-fired generators of electricity.
- (i) Landscape planting shall be developed and maintained around the perimeter of any of the above activities. Landscape planting shall be provided in accordance with Section 13.6.3(b).
- (ii) All Yards Minimum 3m
- (b) **Natural Environment** - See Section 9.
- (c) **Landscape** - See Section 10.
- (d) **Heritage** - See Section 11.
- (e) **Natural Hazards** - See Section 12.
- (f) **Noise and Vibration** - See Section 13.2.
- (g) **Storage and Disposal of Solid Waste** - See Section 13.3.
- (h) **Lighting and Welding** - See Section 13.4.
- (i) **Screening** - See Section 13.6
- (j) **Signs** - See Section 14.
- (k) **Subdivision**

In any zone the minimum standard for subdivision shall not apply in the case of land required for public works and utilities. (See Section 15).



Unless there is proven technical reasons to forego the provision of a reserve, an esplanade reserve will be required in accordance with Council's policy. (See Section 16.4).

(l) **Access, On-Site Parking and Loading** - See Section 18.

(m) **Construction Effects**

Identified Significant Features: The placement of underground powerlines or telecommunication lines in identified significant landscape features are a permitted activity. No trees or shrubs are to be removed and there shall be full reinstatement of the ground and vegetation immediately after the utility is installed.

17.3.3.2 Standards for Controlled Activities

(a) Council shall give consideration to and may impose conditions on the planting and mounding within the road reserve to mitigate the anticipated adverse visual and audial effects of new arterial roads adjacent to residential zones, public reserves, identified significant features, or marae.

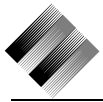
(b) Council may impose conditions of consent that avoid, remedy or mitigate adverse effects on ecological features of value to the District.

17.3.3.3 Criteria for Discretionary Activities

The following criteria identify the more significant effects which may arise from activities and the matters which will be evaluated to determine whether those effects can be avoided, remedied or mitigated.

Consideration may be given to whether in the circumstances of the case there is sufficient justification and necessity for consent to be granted for the activity, notwithstanding that the effects may be more than minor.

In assessing applications where it is likely that the activity will result in any significant adverse effect on the environment the application shall in the statement of effects, describe the potential effects of alternative locations or methods to that proposed. The practicality and economics of alternative options versus that proposed will be relevant when considering the assessment.



The criteria are:

(a) **Visual Effect**

The visual effects of works will be assessed in terms of the likely effect on:

- (i) The surrounding environment and landscape with particular consideration of residential, future urban and rural-residential zones, dwellings in rural zones, public reserves, identified significant features or marae in the vicinity of the proposed facility.
- (ii) Ridge lines and view planes from public places, (including roads) and the general landscape character.
- (iii) Design elements in relation to the locality, with reference to the existing landscape character of the locality and amenity values.

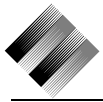
In making the assessment of visual impact regard will be had to:

- the scale of the facility
- height, cross sectional area, colour and texture of structures
- distance of structures to site boundaries
- site location in terms of the general locality, topography, geographical features, adjoining land uses, ie landscape character, rural houses
- proposed planting, fencing and other landscaping treatments
- proposed signs
- civil aviation, height, colour and design requirements
- the intensity of lighting when viewed from a distance should not be out of character with the environment in which the installation is situated
- lights should be directed and positioned as far as practicable so as to prevent spill of light adversely affecting the use and enjoyment of adjoining properties.
- the opportunity for co-siting of facilities.

(b) **Noise Effect**

The Council shall ensure that existing activities are not adversely affected by the proposed installation. In determining appropriate noise levels, Council shall have regard to the noise environment of the locality in which it is proposed to site the facility and the practicality of reducing noise from the utility components.

With regard to airports, Council shall have regard to the New Zealand Standard 6805:1992.



Council shall also have regard to the "Guidelines for the Management of Road Traffic Noise - State Highway Improvements" by Transit New Zealand.

(c) **Stormwater and Wastewater Effects**

The installation shall be designed and maintained in a manner which prevents as far as practicable, pollution or contamination of ground or water or Council's stormwater system.

Techniques such as bunding, impermeable layers under bunds and interceptors may be required. The extent of measures required will be determined after having regard to the Building Code and the Regional Council regarding discharge consents and the sensitivity of the receiving environment (requires liaison with Regional Council).

(d) **Traffic Effects and General Intrusion into Neighbourhood**

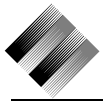
Council shall consider:

- (i) Traffic volumes, traffic mix relative to the existing and future traffic patterns, access, parking and loading on-site.
- (ii) Hours of operation relative to the existing and future neighbouring amenity.
- (iii) Construction traffic volumes, traffic mix, hours of operation.

(e) **Social and Heritage Effects**

Council shall consider:

- (i) The likely impact of construction and maintenance activities on the social and heritage values including those in residential and rural areas, marae, public reserve and identified significant features, (particularly the functioning of community and recreational facilities in the vicinity of the proposed facility).
- (ii) The impacts on farming activities and public and private airfields.
- (iii) The tangata whenua's opinion if Maori land titles are being alienated.



(f) **Wind Effects**

The Council shall consider the effect of the structures on the micro wind climate of the neighbourhood particularly adjacent to residential, marae and recreational facilities.

(g) **Risk Management**

The Council may require a statement providing an assessment of the probability of risks associated with the construction and operation of the facility.

The statement shall advise on the risk associated with, but not restricted to:

- the use of hazardous substances in the facility and proof that the New Zealand Fire Service and the Regional Council have been advised.
- the technology used in the provision of the service eg high voltage electricity, radio-active material.
- risk of rupture, breakage, collapse, failure, movement etc of components of the facility as it relates to the design and maintenance of the facility and the effect of natural hazards on the facility.

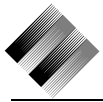
and the measures inherent in the proposal which will avoid, remedy or mitigate the potential for that effect to occur.

(h) **Odour Effects**

Council shall consider the effect of and the probability of offensive odours from the operation of facilities and in particular the operation of sewage treatment facilities and solid waste disposal sites.

17.3.3.4 Sight Lines at Railway Crossings

Where a railway and road intersect on the same level, no building or other obstruction which might block the sight lines shall be permitted within an area bounded by lines connecting points 37 metres along the centreline of the roadway measured in each direction from the centreline of the nearest railway track, to points 135 metres along the nearest railway track measured in each direction from the centreline of the roadway as shown in Council Standard Drawing AFQ12 (see Appendix VII).



Provided that:

The Council may, subject to agreement of the Railways Corporation, and subject to such conditions as may be agreed between the Council and the Railways Corporation, waive or vary the requirements of this ordinance in respect of any buildings in any zone if in its opinion such requirements would be unreasonable or inappropriate in the particular circumstance.

17.3.3.5 Tauranga Airport Approach Path Protection

Tauranga Airport is located within Tauranga District. The main runway is 1280m long by 45m wide with provision for an extension in an easterly direction up to a maximum of 1800m. The main strip is 1920m long and 210m wide. The main runway lies east-west with a subsidiary strip (880m long and 150m wide) north-south.

(a) Height Restrictions within Specified Airport Approach Path

No building, structure, mast, tree or other object shall penetrate any of the approach slopes, transitional slopes and, an horizontal surface and surrounding sloping plans defined in the zoning specification herewith and illustrated on the District Planning Maps.

Provided that:

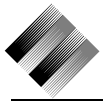
where there is any conflict between these height control limits, the lowest height restriction shall prevail.

(b) Specifications

(i) Approach Slopes

There is an approach slope at the end of each strip. The approach slope rises on a specified gradient from its origin at the strip end and from the level of the lowest part of the formed strip end. Each approach slope stretches over a specified horizontal distance from the strip and has sides that diverge uniformly outwards at the rate of 15 percent from the end corners of the strip.

Each approach slope is symmetrically disposed about the exact centre line of the related strip.



(ii) **Main Approach Slopes**

For the purposes of this specification each of the two approach slopes of the main strip arise at a gradient of 1.6 percent, stretching over a horizontal distance of 15,000m and its sides diverge to a width of 4,710m at its outer end.

(iii) **Subsidiary Approach Slopes**

Each of the two approach slopes for the subsidiary strip arise at a gradient of 2.5 percent. Each approach slope stretches over a horizontal distance of 3,000m and its sides diverge to a width of 1,050m at its outer end.

(c) **Horizontal Surface**

The horizontal surface extends from above each side and from above each end of the main strip outwards for a distance of 4,500m overlaying the ground at an elevation of 45m above the level of the lowest part of the lower end of the main strip.

Each outer boundary line of the horizontal surface is extended so as to join the adjacent extended boundary line by tangential curves having a radius of 2,250m.

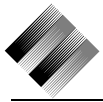
Sloping planes extend outwards and upwards from the periphery of the horizontal surface. They extend outwards for a horizontal distance of 1,900m and upwards at a constant gradient to reach a maximum elevation of 120m (above the level of the lowest part of the lower end of the main strip).

For the purposes of this Specification, where the ground rises so that it becomes close to or penetrates the horizontal surface or its surrounding sloping planes, then the horizontal surface or surrounding sloping plane may be adjusted at that place in conformity with the natural slope of the ground level in order to provide a clearance of 10m vertically above the natural ground level.

(d) **Transitional Slopes**

These extended upwards and outwards from the sides of each approach slope at a gradient of 14.3 percent rising up to an elevation of 45m above the level of the lowest part of the related strip end.

Note: There are no transitional slopes from the sides of the approach slopes above an elevation of 45m above the respective strip end.



Transitional slopes extend upwards and outwards from the side edges of each lighting visibility slope at a gradient of 10 percent and they continue to rise until they intercept a vertical plane containing the side edges of the main approach slope.

Transitional slopes also extend upwards and outwards from the sides of each strip at a gradient of 14.3 percent to intercept the horizontal surface.

17.3.3.6 Protection of Regional Council Flood Control Stopbanks and Drains

(a) **Permitted Activities**

- (i) Stock proof fences.
- (ii) Farming of grazing animals.

(b) **Discretionary Activities**

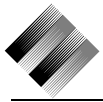
(i) **Separation for Maintenance**

The following activities shall have discretionary activity status within 12 metres (horizontal line) of an Environment BOP drain (measured from the lip of the drain) or the landward toe of a stopbank, or on a stopbank, or on the berm between a stopbank and a river or drain, or within a 12 metres radius of a pumpstation.

- the growing or allowing to grow of any shrub, hedge or tree or part thereof.
- the digging of any drain or excavation that will interfere with access of Environment BOP workers, contractors and machines
- the erection of any shelter fence, building or construction.
- the construction of any road or race for the passage of stock or vehicles.

(ii) **Stopbanks**

The excavation or the digging of any drain within 20 metres of any stopbank shall be a discretionary activity.



17.4 Other Methods

17.4.1 Waste Minimisation

Council shall support and assist the work of Environment BOP as a service delivery function of Council. The regional co-ordination of waste minimisation and waste reduction is considered to be more comprehensive and effective than individual Council initiatives.

17.4.2 Stormwater Control, Water Supply and Wastewater Management Systems

Relevant consents must also be obtained from the Regional Council.

17.4.3 Contaminant-Free Stormwater

Council shall ensure the management of stormwater to avoid contamination through the Building Act.

17.4.4 Regional Council Management

The following matters shall be controlled by Environment BOP:

- Discharges (exclusive of site stormwater which is a Building Act matter controlled by the District Council).
- Earthworks particularly relating to access and site development.
- Land and Vegetation Disturbance.

17.4.5 Other Regulations and Codes

Council assumes that all operators will comply with the relevant Regulations and Codes that minimise the risks associated with the operation of each facility. Similarly, it is the responsibility of private landowners to ensure compliance with other regulations, in particular those relating to vegetation in the vicinity of transmission lines.