



12.8.27

SPECIAL 27 (RODNEY DISTRICT THERMAL ENERGY GENERATION RURAL) ZONE

Introduction

The Rodney District Thermal Energy Generation Rural Zone provides for the establishment, construction, operation, maintenance and upgrading of the proposed Rodney Power Station and all associated infrastructure (such as transmission substation, water supply and waste treatment facilities) (“**the Rodney Power Station**”).

The Rodney Power Station will meet growing electricity demand, especially in the Rodney District and the Auckland Region, as well as address electricity supply security issues in the upper North Island. The location of the power station has been selected to address these issues, while taking account of infrastructure (such as water and gas supply, and electricity transmission) requirements and environmental requirements.

The proposed nominal 480 MW combined cycle gas turbine power station, to be constructed in two nominal 240 MW stages, will be located on a site encompassing 48 hectares of rural property at 526 Kaipara Coast Highway to the south of SH16, adjacent to the intersection of SH16 and Inland Road, mid-way between Helensville and Kaukapakapa.

The zone provisions provide certainty for the development of a power station within the zone, and certainty for neighbouring property owners and the general public regarding the scale, form and nature of the long-term development of the site. It also provides for adverse environmental effects to be avoided, remedied or mitigated.

The provisions of this zone, especially its prescriptive provisions limiting the activities that can be undertaken and its importance in providing important regional infrastructure, are consistent with the proposed Regional Policy Statement.

12.8.27.1

Zone issues, Objectives, Policies and Description

12.8.27.1.1

Issues

(a) Electricity supply infrastructure

Electricity infrastructure including electricity supply infrastructure is essential for the social and economic well-being of the community and for future generations. There is currently limited power generated in the Rodney District and Auckland and Northland Regions, relative to demand growth. Continued population growth within the District and nationally, and limitations in existing electricity infrastructure, mean that schedulable and controllable electricity generation facilities in the Rodney District offers benefits for maintaining and enhancing security of electricity supply for these regions and the national electricity grid. Electricity infrastructure are significant resources for the district and region, which need to be appropriately enabled and protected.



(b) Adverse effects of electricity supply infrastructure

The technical and operational requirements of electricity infrastructure impose constraints which strongly influence the location and design of such development. Electricity infrastructure can give rise to adverse effects on the environment and communities, and there is a need to avoid, remedy or mitigate the adverse effects of electricity generation infrastructure through careful selection of the locations of such development and through appropriate designs and controls, which will allow for the development of a long term electricity generation facility and associated facilities and activities.

12.8.27.1.2

Objectives

Objective

12.8.27.1.2.1

To enable the establishment, construction, operation, maintenance and upgrading of a combined cycle gas turbine power station and associated facilities, structures and activities to connect to the National Grid on a site that suitably provides for its functional and operational requirements.

Objective

12.8.27.1.2.2

To ensure the amenity values and character of the rural area is maintained or enhanced through sensitive building design, appropriate landscaping, earthworks and planting and controls on uses with particular regard to avoiding remedying or mitigating effects beyond the Zone.

Objective

12.8.27.1.2.3

To avoid activities not related to electricity generation facilities or associated facilities and activities, that impact on rural character and amenity and to manage potential cumulative and reverse sensitivity effects in the future.

Objective

12.8.27.1.2.4

To provide a regulatory framework that will provide certainty to neighbouring property owners and communities regarding the scale, form, and nature of the long-term development of the Zone.

12.8.27.1.3

Policies

Policy

12.8.27.1.3.1

To establish the Rodney District Thermal Energy Generation Rural Zone to contain the electricity generation and transmission associated facilities and infrastructure as well as works to limit visual and noise effects beyond the site.

Policy

12.8.27.1.3.2

Add to the secure supply of electricity for the District and Region by providing for a staged development of the Zone, allowing:

- (i) As Stage 1, the establishment, construction, operation, maintenance and refurbishment of a gas fired thermal power station with a maximum nominal 240 MW capacity and all associated facilities, structures and activities; and
- (ii) As a subsequent stage or stages, the establishment, construction, operation, maintenance and upgrading of a gas fired thermal power station with a maximum nominal 480 MW capacity and all associated facilities, structures and activities.



Policy
12.8.27.1.3.3

Provide certainty to neighbouring property owners and the general public regarding the scale, form and nature of the long-term development of the Zone by identifying a Development Concept Plan for the Zone, and the specification of Development Controls and Performance Standards.

Policy
12.8.27.1.3.4

Ensure that the amenity values and character of the rural area surrounding the Zone is maintained by requiring:

- (i) Generation and transmission activities within the Zone to be located in accordance with the Activity Areas and Power Station Site Layout Plan; and
- (ii) Activities within the Zone to comply with the Performance Standards and Development Controls, the Development Concept Plan, and the Landscape Concept Plan; and
- (iii) Compliance with the Rural Zone performance standards beyond the Zone boundary.

Policy
12.8.27.1.3.5

Provide for sensitive building design and the establishment of landscaping and planting to visually enhance the Zone by requiring development in accordance with the Development and Landscape Concept Plans and by specifying zone rules to avoid, remedy or mitigate the visual effects from buildings, lighting and infrastructure.

Policy
12.8.27.1.3.6

Control noise, light spill, glare and vibration to ensure associated effects are avoided, remedied or mitigated beyond the Zone by specifying zone rules that are consistent with the Rodney District Plan General Rural Zone rules.

Policy
12.8.27.1.3.7

Control the potential environmental effects associated with wastewater and stormwater disposal and the use and storage of hazardous substances.

Policy
12.8.27.1.3.8

Manage traffic in such a way as to avoid, remedy, or mitigate adverse effects beyond the Zone.

Policy
12.8.27.1.3.9

Restrict activities not specifically provided for in the Zone, including subdivision not related to electricity generation facilities or associated facilities and activities, other industrial activities and residential development, in order to maintain rural character and amenity outside the Zone, and to manage potential reverse sensitivity effects in the future.

Explanation and Reasons

These policies are intended to ensure that the Rodney Power Station is able to operate and the activities within the Rodney District Thermal Energy Generation Rural Zone do not generate adverse effects on the environment or on adjacent areas or activities.

12.8.27.1.4

Description

This Zone applies to the Rodney Power Station site and surrounding area as defined in Appendix 12AA and is located in the vicinity of the intersection of State Highway 16 with Inland Road, north east of Helensville. The Zone provides for the establishment, construction, operation, maintenance and upgrading of a combined cycle gas turbine electricity generating facility.



12.8.27.1.5

Methods

The objective will be achieved by:

- (a) Creating a stand-alone Zone – the “Rodney District Thermal Energy Generation Rural Zone”, with appropriate rules, conditions and terms.
- (b) Establishing “Rodney District Thermal Energy Generation Rural Zone” rules that:
 - (i) Provide as a permitted activity for the operation, maintenance, associated activities and refurbishment of a combined cycle gas turbine power station (with a maximum nominal 480 MW capacity).
 - (ii) Provide, as a restricted discretionary activity, for the establishment, and construction of a combined cycle gas turbine power station (with a maximum nominal 240 MW capacity) and associated facilities, including offices, administration, and associated waste water treatment and disposal, gas reticulation, carparking and access, and works to establish and develop a connection to the National Grid whilst:
 - 1) Ensuring the rural character is maintained within the Zone by providing a substantial buffer area of indigenous vegetation and farmland;
 - 2) Enhancing ecological values by developing new indigenous vegetation within the Zone;
 - 3) Controlling activities within the Zone so that any adverse effects are avoided, remedied or mitigated outside of the Zone.
 - (iii) Provide, as a restricted discretionary activity, for the establishment, construction and upgrading of the combined cycle gas turbine power station and associated facilities and activities from a nominal 240 MW capacity to a maximum nominal 480 MW capacity.
 - (iv) Require structures to be located in accordance with the Activity Areas and Power Station Site Layout Plan.
- (c) The Council supports the initiation of a consultative group of local residents and other stakeholders that is intended to participate in the development of management plans and to discuss the construction and ongoing operation of the power station.

Other Methods

12.8.27.1.6

Environmental Results Expected

The creation of the stand-alone Zone will provide for the establishment, construction, operation, maintenance and upgrading of a new combined cycle gas turbine power station and associated facilities and activities, and allow the provision of appropriate buffer zones from neighbours. The facility will be self sufficient in terms of both treatment and disposal of domestic and process waste, and in terms of stormwater. Part of the buffer area around the power



station will be planted with indigenous vegetation (and some exotic vegetation where fast growing species are required for initial screening purposes) typical of the area. Land that is not used for the station, associated landscape planting and related infrastructure would be available for farming purposes similar to surrounding land uses. Landscaping and extensive screen planting will be established to ensure visual effects from the electricity generation facilities will be mitigated. Overall, the ecological values within the Zone will be enhanced, while any potential adverse effects will be avoided, remedied or mitigated via the imposition of a prescriptive rule regime.

The restricted discretionary activity rule enabling the staged development and operation of the power station to a maximum nominal 480 MW capacity will enable the development to be assessed in terms of compliance with the overall concept plan for the site and for any specific measures associated with the expansion to be addressed by specific resource consent conditions whilst providing reasonable certainty for development of generation facilities (and associated facilities and activities) within the Zone.

Rule 12.8.27.2

Rule
12.8.27.2.1

Rule
12.8.27.2.2

Activity Rules

Stand Alone Zone

The Rodney District Thermal Energy Generation Rural Zone applies to the land identified in Appendix 12AA. It is a stand-alone Zone and no other provisions of this District Plan shall apply, unless otherwise specified.

Activities in the Special 27 Rodney District Thermal Energy Generation Rural Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.27.2.6 shall comply with Rule 12.8.27.3 Development Controls and Performance Standards, with the following exceptions:
 - (i) Minor upgrading, maintenance, replacement and removal of existing transmission lines including transmission tower foundation strengthening and the erection and removal of temporary line structures and to which no development controls and performance standards apply.
 - (ii) Any activities to which no development controls or performance standards apply.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.27.2.6 shall comply with Rule 12.8.27.3 Development Controls and Performance Standards, with the exception of any activities to which no development controls or performance standards apply. The Council reserves control over only those matters set out in Rule 12.8.27.2.3.
- (c) Restricted Discretionary Activities in the Activity Table in Rule 12.8.27.2.6 for erection and upgrading of facilities and structures for generation and transformation of electricity will be assessed against the criteria set out in Rule 12.8.27.2.4 Restricted Discretionary Activities: Assessment Criteria. The Council restricts its discretion to only these matters.



Rule
12.8.27.2.3

- (d) All Discretionary Activities in the Activity Table in Rule 12.8.27.2.6 will be assessed against the criteria set out in Rule 12.8.27.2.5 Discretionary Activities: Assessment Criteria.

Controlled Activities: Matters over which control is reserved

The Council will limit its control to the following matters:

- (a) The extent of compliance with the Development Concept Plan for development within the Zone;
- (b) The extent of compliance with the Landscape Concept Plan and approved Landscape Plan including the landscape design, site layout and landform modification including visual mitigation; and
- (c) In relation to any boundary relocation consent, entitlements to build within the revised layout, access requirements, any servicing requirements for the revised layout, and any provisions required to ensure that the boundary relocations are restricted to those required for the purposes set out in Rule 12.8.27.3.52.

Except as provided for by section 95A(4) of the Act, applications for Controlled Activities must be considered without public notification or limited notification as provided for in sections 95A(3) and 95B (2).

Rule
12.8.27.2.4

Restricted Discretionary Activities

In accordance with sections 77B(3) and 104C(a) of the Resource Management Act, the Council will restrict its discretion to only those matters that do not meet the Development Controls and Performance Standards set out in Rule 12.8.27.3 when considering an application for a Restricted Discretionary Activity.

Except as provided for by section 95A(4) of the Act, applications for Restricted Discretionary Activities must be considered without public notification or limited notification as provided for in sections 95A(3) and 95B (2).

Rule
12.8.27.2.4.1

The Erection, Addition to or Alteration of Buildings, Offices and Accessory Buildings for Electricity Generation Facilities and any other Structures associated with the Generation of Electricity

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Site layout, landscape works, fencing and lighting.
- (b) Architectural design, form, colour, materials and external appearance of buildings.
- (c) The safety, operational and functional requirements of all network utility operators on the site.



- (d) The suitability of measures to monitor and control noise on the site.
- (e) Facilities and methods for managing hazardous substances.

Assessment Criteria

In order to exercise its discretion the Council will require an applicant to provide the following:

- (a) Accurate perspective images of views of the buildings and infrastructure to be built including form and elevation views.
- (b) Details of the site layout, security fencing and lighting to be used for the Rodney Power Station.
- (c) Identification of any relevant radiofrequency, hazardous substances or other hazards risk of hazardous induced voltages, earth potential rise (EPR) hazard from pylons, increased EPR hazard from the switchyard and noise interference on telecommunications circuits.
- (d) An acoustic design certificate from a recognised acoustic consultant, demonstrating that the noise limits for the special zone will not be exceeded by the final design.
- (e) Details of the facilities, and methods for monitoring and management procedures for storing and containing all hazardous substances and associated sources of contamination on the site.

When considering an application the Council will have regard to the following matters:

Buildings

- (a) Whether the proposed buildings are in accordance with the Development Concept Plan in Appendix 12AB for Special Zone 27 including the Indicative Substation Layout and the Indicative Building Concept.
- (b) Whether the building design, form, colour, materials, structure and external appearance achieve the architectural features and the design objectives shown in the Development Concept Plan.
- (c) Those matters set out in Rule 12.8.27.3.13 Noise.
- (d) Those matters set out in Rules 12.8.27.3.41-46 Hazardous Substances.

Landscape Works

- (e) Whether the proposed landscape works are in accordance with the Landscape Concept Plan set out in Appendix 12AC for Special Zone 27 including the Proposed Landform and Contours, and Vegetation Concept Plans.





- (f) Whether the planting proposals over the whole of the Special Zone Area are consistent with the Landscape Concept Plan and appropriate for integrating the landform in the landscape and reducing the prominence and contrast of buildings and structures from public areas and surrounding sites (as existing at 1 August 2008) such that while the power station will be visible from some locations, it will not generally appear to be visually dominant in its rural setting.
- (g) Those matters set out in Rule 12.8.27.3.12 Landscaping and 12.8.27.3.19 Ecologically Sensitive Areas.
- (h) Those matters set out in Rule 12.8.27.3.37 Exterior Lighting and Glare and Rule 12.8.27.3.40 Fencing.

General Matters that are accepted and will not be disputed:

- That the development of the site in accordance with the outline plans in the Special Zone Appendices and Development Controls and Performance Standards (including noise), is appropriate to achieve the Objectives for the Zone.
- The constraints imposed on achieving these measures by the technical and operational requirements of electricity generation and transmission.
- The requirements for safety, operation, maintenance, and upgrading, of the electricity generation, transmission, telecommunications and other utility infrastructure should not be compromised.
- In relation to any boundary relocation consent, entitlements to build within the revised layout, access requirements, any servicing requirements for the revised layout, and any provisions required to ensure that the boundary relocations are restricted to those required for the purposes set out in Rule 12.8.27.3.52.

Explanation and Reasons

Appropriate written approval of other utilities on the site will be considered sufficient confirmation that other utility infrastructure will not be compromised.

Discretionary Activities: Assessment Criteria

When considering an application the Council will have regard to the relevant matters set out in section 104 of the Resource Management Act 1991 and to the following assessment criteria:

- (a) The extent to which the activity or subdivision secures or protects the comprehensive and integrated development of the whole of the land in the Zone, and is necessary to achieve the Objectives for the Zone.
- (b) Appearance of buildings – whether the appearance of buildings and structures is consistent with other facilities in the Zone and/or will have a significant adverse effect on the visual amenity of adjoining sites outside the Zone, and as viewed by travellers on the public roads within the Zone.

Rule
12.8.27.2.5



Rule
12.8.27.2.6

- (c) Whether the landscaping will maintain or enhance the visual amenity of the area.
- (d) Site layout – whether the layout of buildings, parking facilities, facilities related to electricity generation or any display areas located on or near the state highway frontage could result in any significant traffic safety effects on the adjacent road network.
- (e) The extent to which the degree of non-conformance with the performance criteria and standards applicable in the Zone detracts from achieving the Objectives and Policies for the Zone.
- (f) Whether any site to be created by a subdivision is of such a size and shape that it will accommodate the intended activity and/or enable the establishment of buildings in accordance with the bulk and location Rules for the Zone.

Activity Table

In the following table:

- P Permitted Activity
- C Controlled Activity
- RD Restricted Discretionary Activity
- D Discretionary Activity
- NC Non-complying Activity
- PRO Prohibited Activity

Note: Words in Capitals are defined in Chapter 3 Definitions

ACTIVITY	Status
FARMING	P
The erection, addition to, or alteration of BUILDINGS and ACCESSORY BUILDINGS for any Permitted Activity in this Table	P
The demolition or removal of BUILDINGS and ACCESSORY BUILDINGS	P
Combined cycle gas electricity generation, transformation and/or transmission of power supplied from a combined cycle gas fired power station having a nominal capacity of 240 MW and up to a nominal 480 MW capacity and activities including operation and maintenance that is located in the Power Generation and Transmission Activities Area depicted in the Activity Areas and Power Station Site Layout Plan in Appendix 12AA(ii)	P
OFFICES, plant and storage for business directly associated with electricity generation that are located in the Power Generation and Transmission Activities Area depicted in the Activity Areas and Power Station Site Layout Plan in Appendix 12AA(ii)	P
Earthworks and Vegetation and Wetland Modification Activities	P



Transport Activities including access, car parking and loading	P
Use and Storage of HAZARDOUS SUBSTANCES associated with the generation, transformation, transmission and distribution of electricity that are located in the Power Generation and Transmission Activities Area depicted in the Activity Areas and Power Station Site Layout Plan in Appendix 12AA(ii)	P
Construction, use and maintenance of pipelines for the reticulation of natural gas, water and wastewater	P
MINOR UPGRADING, maintenance, replacement and removal of existing TRANSMISSION LINES including transmission tower foundation strengthening and the erection and removal of temporary line structures	P
Lines or cables attached to the roof, side or underside of buildings	P
Pole mounted capacitors up to a maximum of 2 capacitors on existing overhead electric lines (provided the support structure is a single pole) where any single capacitor has the maximum dimensions of 1m high by 1m wide by 1m deep	P
Any line (as defined by section 2(1A) of the Telecommunications Act 1987) and any necessary incidental equipment including above ground telephone cabinets or equipment buildings not exceeding 10m ² in area	P
Domestic and electricity generation process wastewater treatment activities	P
Landscaping, planting and establishing bunds	P
Signage and security fencing associated with any facilities, structures and activities associated with the generation, transformation, transmission and distribution of electricity.	P
Stormwater reticulation and disposal.	P
Existing HOUSEHOLD UNITS.	P
Pole type telecommunication and/or transmission masts including antennas and their use and any necessary incidental equipment including any above ground cabinets not exceeding 10m ² in area.	P
Telecommunication aerials and antennas attached to buildings	P
Erection and upgrading of facilities and structures associated with or ancillary to the generation, transformation, and/or transmission of power supplied from a combined cycle gas fired power station having a nominal capacity of 240 MW and/or the direct distribution of electricity from the substation to a point of supply that is located in the Power Generation and Transmission Activities Area depicted in the Activity Areas and Power Station Site Layout Plan in Appendix 12AA(ii).	RD
Erection and upgrading of facilities and structures associated with or ancillary to the generation, transformation, and/or transmission of power supplied from a combined cycle gas fired power station having a nominal capacity in excess of 240 MW, up to a nominal 480 MW and/or the direct distribution of electricity from the substation to a point of supply that is located in the Power Generation and Transmission Activities Area depicted in the Activity Areas and Power Station Site Layout Plan in Appendix 12AA(ii).	RD
Any Permitted Activity or Controlled Activity in this Table that does not comply with one or more of the Development Controls in Rule 12.8.27.3.	D
Where not otherwise a permitted, controlled or restricted discretionary activity, any facilities, structures or activities associated with the transformation, transmission and/or the direct distribution of electricity and either located within the footprint of the Transpower substation or	D



being an extension to the footprint of the Transpower substation.	
Wastewater treatment activities not directly associated with the generation, transformation, transmission and distribution of electricity.	D
Any activity not associated with the generation, transformation, transmission or distribution of electricity or farming that is not listed in this Activity Table.	NC
New HOUSEHOLD UNITS.	PRO
INDUSTRY that is not directly related to the gas fired combined cycle generation of electricity for a nominal 480 MW capacity or directly associated with the generation, transformation, transmission or distribution of that electricity including (but not limited to) the transmission of electricity, telecommunication links or the transporting of gas.	PRO
Combined cycle gas electricity generation in excess of a nominal 480 MW capacity.	PRO
SUBDIVISION for boundary relocations in accordance with Rule 12.8.27.3.52.	C
SUBDIVISION for electricity generation facilities (and associated fuel supply) and activities and any other facilities associated with the generation, transformation, transmission or distribution of electricity for a nominal 480 MW capacity.	C
SUBDIVISION for agricultural or primary production purposes.	D
SUBDIVISION for any purpose other than for: <ul style="list-style-type: none"> • Agricultural or primary production purposes; or • Electricity generation, transformation, transmission or distribution activities. 	PRO

Rule 12.8.27.3

Rule
12.8.27.3.1

Development Controls and Performance Standards

General Rules

Development Concept Plan and Implementation

- (a) All electricity generation facilities and any other facilities, structures and activities associated with the generation, transformation, transmission or distribution of electricity, including buildings and car parks (for example, the erection of new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings) within the Zone shall be located in accordance with the Activity Areas and Power Station Site Layout Plan in Appendix 12AA(ii) and be designed and constructed in accordance with the Development Concept Plan in Appendix 12AB and Rules 12.8.27.3.3 – 12.8.27.3.10.
- (b) Prior to construction of any electricity generation facilities or any other facilities, structures and activities associated with the generation, transformation, transmission or distribution of electricity within the Zone, a comprehensive Power Station and Site Development Site Plan, prepared in accordance with the Development Concept Plan in



Appendix 12AB, shall be submitted to the Rodney District Council for its approval. The Power Station and Site Development Site Plan shall include:

- (i) Details of the site layout and security fencing to be used for the Rodney Power Station;
- (ii) Details of the buildings and infrastructure to be built on the site, including a suitably detailed scaled set of drawings demonstrating the building form and elevation views;
- (iii) Sufficient detail to demonstrate that the site is to be developed in accordance with the Development Concept Plan in Appendix 12AB; and
- (iv) The substation layout shall not exceed the dimensions set out in the Substation plans in Appendix 12AB.

Rule
12.8.27.3.2

Electricity Generation, Transformation, Transmission and Distribution Facilities, Activities and Structures

- (a) Electricity generation facilities and structures shall be limited to the electricity generation and associated structures, facilities and activities required for a power station with a nominal capacity of 480 MW, including, but not limited to those activities listed below:
 - Gas and steam turbines
 - Generators
 - Heat recovery steam generators and boilers
 - Cooling plant and condensers
 - Exhaust stacks
 - Transformers
 - All works necessary to enable any connections between the power station, the National Grid and/or local distribution network including electrical switchyards, substations, overhead electricity transmission and distribution lines and structures and underground electric cabling
 - Gas reception area
 - Gas pipelines
 - Equipment laydown areas
 - Control rooms and communication infrastructure
 - Laboratory
 - Administration offices (including dining and toilet facilities)
 - Educational facilities related to electricity generation
 - Water supply, treatment and storage facilities
 - Wastewater treatment and disposal facilities
 - Stormwater retention and disposal facilities



- Water intake and discharge facilities
 - Recreational facilities primarily for staff use
 - Depots and storage facilities, including bulk chemical storage facilities and compressed gas storage
 - Car parking
 - Signage relating to the activity
 - Security fencing
 - Landscaping and earthworks
 - Associated facilities, including water storage tanks, electrical switchyard, gatehouse (security facility with associated vehicle layby and car parking)
 - Workshop
 - Accessory buildings
 - Access and internal service roading.
- (b) Electrical switchyards, substations, electricity transmission and distribution lines and structures, underground electric cabling structures and activities, and works to establish and upgrade any connection to the National Grid and/or the local distribution network, may include but are not limited to the following:
- Earth grid
 - Switchyard gantry structures
 - Earthwires
 - Bus work
 - Disconnectors
 - Circuit breakers
 - Earth switches
 - Capacitor voltage transformers
 - Current transformers
 - Cabling
 - Control building
 - Telecommunications equipment (including masts and antennas)
 - Termination structures
 - Temporary line structures
 - Modifications to existing structures and lines, such as tower foundation strengthening (but excluding voltage upgrades)
 - Security fencing
 - Temporary line hurdles and safety nets associated with Transpower line diversions
 - Lightning and lighting masts





Rule
12.8.27.3.3

- Roding
- Transmission towers, poles and fittings
- Transmission line conductors (wires)
- Distribution line conductors (wires)

Buildings

Building Dimensions

- (a) No part of any building associated with the generation, transformation, transmission or distribution of electricity, shall exceed a height of RL 52 m, excluding:
- (i) Any emission stacks, which shall not exceed a height of RL 60m;
 - (ii) Any communication antennae or mast, which shall not exceed a height of RL 61m; and
 - (ii) Any infrastructure (apart from the control building) associated with the substation and with the operation of or a connection to a 220kV transmission or a distribution line of up to and including 220kV.
- (b) The gross floor area of buildings associated with the generation, transformation, transmission or distribution of electricity shall not exceed a combined area of 22,000 m².

Note: RL = Reduced Level, reference LINZ Mean Sea Level Datum, Auckland 1996

Rule
12.8.27.3.4

Height in Relation to Boundary

No part of any building (except for transmission and distribution lines for electricity and telecommunication, including their support structures, and substation equipment) shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the Zone boundary.

Rule
12.8.27.3.5

Main Building Design

The main power station building (incorporating the electricity generation and cooling plant) shall be designed in general accordance with the plans shown in the Development Concept Plan set out in Appendix 12AB.

Rule
12.8.27.3.6

Colour of Buildings

The exterior walls and roofing of buildings used for electricity generation, transformation, or distribution facilities (excluding aerials and lines including their support structures) shall be coloured green within the range between Coloursteel (NZ Steel) colours "Spring Green" and "Permanent Green" for building elevations above RL 20m, except for those parts of the buildings used for windows, vents or doorways. Roofing material above RL 21 m shall be of



Rule
12.8.27.3.7

low reflectivity.

Yards

The minimum yard shall be 30m on all Zone boundaries.

Rule
12.8.27.3.8

Occupation of Yards

The areas of minimum yards shall be unoccupied and unobstructed by any buildings (excluding transmission and distribution lines including their support structures), parts of buildings, decks, terraces or steps.

Rule
12.8.27.3.9

Maximum Coverage

- (a) The maximum site coverage (as defined in the District Plan 2000) for electricity generation, transformation, transmission and distribution facilities within the Zone shall be 7% of the Zone area.
- (b) The maximum combined area of impervious surfaces and site coverage combined (including internal roading and parking) for electricity generation, transformation, transmission and distribution facilities within the Zone shall be 20% of the Zone area.

Rule
12.8.27.3.10

Safe Clearance Distance

The erection of buildings and structures, the operation of the mobile plant and equipment, and the planting of vegetation in the vicinity of overhead electricity lines, including their support structures, shall comply with the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Clearance Distances (NZECP34:2001).

Explanation and Reasons – Rules 12.8.27.3.1 to 12.8.27.3.10

These rules will result in all buildings being established in accordance with the objective of the Zone and at a scale to enable their required function to be carried out. The restriction on colour and materials used will further ensure that structures do not negatively impact upon the wider rural amenity values of the area.

The height limit is to enable buildings of an appropriate scale to be built for the Rodney Power Station and to provide for the generation capacity required. The height in relation to boundary controls reduce the effect of the buildings on neighbouring sites and provide for admission of sunlight and daylight to neighbouring sites.

Yards help to maintain the amenity value of adjoining sites by providing a degree of separation between buildings and neighbouring sites. The 30 metre yard recognises the need to provide a reasonable degree of separation for the surrounding sites, while providing landscaping opportunities and to enable efficient use of the land resource.

The site coverage rule will restrict the scale of development to what is required in terms of associated facilities and activities, to allow for a gas turbine power station with a nominal 480 MW capacity (following ultimate completion of the development).

Compliance with safe clearance distances, in accordance with NZECP34:2001, for



activities near the transmission lines will ensure onsite safety.

Rule
12.8.27.3.11

Hours of Operation

The hours of operation shall be up to and including 24 hours a day, 7 days a week.

Explanation and Reasons – Rule 12.8.27.3.11

In order to provide for a continued supply of electricity, the Rodney Power Station must be able to operate on a continuous basis.

Rule
12.8.27.3.12

Landscaping

- (a) Landscape works including landform mounding, revegetation and amenity planting shall be carried out in association with any electricity generation facilities and associated facilities and activities undertaken within the Rodney District Thermal Energy Generation Rural Zone in accordance with an approved Landscape Plan as required by Rule 12.8.27.3.12 (b).
- (b) A Landscape Plan, which is to be developed in consultation with Rodney District Council landscape/ecological advisors shall be submitted to the Rodney District Council for approval prior to the commencement of earthworks within the Rodney District Thermal Energy Generation Rural Zone. The Landscape Plan shall:
 - (i) Be prepared in accordance with the Landscape Concept Plan set out in Appendix 12AC and in particular with the Vegetation Planting Plan (October 2008) set out in Appendix 12AC(ii) and utilise the techniques and processes used on the ALPURT project;
 - (ii) Define the nature and scope of landscape works to be implemented in conjunction with the construction of any electricity generation facilities including a set of suitably detailed scaled plans of all landscape works;
 - (iii) Confirm the form and extent of site and landform mounding works to be undertaken and the rehabilitation of all disturbed areas and to confirm that the landform mounding works are consistent with the Landform and Contours plan in Appendix 12AC(i);
 - (iv) Include technical specifications for plant supply, site preparation, planting and initial planting establishment;
 - (v) Identify and document all plant species to be used, including the position/pattern of planting, numbers and grades of both revegetation and specimen species;
 - (vi) Identify areas, as appropriate, where fast growing exotic vegetation is to be used for initial screening, along with a replacement strategy for this vegetation using native or other species when the initial screening requirement has been met;
 - (vii) Identify where vegetation that is low growing and less dense when mature is to be used to ensure compliance with the Electricity (Hazards from Trees) Regulations 2003; and



Rule
12.8.27.3.13

- (viii) Include a landscape management plan and maintenance programme for the ongoing management and maintenance of the landscape works.
- (c) The revegetation planting shall commence in accordance with the Landscape Plan submitted in accordance with Rule 12.8.27.3.12(b) in the winter period following the completion of site earthworks.
- (d) The implemented landscape works shall be maintained for the duration of any electricity generation facilities within the Zone in a manner to be defined in the Landscape Plan. This shall include replacement of defective plant material and weed control, such that the landscape works conform to the landscape plan submitted in accordance with Rule 12.8.27.3.12(b).

Explanation and Reasons – Rule 12.8.27.3.12

A landscape concept plan has been prepared to integrate the proposed development into the rural landscape and to mitigate potential visual effects. Compliance with the Landscape Concept Plan will achieve appropriate screening of the proposed electricity generation and associated facilities within the Zone. It is also intended to provide for the maintenance of rural amenity.

Noise and Vibration

Noise

- (a) Construction Noise
 - (i) A Construction Noise and Vibration Management Plan (“CNVMP”) shall be submitted to the Rodney District Council for approval prior to the commencement of earthworks within the Rodney District Thermal Energy Generation Rural Zone to demonstrate how the construction activities will be undertaken in accordance with the provisions in Rules 12.8.27.3.13 (a) (ii) and 12.8.27.3.14 (a).
 - (ii) All construction noise during the construction of electricity generation facilities shall comply with and be assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise" and shall comply with the approved CNVMP as required by Rule 12.8.27.3.13 (a) (i).
- (b) Other Noise

All activities within the Zone shall be operated and maintained so that the noise levels from the activities within the Zone shall not exceed the limits set out in Table 1 within the notional boundary of any residential dwelling as existing at 1st August 2008 not located in the Zone.

Notes: *The notional boundary is a line 20 m from the façade of a rural dwelling, or the legal boundary where this is closer to the dwelling as existing at 1st August 2008.*



Noise limits in the zone shall not apply to any noise generated from the use of warning devices or sirens utilised for public emergency service activities.

Table 1: Noise Limits

Day	Hours	Noise Limit (L _{eq} dBA)
Monday to Saturday	06:00 – 18:00	55 (for dwellings within 70m of SH16)
Monday to Saturday	06:00 – 18:00	50 (for dwellings more than 70m from SH16)
Monday to Saturday	18:00 – 06:00	45 (for dwellings within 70m of SH16)
Monday to Saturday	18:00 – 06:00	40 (for dwellings more than 70m from SH16)
Sundays and Public Holidays	09:00 – 18:00	50 (for dwellings within 70m of SH16)
Sundays and Public Holidays	09:00 – 18:00	45 (for dwellings more than 70m from SH16)
Sundays and Public Holidays	18:00 – 09:00	45 (for dwellings within 70m of SH16)
Sundays and Public Holidays	18:00 – 09:00	40 (for dwellings more than 70m from SH16)
All Days	18:00 – 06:00	70 (L _{max})

(c) Noise Monitoring and Measurement

(i) An Operation Noise Monitoring Plan (“ONMP”) shall be prepared and submitted to the Rodney District Council for approval. The ONMP shall require appropriate noise monitoring to be carried out to confirm compliance with the noise standards set out in Table 1.

(d) All measurements and assessment of noise levels for activities controlled by (b) and (c) above shall be undertaken in accordance with New Zealand Standards NZS6801: 2008–Acoustics – Measurement of Environmental Sound” and NZS6802: 2008 “Acoustics - Environmental Noise”, in particular with respect to making provision for any tonal component of the noise levels associated with the plant.

Explanation and Reasons – Rule 12.8.27.3.13

The Rule means that noise generated by electricity generation facilities, and associated facilities and activities, within the Zone is at a level acceptable in the rural environment, and at a level that protects the amenity values of the sites surrounding the Rodney District Thermal Energy Generation Rural Zone.

Vibration

(a) Vibration at or within the boundary of any site adjacent to the Rodney District Thermal Energy Generation Rural Zone shall not exceed the limit set out in Table 2 during construction, operation and maintenance of any electricity generation facilities within the Zone:

Rule
12.8.27.3.14



Table 2: Vibration Limits

Time	Average Weighted Vibration Level (Wb or Wd)	Maximum Instantaneous Weighted Vibration Level (Wb or Wd)
Monday to Saturday 7:00am – 6:00pm	0.045m/s ²	1.0m/s ²
At all other times	0.015m/s ²	0.05m/s ²

- (b) The weighted vibration levels Wb and Wd shall be measured according to the British Standard for ground vibration BS6841: 1987. The average vibration shall be measured over a time period of not less than 60 seconds and not longer than 30 minutes, at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.

Explanation and Reasons – Rule 12.8.27.3.14

This rule ensures that any potentially adverse effects caused by vibration are avoided. The standard is based on Rule 16.9.2.2.5 of the District Plan.

Earthworks and Landscaping

Earthworks Staging

Prior to any earthworks and construction activities commencing within the zone, the requirements of Rules 12.8.27.3.16 and 12.8.27.3.17 must be met and any necessary Auckland Regional Council consent obtained. Construction of the power station platform shall commence with those earthworks required to realign Inland Road and to construct the primary site access entranceway. The earthworks shall then extend to the balance of the development, including internal site road construction and establishment of the equipment platform.

Note: Traffic access will be maintained on the existing Inland Road until the road closing procedures under Local Government Act have been followed.

General Earthworks

- (a) All earthworks within the Zone shall be undertaken in a manner consistent with the requirements of the Auckland Regional Council Technical Publication 90 (TP90) and any conditions of consent for any necessary Auckland Regional Council consent obtained, and any earthworks in excess of 1 ha in area in any one year and any modification of wetlands and watercourses shall be undertaken in accordance with an approved Erosion and Sediment Control Plan (“ESCP”) prepared in accordance with TP90.
- (b) The ESCP shall be submitted to the Auckland Regional Council and the Rodney District Council for approval before the site construction earthworks begin.
- (c) No earthworks activities in excess of 1 ha shall commence on the site until an approved ESCP exists and any necessary Auckland Regional Council consents have been obtained.

Rule
12.8.27.3.15

Rule
12.8.27.3.16



Rule
12.8.27.3.17

Excavation and/or Deposition Quantity

- (a) The excavation and/or deposition of soil, spoil or earth within the Zone shall not exceed 500,000 m³ (cut volume) for the establishment of the power station platform and associated facilities and activities, and the creation of landform features around the site in accordance with the Landform and Contours plan in Appendix 12AC "Landscape Concept Plan".
- (b) Prior to excavation and/or deposition of more than 1,000 m³ of soil, spoil or earth within the Zone an Excavation and Deposition Management Plan ("EDMP") shall be prepared and submitted to the Rodney District Council for approval. The EDMP shall show:
 - (i) A suitably detailed set of scaled plans showing the location and details of all proposed earthworks and proposed mitigation measures;
 - (ii) The quality and type of material to be excavated and/or deposited;
 - (iii) The extent of the area to be filled, provision to be made for benching, compaction, drainage or other measures appropriate to ensure the stability of the area during filling operations and after reinstatement of the site;
 - (iv) Provision for the control of stormwater, silt or any other liquid discharge from the excavated area in a way which will ensure no pollution of surrounding surface water;
 - (v) The measures to manage dust generation around the substation and transmission line network;
 - (vi) The sequence of any staged development of the earthworks, and the time scale for the works;
 - (vii) The proposed location and form of access points to the disposal site including traffic management measures;
 - (viii) The layout of the main internal driveways and the surfacing and actions proposed to prevent any dust nuisance;
 - (ix) The likely number of off-site vehicle movements per day and the hours/days of operation;
 - (x) The number and type of vehicles working permanently on the site;
 - (xi) The location of any buildings on site;
 - (xii) Security and supervision measures for the site;
 - (xiii) The position of boundary fences, and existing vegetation and watercourses on site;
 - (xiv) The reinstatement measures proposed for the site including topsoiling, regrassing or planting.



Rule
12.8.27.3.18

- (c) All earthworks in the vicinity of overhead electric lines and their support structures shall comply with the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Clearance Distances (NZECP34:2001).
- (d) No burning or burying of vegetation or of demolition or building materials shall be carried out in the Zone. Any vegetation, demolition or building material requiring disposal shall be removed from the Zone and disposed of at an approved disposal facility.

Modification of Wetlands and Water Courses

The excavation and/or deposition of soil, spoil or earth shall not modify in excess of 1,000 m² of a wetland and/or watercourses, other than for the establishment of the building platform or for restoration purposes.

Rule
12.8.27.3.19

Ecologically Sensitive Areas

- (a) Construction activities in Ecologically Sensitive Areas identified in Appendix 12AA(ii) shall be limited to construction activities principally for the purpose of:
 - (i) Construction of water supply intakes, wastewater discharge outfalls and stormwater outfalls and structures associated with the construction, operation, maintenance and upgrading of the Rodney Power Station.
 - (ii) Construction of public access walkways for the purpose of enhancing public access to and along the margins of the Kaukapakapa River; and
 - (iii) Establishing and enhancing wetland and ecological habitats within and adjacent to sensitive areas.
- (b) A riparian margin management plan (“**RMMP**”) shall be submitted to the Rodney District Council for approval prior to the commencement of earthworks for establishment, construction, operation and maintenance of any electricity generation facilities within the Rodney District Thermal Energy Generation Rural Zone. The riparian margin management plan shall set out the specific measures to be taken to manage the ecological values of the Ecologically Sensitive Areas identified in Appendix 12AA(ii), including as a minimum, stock proof fencing of these areas;
- (c) The Ecologically Sensitive Areas and any adjoining earthworks and construction activities shall be actively managed and maintained in accordance with the approved riparian margin management plan for the duration of any electricity generation activities within the zone.

Rule
12.8.27.3.20

Avoidance of Soil Erosion

- (a) Soil erosion as a result of earthworks, vegetation removal or importation and deposition of fill, shall be minimised and any silt discharge shall be controlled, through use of a combination of techniques including:
 - (i) Ensuring that perimeter controls are established to keep clean



runoff out of the area being worked;

- (ii) Ensuring that steep slopes within the Zone are protected from erosion and that runoff over such slopes is avoided or diverted away;
 - (iii) Implementing runoff control measures, including contour drains, earth bunds or similar, which control and direct runoff to sediment ponds or stormwater outlets, and limit the accumulation of volumes of water with erosive potential;
 - (iv) Use of sediment retention ponds;
 - (v) Use of silt fences and hay bales along the lower boundary of the earthworks or vegetation clearance;
 - (vi) Stormwater inlet protection, including filter cloth, gravel or securely staked haybales at all inlets directly affected by the earthworks;
 - (vii) Retention of grassed buffer strips along waterways or boundaries at the lowest end of the property.
- (b) The earthworks area shall be protected from wind and water erosion, as soon as is practicable or within 2 months of earthworks completion, whichever is the sooner. Surface stabilisation techniques such as regrassing, hydroseeding, tree replanting, metalised hardstand, or building erection shall be used.

Rule
12.8.27.3.21

Excavations and Untreated Filling

Earthworks shall not involve unretained filling within 5 metres of the Zone boundary, or excavation or filling that intercepts a line drawn at 1 vertical to 2 horizontal from the ground level at the Zone boundary, or excavation that intercepts a line drawn at 1 vertical to 2 horizontal from the ground level above a Council service line.

Rule
12.8.27.3.22

Vegetation Removal

- (a) Vegetation removal activities shall be limited to the following:
- (i) The cutting, damaging or destroying of any exotic tree or area of trees not listed as a historical tree in Appendix 17C.
 - (ii) The cutting, trimming, pruning or other maintenance or removal of any individual native tree or group of native trees for the purposes of establishment, maintenance and management of the landscaping established within the Rodney District Thermal Energy Generation Rural Zone.
 - (iii) The treatment or removal of dead, damaged or diseased native trees or other works relating to native trees immediately necessary to avoid any actual or potential damage to the life, health or property of the owners of the site on which the trees are located or any adjacent site.



- (iv) The cutting or removal of vegetation for walking tracks or walkway access up to and including 1.7 metres in width within the Rodney District Thermal Energy Generation Rural Zone; and
 - (v) Any vegetation management required to ensure compliance with the Electricity (Hazards from Trees) Regulations 2003.
- (b) In respect to the bush protection covenant (shown on Appendix 12AA – Lot 6 DP 207811) the following shall apply:
- (i) The natural landscape trees, vegetation and areas of bush shall be preserved; and
 - (ii) The cutting down, damaging or destruction of any such natural trees, vegetation or areas of bush shall not be allowed without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council; and
 - (iii) The health of any such natural landscape trees, vegetation or areas of bush shall not be prejudiced; and
 - (iv) All noxious plants and animals within the identified part of each lot shall be controlled; and
 - (v) A stock-proof fence as approved by the Council shall be maintained around the perimeter of each lot.

Explanation and Reasons – Rules 12.8.27.3.17 to 12.8.27.3.22

The maximum permitted volume of earthworks is essential for the development within the zone.

These rules ensure that, during earthworks, the potential effects to the environment and adjoining landowners/occupiers is no more than minor.

The vegetation removal rule enables the cropping of native trees planted for that purpose, and the maintenance of landscape planting, while protecting existing native vegetation cover.

Odour and Dust

There shall be no nuisance odour, dust, particulate, smoke or ash caused by discharges from activities within the Zone in particular:

- (a) The management and assessment of odour shall be undertaken in accordance with the Ministry for the Environment Publication "Good Practice Guide for Assessing and Managing Odour in New Zealand (June 2003)".
- (b) The management and assessment of dust shall be undertaken in accordance with good practice, and in particular in accordance with the Ministry for the Environment Publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions

Rule
12.8.27.3.23



(September 2001)".

Explanation and Reasons – Rules 12.8.27.3.23

The adoption of an odour control ensures the avoidance, remediation or mitigation of odours that otherwise may have an adverse effect on the amenity values of an area, and which are not necessarily managed by air discharge controls. Similarly, unmanaged discharges of dust or fumes to the air can affect the health of people and ecosystems, and can impact on neighbouring activities and on the amenity values of adjoining areas.

Traffic, Access and Parking

Traffic Management

Rule
12.8.27.3.24

- (a) A Construction Traffic Management Plan (“CTMP”) prepared by a suitably qualified independent traffic engineer shall be submitted to the Rodney District Council for approval prior to:
 - (i) Earthworks commencing within the Zone for the initial establishment and construction of any electricity generation facilities within the Zone;
 - (ii) The commencement of construction of each stage of the electricity generation, transformation, transmission or distribution facilities within the Zone.
- (b) The CTMP shall:
 - (i) Describe the extent of all physical works required either on public roads or within the Zone.
 - (ii) Outline the construction programme for the project and provide a summary of the construction truck traffic movements expected to arise from its implementation, including any special construction events or activities, or other one-off activities, involving the movement of materials and goods to or from the site that may be required outside the hours of 6.00am and 7.00pm on weekdays or Saturdays (refer to clause (g) of this rule);
 - (iii) Set out the strategy for the control and management of traffic on the public road including such road marking and improvements as are considered appropriate during construction, and the co-ordination of all traffic related issues in relation to the activity including but not limited to appropriately allowing and providing for the safe and convenient movement of stock, school buses, sightseers and other road users along or across the Inland Road, Sheffield Road and State Highway 16 carriageways in the vicinity of the construction route;
 - (iv) Set out the strategy for the control and management of traffic on SH16 and/or the North Auckland Railway Line during the diversion of the existing transmission lines and the construction of new lines;
 - (v) Set out the mechanism by which schools, residents along the



- routes to be used by construction traffic and the public generally will be kept informed of the construction programme timing and implementation;
 - (vi) Detail the methods proposed to avoid and remedy the potential deposit of debris onto public roads;
 - (vii) Identify the extent that public notification is required and the mechanisms to be employed to ensure the safety, convenience and efficiency of the road network operation;
 - (viii) Include a Travel Demand Management Plan ("TMDP") detailing how the commuter traffic to and from the site by the onsite workers will be minimised;
 - (ix) Set out the plan for monitoring, review and refinement of the measures described to ensure the effectiveness of the traffic management plan measures;
 - (x) Set out the temporary speed limit restrictions to be used to ensure the safety of road users and the public; and
 - (xi) Provide written records of consultation correspondence with the relevant road controlling authorities pertaining to the content of the proposed traffic management plan and over dimension vehicle management plan.
- (c) A site and transport safety supervisor shall be appointed for the construction of any electricity generation facilities within the Zone. The contact details for the appointed person shall be described in the traffic management plan.
- (d) The approved CTMP shall be supplied to the NZ Transport Agency's Network Management Consultant in accordance with the latest version of the Code of Practice for Temporary Traffic Management, at least 10 working days prior to the commencement of work.
- (e) All construction traffic in relation to the Rodney District Thermal Energy Generation Rural Zone shall be operated in accordance with the approved CTMP.
- (f) No construction activity involving the transport of materials and goods to or from the site be undertaken on Sunday's or public holidays.
- (g) That construction involving the movement of materials and goods to or from the site be confined to operating between the hours of 6.00am and 7.00 pm on weekdays or Saturdays, except:
- i where otherwise specifically provided for in the CTMP for special construction events or activities, or other one-off activities; or
 - ii for over-dimension /over-weight vehicles.
- (h) The effectiveness of the CTMP be reviewed at monthly intervals throughout the construction period, to make provision for additional measures needed, where required, to ensure the continued safe operation of the road network.





Rule
12.8.27.3.25

Vehicle Access Design

- (a) Vehicle access to the electricity generation, transformation, transmission and distribution facilities within the Zone shall be provided by way of a primary site access entranceway off Inland Road and corresponding upgrading of Inland Road in accordance with Appendix 12AD "Re-alignment of Inland Road and alterations to SH16".
- (b) The electricity generation facilities primary site access entranceway shall be located at least 60 metres from State Highway 16 Road Reserve boundary.
- (c) Security gates for the electricity generation facilities primary site access entranceway shall be recessed within the site by at least 40 metres from the Inland Road carriageway edge.
- (d) A 12 metre sealed carriageway shall be formed between the state highway and the electricity generation facilities primary site access entranceway.
- (e) There shall not be less than 8 metres of seal width, on Inland Road, from the primary site entranceway to any additional permanent entranceway to the site from Inland Road.
- (f) Kerb and channel shall be provided on both sides of sealed sections of the primary site access entranceway and upgraded Inland Road.
- (g) During the construction period, public roads shall not be used for vehicles waiting or queuing to enter or leave the construction site.
- (h) The primary site access entranceway for any electricity generation facilities within the Zone shall be designed as a priority controlled rural intersection, and shall comply with the design requirements defined in Austroads Part 5: Intersections at Grade, 2005.
- (i) Any secondary site access driveway within the Zone onto a local road shall be designed in accordance with Rodney District Council's Standards for Engineering Design and Construction, Part 3: Roading, and shall not exceed 10 metres in width at the boundary.
- (j) Any secondary site access driveway within the Zone onto SH16 shall be designed and constructed in accordance with Transit New Zealand's Planning Policy Manual as it relates to the expected vehicle use.
- (k) All permanent vehicle crossings shall be formed, paved to a permanent dust free (not metal) surface and drained.
- (l) Nameplates for the section of "Inland Road" realigned in accordance with Rule 12.8.27.3.25 (a) shall be erected in accordance with the Rodney District Council's "Standards for Engineering Design and Construction". The nameplates shall be installed prior to opening the realigned section of road.

Note: As a guide, the minimum standard of paving to be used shall be that set out in the Rodney District Council Standards for Engineering Design and Construction applying at the time that the crossing is constructed.



Rule
12.8.27.3.26

Number of Crossings

- (a) There shall be no more than 1 primary electricity generation facility access driveway and 2 secondary access driveways servicing the electricity generation, transformation, transmission and distribution facilities and associated activities. No construction traffic shall be permitted to access the site adjacent to the southern side of SH16 from a secondary access.
- (b) There shall be no more than one access driveway for each separate Lot within the Zone. Such access driveways shall:
 - (i) Be designed and constructed in accordance with Rodney District Council's Standards for Engineering Design and Construction, Part 3: Roading for any access driveways off local roads;
 - (ii) Be designed and constructed in accordance with New Zealand Transport Agency's Planning Policy Manual as it relates to the expected vehicle use;
 - (iii) Not exceed 10 metres in width at the boundary; and
 - (iv) Not be additional to any access driveways provided for that Lot under Rule 12.8.27.3.25 or Rule 12.8.27.3.26 (a).

Rule
12.8.27.3.27

Distance Between Crossings

The minimum separation distance between crossings serving sites within the Zone shall be not less than 6 metres, except where the crossings are constructed as a double crossing. Crossings onto SH16 shall comply with the separation requirements of the Transit New Zealand Planning Policy Manual.

Explanation and Reasons – Rules 12.8.27.3.24 to 12.8.27.3.27

The standards required ensure the design and location of vehicle crossings will not compromise traffic and pedestrian safety and the operation of the road network.

Rule
12.8.27.3.28

On-site Parking

On-site parking shall be provided within the Power Generation and Transmission Activities Area shown in the "Activity Areas and Power Station Site Layout Plan" in Appendix 12AA.

Rule
12.8.27.3.29

Parking Space Numbers

- (a) Electricity Generation Facility Construction Vehicle Parking:
 - (i) A minimum of 250 temporary car parks shall be provided within the Zone during construction of any electricity generation with a nominal capacity of 240 MW.
 - (ii) A minimum of 100 temporary car parks, in addition to the permanent car parks, shall be provided within the Zone during



construction of any electricity generation facilities exceeding a nominal capacity of 240 MW, but less than a nominal capacity of 480 MW.

- (iii) Temporary car parks shall not be located in areas where landform mounding construction as identified in an approved Landscape Plan is being undertaken.

(b) Electricity Generation Facility Post-Construction Vehicle Parking:

- (i) 25 permanent on-site parking spaces shall be provided within the Power Generation and Transmission Activities Area shown in the "Activity Areas and Power Station Site Layout Plan" in Appendix 12AA(ii) and inside the security gates required under Rule 12.8.27.3.25 (c).
- (ii) 20 permanent visitor car parks and 2 bus parks shall be provided within the Power Generation and Transmission Activities Area shown in the "Activity Areas and Power Station Site Layout Plan" in Appendix 12AA(ii) between Inland Road and the security gates required under Rule 12.8.27.3.25 (c).
- (iii) Parking for disabled and other persons shall be provided in accordance with the requirements of the Building Code.
- (iv) None of the above post-construction parking requirements shall apply to the National Grid switching station or substation facility, which shall provide four car parks within the facility, established in accordance with the requirements of the Building Code.

Parking Space Size and Access

- (a) All car parking spaces shall have dimensions in accordance with the standards in Appendix 13A of the District Plan, Manoeuvring and Parking Space Dimensions. The provisions of AS/NZS 2890.1:2004 for off-street parking shall be an acceptable alternative to the District Plan provisions.
- (b) Each parking space shall be provided with such access and manoeuvring areas as are appropriate:
 - (i) To allow for ingress and egress of motor vehicles from and to the road; and
 - (ii) For the manoeuvring of motor vehicles within the site.
- (c) Access and manoeuvring areas shall be designed in accordance with the standards contained in Appendix 13A, Manoeuvring and Parking Space Dimensions. The provisions of AS/NZS 2890.1:2004 for off-street parking shall be an acceptable alternative to the District Plan provisions.
- (d) The maximum gradient at any point within the carpark shall not exceed 6%. Car park grades shall comply with the provisions of

Rule
12.8.27.3.30



Rule
12.8.27.3.31

AS/NZS 2890.1:2004 for off-street parking.

- (e) Sufficient space shall be provided on the site so that no reverse manoeuvring onto or off the road is necessary.

Identification of Parking Spaces

All parking spaces shall be clearly marked out and identified in a permanent manner.

Rule
12.8.27.3.32

Vehicular Access to Parking Spaces

- (a) Every parking space shall have access from an existing formed road access.
- (b) Any motor vehicle occupying a parking space shall have ready access to a site access road at all times, without requiring the movement of any other vehicle occupying another parking space.
- (c) Vertical clearance to overhead obstructions shall comply with the provisions of AS/NZS 2890.1:2004 for off-street parking.

Rule
12.8.27.3.33

Formation of Parking Spaces, Access and Manoeuvring Areas

- (a) All temporary (construction) parking spaces, access and manoeuvring areas required on-site shall be formed, finished to a low dust surface, and drained. Once established, such areas shall be maintained to that standard at all times until construction activities are complete.
- (b) All of the permanent parking spaces, access and manoeuvring areas required on-site shall be formed, paved to a permanent dust free (not metal) surface, and drained. Once established, such areas shall be maintained to that standard at all times.
- (c) As a guide, the minimum standards of paving to be used shall be that set out in the Rodney District Council Standards for Engineering Design and Construction applying at the time that the parking, access and manoeuvring areas are constructed.

Rule
12.8.27.3.34

Availability for Use

- (a) All parking spaces, access and manoeuvring areas shall be kept clear at all times for the use of motor vehicles.
- (b) Such areas shall not be used for the storage of any goods or materials or for any other purpose that would prevent the parking, loading, or manoeuvring of motor vehicles.

Explanation and Reasons – Rules 12.8.27.3.28 to 12.8.27.3.34

The Rodney District Thermal Energy Generation Rural Zone parking rules have been designed to be consistent with the relevant District Plan parking, loading and access standards in the District Plan. Compliance with the parking rules will ensure that sufficient parking is provided and available for vehicles using the site and that



adverse effects will be avoided, remedied or mitigated.

Rule
12.8.27.3.35

Loading and Servicing

The internal site road network shall be constructed to provide for manoeuvring of all expected service vehicles and will be used by service vehicles for the loading and unloading of goods. All internal site roads shall be constructed with a minimum formed carriageway width of 6 metres.

Explanation and Reasons –Rules 12.8.27.3.35

The rule ensures that a second vehicle can manoeuvre past a stationary vehicle on the internal site road network.

Stormwater

Rule
12.8.27.3.36

Stormwater

- (a) Stormwater management systems shall be provided that are adequate to safeguard people from injury or illness and to protect property from damage caused by surface water.
- (b) Adequate provision shall be made for the collection, treatment and disposal of stormwater runoff from impermeable surfaces.
- (c) The stormwater collection, treatment and disposal systems shall be designed in a manner which does not create or exacerbate natural hazards or create a hazard to public health or safety.
- (d) Prior to commencement of construction activity on the site, a stormwater plan shall be submitted to the Rodney District Council Stormwater Assets Manager for approval. The plan shall include:
 - (i) A suitably detailed set of scaled drawings setting out the proposed stormwater system layout;
 - (ii) Stormwater flow calculations; and
 - (iii) Any measures required to ensure that the capacity of the culverts under SH16 are not exceeded at peak flow, or, if the existing culvert capacity is to be exceeded, that the culverts are upgraded in accordance with NZ Transport Agency State Highway design criteria
- (e) All stormwater management systems in relation to the Rodney District Thermal Energy Generation Rural Zone shall be provided and maintained in accordance with an approved Stormwater Management Plan and any conditions of consent for any necessary Auckland Regional Council consent obtained.

Explanation and Reasons –Rules 12.8.27.3.36

This rule ensures that stormwater from the site is managed appropriately and does not cause flooding effects on neighbouring properties or adverse water quality



Rule
12.8.27.3.37

effects.

Lighting and Glare

Exterior Lighting and Glare

All exterior lighting facilities shall be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

- (a) The lighting installation shall not result in increased illuminance in excess of 5 lux in the measured ambient level (lumens per square metre) in the horizontal and/or vertical plane at any window of an adjacent household unit outside the Zone.

Note: 1 lumen is equal to 1 foot candle/square foot. One foot candle is the illuminance produced on a surface one foot from a uniform point source of one candle.

- (b) All welding activities shall be screened from adjacent sites outside the Zone and roads.
- (c) Lighting facilities shall not be constructed in a way that may cause confusion with lights for navigation and traffic activities on public roads.
- (d) Lighting shall not be constructed in a way that direct or indirect luminance or glare causes adverse effects on traffic safety.
- (e) Any lighting poles either within the Zone or the access road intersection with Inland Road shall be less than 11m in height above finished ground, except for lighting poles within the substation site which shall be less than 22m in height above finished ground level.
- (f) Only fully cut off luminaires with horizontal glass visors that emit no light above the horizontal plane shall be used within the Zone and access road.

Explanation and Reasons – Rule 12.8.27.3.37

This rule ensures that any potentially adverse effects generated by light-spill are avoided.

Signs

Sign Construction and Appearance

- (a) Signs shall be structurally safe and comply with the requirements of the Building Act 1991 and the requirements of the “Transit New Zealand (Signs on State Highways) Bylaw 2003/13: Bylaw Regulating Signs on State Highways”.
- (b) Signs shall be finished to a high standard. In particular signs shall not be roughly painted or poorly made.
- (c) Signs shall be maintained in a safe condition, in good order and free of graffiti.
- (d) Free standing front yard signs shall:

Rule
12.8.27.3.38



Rule
12.8.27.3.39

- (i) Have a maximum height of 3.5 metres;
 - (ii) Have a maximum area of 7m²; and
 - (iii) Be limited to a maximum of two signs visible from each road frontage of the power station site.
- (e) Signage associated with the substation or with transmission or distribution lines, including their support structures, shall be limited to identification and/or health and safety signs.

Signs and Traffic Safety

No sign shall detrimentally affect traffic safety or traffic control. A sign shall not:

- (a) Unreasonably obstruct the line of sight of any corner, bend, intersection or vehicle crossing;
- (b) Unreasonably obstruct, confuse, impair, or distract from the view of any road control signs and traffic signals;
- (c) Produce glare, or dazzle road users;
- (d) Display any flashing or revolving lights that would distract road user's attention;
- (e) Invite drivers to turn so close to the turning point that there is no time to signal and turn safely; or
- (f) Result in a cumulative effect compromising any of (a), (b), (c) and (d) above.

Explanation and Reasons – Rule 12.8.27.3.38 to 12.8.27.3.39

Signs are useful tools for providing information, but can also have adverse effects on public access, safety, amenity values, and the character of the District. These rules provide for a limited number of signs to be erected in the Zone so that messages about activities located within the Zone can be presented, but places controls to avoid, remedy or mitigate the actual and potential effects of such signs.

Fencing

Rule
12.8.27.3.40

Fencing

- (a) All roadside boundaries shall be fenced with stock proof fencing in a manner consistent with other rural properties in the locality.
- (b) Security fencing shall not be installed within 10 metres of the SH16 and Inland Road boundaries.
- (c) The security fencing shall not exceed a maximum height of 3 metres.
- (d) Fencing and access gates shall be constructed in accordance with AS 1725 – Chain-Link Fabric Security Fences and Gates, except that security fencing associated with the substation shall be constructed in accordance with the requirements of *Transpower Standard: Switchyard and security fencing Specification TP>DS 52.01 SA1* dated August 2005, or subsequent iterations of that Standard which result in the same or reduced adverse effects.



- (e) A post and rail type fence not exceeding 1.2 metres high shall be installed along that part of the State Highway 16 frontage on Lot 5 DP210805.
- (f) The location of the post and rail fence and security fencing shall be identified in the Power Station and Site Development Site Plan submitted in accordance with Rule 12.8.27.3.1 and in the Landscape Plan submitted in accordance with Rules 12.8.27.3.12(b).

Explanation and Reasons – Rule 12.8.27.3.40

Secure fencing will be provided around the power station site for the protection of the public and for site security purposes.

Fuel and Chemical Storage

Hazardous Substance Storage

All hazardous substance storage facilities within the Zone shall be:

- (a) Designed, constructed and licensed in accordance with the Hazardous Substances and New Organisms (HSNO) Act 1996; and
- (b) Designed, sized and constructed to the size required to facilitate the operation of electricity generation facilities with a nominal capacity of 480 MW, transformation, transmission and distribution facilities within the Zone.

Storage Tanks

All underground and above ground hazardous substance storage tanks and stationary containers shall be designed and constructed according to the requirements of Schedule 8 and 9 of the ERMA New Zealand Hazardous Substances (Dangerous Goods and Scheduled Toxic Substances) Transfer notice 2004, pursuant to the Hazardous Substances and New Organisms Act 1996.

Spill Containment

Any part of a site that constitutes a hazardous facility or sub-facility shall be protected by a spill containment system, except that electrical equipment associated with the National Grid and containing less than 1,500 litres of oil, shall not be protected by a spill containment system if the oil is contained in a sealed unit. The spill containment system shall be:

- (a) Constructed from impervious materials that are resistant to the hazardous substances involved.
- (b) Able to contain the maximum volume of the largest tank used, plus 10% of the next largest tank; or
 - (i) Where drums or other containers are stored, the spill

Rule
12.8.27.3.41

Rule
12.8.27.3.42

Rule
12.8.27.3.43



containment system shall be able to contain half of the maximum volume of substances stored or 5,000 litres, whichever is the lesser; or

- (ii) Spill containment systems and levels of hazardous substances in stormwater or sediments that comply with "Oil Spill Management TP:GS 54.01" or subsequent iterations of that standard which result in the same or reduced adverse effects.
- (c) Designed, constructed and managed so that stormwater runoff is prevented from flowing into the contained area.
- (d) Designed, constructed and managed so that any spill or release of any hazardous substance, and any stormwater that may have entered and become contaminated in the spill containment system, is prevented from entering the stormwater drainage system; and prevented from discharging into or onto land, ground water, any water body or potable water supply.

Rule
12.8.27.3.44

Stormwater Grate Marking

All stormwater grates shall be clearly marked, to ensure that hazardous substances are not inadvertently released into the stormwater system (for example, by use of the Auckland Regional Council "I only drain rain" label).

Rule
12.8.27.3.45

Wash Down Areas

Any area within the Zone where vehicles, equipment or containers are washed shall be designed and constructed such that any contaminated effluent from the wash down area or washing facility shall not be discharged to the stormwater drainage system, to land, to ground water, to any water body, or to a potable water supply, unless authorised by the Auckland Regional Council.

Rule
12.8.27.3.46

Hazard Signage

All hazardous facilities and sub-facilities shall have adequate signage to identify the nature and location of the hazardous substances present at the facility in accordance with the Hazardous Substance (Identification) Regulations 2001 (Hazardous Substances and New Organisms Act 1996).

Explanation and Reasons – Rule 12.8.27.3.41 to Rule 12.8.27.3.46

The purpose of the performance standards is to reduce contamination with hazardous substances resulting from the accidental discharge of such substances to land or water. The performance standards will ensure the construction of facilities in such a manner that the number of spillages of hazardous substances is minimised, and that any spillages that may occur have less severe adverse effects.

Network Utilities

Rule
12.8.27.3.47

Electric Lines

All electric lines within the Zone shall be located underground, except:



Rule
12.8.27.3.48

- (a) For any above ground length not exceeding 25 metres where the ground level is no higher than either end of the above ground length.
- (b) Any National Grid lines including those necessary for the purpose of connecting the transmission substation to the existing National Grid overhead transmission network.
- (c) Electric lines for the purpose of connecting the power station to the local electricity distribution network.
- (d) Any other electric lines and their support structures, and pole mounted transformers within the Zone which:
 - (i) Are located overhead; and
 - (ii) Have support structures not exceeding 18.5 metres in height and, in the case of transformers, the support structure is a single pole; and
 - (iii) Convey electricity at a voltage up to and including 110kV.

Electromagnetic Fields and Radio Frequency Interference

- (a) In areas of general public access, the operation of all electrical line connection works and works associated with switchyards and substations shall comply with the general public exposure levels recommended in the ICNIRP (1998) International Commission on Non-Ionizing Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic and electromagnetic fields (up to 300GHz).
- (b) All electrical line connection works and works associated with switchyards and substations shall comply with the Electricity Regulations 1997 and Radiocommunications Regulations 2001 (EMC Standards) in relation to any radio frequency interference effects.

Rule
12.8.27.3.49

Telecommunication Lines

- (a) Any telecommunication lines (as defined by section 2(1A) of the Telecommunications Act 1987) within the Zone which is located underground, (including any continuous length, including support structures), above ground where each above ground length does not exceed 25 metres and is no higher than the ground level at either end of the above ground length, and any necessary incidental equipment including, any above ground telephone cabinet or equipment building not exceeding 10m² in area.
- (b) Any line (as defined by section 2(1A) of the Telecommunications Act 1987) which is located overhead provided the support structures do not exceed 18.5m in height.

Rule
12.8.27.3.50

Telecommunication Masts and Antennas

- (a) Pole type telecommunication and/or transmission masts shall not exceed 35 metres in height;





- (b) Any necessary incidental equipment including any above ground telephone cabinets or equipment buildings shall not exceed 10m² in area;
- (c) Each panel, circular or dish antenna(s) shall have a surface area of the largest face not exceeding 1.25 m²; and
- (d) Antennas attached to buildings shall not exceed 5 m in height above the point of attachment to the building; and
- (e) An activity which emits radiofrequency fields is a permitted activity provided the following conditions are met:
 - (i) Exposures to the radiofrequency fields generated by any telecommunications equipment (in conjunction, where applicable, with exposures to radiofrequency fields from existing transmitters in the vicinity) shall comply with NZS 2772.1:1999 *Radiofrequency Fields Part 1: Maximum exposure levels 3 kHz to 300 GHz* (“the New Zealand Standard”)
 - (ii) Prior to commencing any radiofrequency emissions, the following are sent to and received by the Manager Resource Consents and Monitoring, Rodney District Council:
 - (1) written notice of the location of the facility or proposed facility; and
 - (2) a report prepared by a radio engineer/technician or physical scientist containing a prediction of whether the New Zealand Standard will be complied with.
 - (iii) If the report provided to the Council under condition 2(b) predicts that emissions will exceed 25 percent of the exposure limit set for the general public in the New Zealand Standard, then, within 3 months of radiofrequency emissions commencing, a report from National Radiation Laboratory or an appropriately qualified person/organisation certifying compliance with the New Zealand Standard, based on measurements at the site, will be provided to the Manager Resource Consents and Monitoring, Rodney District Council.

Rule
12.8.27.3.51

Gas

Any gas pipelines and gas reticulation equipment within the zone shall be located underground, except for:

- (a) Any above ground length not exceeding 25 metres where the ground level is no higher than either end of the above ground length; or
- (b) Any necessary gas reticulation control equipment including, any above ground gas metering, pressure control facility, compressor station and/or equipment building not exceeding 50m² in area; or
- (c) Any pipe runs inside buildings.



Rule
12.8.27.3.52

Explanation and Reasons – Rule 12.8.27.3.47 to Rule 12.8.27.3.51

Utility services are required within the Zone to provide services to the plant and to enable communication and electricity linkages outside the Zone. These rules enable the installation of these services within the Zone in a manner consistent with the remainder of the Rodney District Plan provisions and in a way that avoids, remedies or mitigates any adverse effects.

Subdivision

- (a) Any subdivision within the Zone shall be:
 - (i) For the purpose of achieving Objective 12.8.27.1.2 to enable effective management of the electricity generation facilities and associated facilities and activities associated with the establishment, construction, operation, fuel supply to, maintenance and/or upgrading of a nominal 480 MW combined cycle gas turbine power station facility; or
 - (ii) To enable boundary adjustments to be made to facilitate the establishment of the new Inland Road / SH 16 realignment or to enable construction of the electricity generation, transformation, transmission and distribution facilities; or
 - (iii) To enable parts of the Zone used for facilities, structures and activities specifically related to the generation, transformation, transmission or distribution of electricity, or supply of fuel to electricity generation facilities within the Zone to be identified and transferred to the party responsible for managing that facility; or
 - (iv) To enable residual parts of the Zone not used for the development of electricity generation facilities, any associated facilities and activities or any landscaping requirements, to be used for indigenous vegetation enhancement, wetland protection, agricultural or primary production purposes through lease arrangements, where this does not compromise the effectiveness of the Zone in providing for electricity generation, transformation, transmission and distribution activities and the associated landscape planting.
- (b) Any subdivision for agricultural or primary production purposes shall comply with Rule 23.8 in Chapter 23 – Subdivision and Servicing.
- (c) The provisions of Section 230 of the Resource Management Act shall not apply to any boundary relocation that results in an allotment size of less than 4 hectares.

Explanation and Reasons – Rule 12.8.27.3.52

Subdivision of land within the Zone is only provided for to expressly enable the objective for the Zone to be achieved and to enable the infrastructure required for the proposed power station to be effectively managed. This may include subdividing areas for infrastructure managed by other parties, such as the switchyard and gas reception areas. Compliance with the provisions in Section 14 of the District Plan ensures that any subdivision is consistent with other





Rule
12.8.27.3.53

subdivisions, and that appropriate access is provided.

Archaeological Features

- (a) During earthworks, an archaeologist shall be retained by Genesis and shall include periodic visits to the site during this period.
- (b) During any construction activities related to the generation, transformation, transmission or distribution of electricity, in the event that:
 - (i) Any unrecorded subsurface archaeological evidence is discovered, work shall cease in the immediate vicinity of the discovery and the Historic Places Trust shall be contacted. Work shall only continue in the immediate vicinity of the discovery pursuant to a Historic Places Trust approval.
 - (ii) Any koiwi (human remains) are discovered, work shall cease in the immediate vicinity of the remains and the Historic Places Trust, NZ Police and tangata whenua shall be contacted so that appropriate arrangements can be made. Work shall only continue once such remains are removed and the Historic Places Trust approval is given.

Explanation and Reasons – Rule 12.8.27.3.53

The wider Kaukapakapa-Helensville area is archaeologically and historically significant, with evidence (both archaeological and traditional) of both Maori and early European settlement. In any area where archaeological sites have been recorded in the general vicinity it is possible that unrecorded subsurface remains may be exposed during development. While it is considered unlikely in this situation, the possibility of such discoveries being made will be addressed by putting procedures in place to ensure that the Historic Places Trust, tangata whenua and NZ Police are contacted and involved should this occur.

Rule
12.8.27.3.54

Processing Fees

Within one month of the issuing of the Council's approval of a management plan, or prior to the commencement of the associated activity (whichever is the earlier) Genesis shall pay the Council the actual and reasonable costs that are incurred for assessing and approving the management plan as set out in the Council's Schedule of Fees and Charges for Resource Consent Applications.

Explanation and Reasons – Rule 12.8.27.3.54

Management plans are required to be submitted to the Council for approval. These require assessment by the Council and will incur costs that it is appropriate to recover from Genesis in accordance with Council policy.

Rule
12.8.27.3.55

Financial Contributions

- (a) Chapter 22 Financial Contributions and Works (including any relevant credits, reductions and exemptions) shall apply to development within the zone.



Rule
12.8.27.3.56

- (b) In assessing the level of financial contributions that may be required in respect of any development within the Zone, any expenditure by the developer on public roading and other Council services in relation to the development shall be taken into account.

Explanation and Reasons – Rule 12.8.27.3.55

Where the development of electricity generation, transformation, transmission and distribution facilities within the Zone results in a direct effect on a public service (such as an effect on Inland Road) the effect will be addressed (and the action funded) through the project, by the developer directly funding any changes required. While the development of electricity generation and transmission facilities within the Zone is unlikely to result in increased demands on public services in the area (above the direct effects noted), provision is made for any financial contribution issues to be addressed through the standard provisions in the District Plan.

Rules in Other Sections of the Plan

Except as listed above, no other rules in the Plan are applicable for the development of the Rodney Power Station, unless no specific rule relating to the effect being controlled is specified for the Rodney District Thermal Energy Generation Rural Zone. Where no such rule exists for the Rodney District Thermal Energy Generation Rural Zone, the applicable rule from elsewhere in the Plan shall apply. Where any conflict exists between the Rodney District Thermal Energy Generation Rural Zone rules and other District Plan rules, the Rodney District Thermal Energy Generation Rural Zone rules only shall apply.

Explanation and Reasons – Rule 12.8.27.3.55

All rules required for the Development of the Rodney Power Station in order to meet Objective 12.8.27.1.2 and Policies 12.8.27.1.3 1 to 9 are provided for within the Special 18 Rodney District Thermal Energy Generation Rural Zone. However, some activities not associated with electricity generation, transformation, transmission and distribution may fall outside the scope of the rules described. Rule 12.8.27.3.55 therefore provides guidance as to the appropriate standards for such activities.

