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Section 14: Utilities, Energy and Designations

14.1 Introduction

Utilities provide the infrastructure which enables a community to undertake its everyday activities and functions and allows people to provide for their social and economic wellbeing, health and safety. They are critical to the efficient and ongoing functioning of the District.

Utilities are physical resources which generate energy, provide water and electricity, sewage reticulation, roads, railway lines, airports, telecommunications, radiocommunications, waste disposal, and other similar services. In relation to energy, this section focuses primarily on renewable energy sources and the potential for these to benefit the community at a local, regional or potentially national level.

Utilities found within Ashburton District may be of national significance, such as Highbank hydro-electric power station or State Highway No 1; of regional significance such as the Ashburton (Hakatere) River stopbank; or of local significance. Some utilities have little or no significance for Ashburton District, but the Council has a responsibility to consider their importance for other areas, such as transmission lines transporting energy elsewhere. They all involve using, developing or protecting a resource and it is therefore of importance that the District Plan not only provides for utilities but also ensures that any adverse effects generated by their activity are avoided, remedied or mitigated.

There are many providers of utilities: the Council, the Crown, Regional Councils, State Owned Enterprises, trading enterprises and private companies. Within the District, the Council is a major provider of utilities and services supplying water, sewage reticulation, waste disposal and roads.

While many utilities are provided for the benefit of the wider community, others can be intended for individual benefit and may include aerials on private property for telecommunication purposes, such as television aerials or for radio communications.

14.1.1 Legislative Context

A number of the organisations that provide and operate utilities have status as requiring authorities under the Act and are able to provide for their utility by designation. Requiring authorities include a Minister of the Crown, a local authority or an approved Network Utility Operator undertaking one of the range of activities mentioned above.

Where a utility is provided by way of designation the rules of the Plan will not apply to that activity however, there may be specific conditions relating to the operation or design of the work or project which will have the effect of rules. Once a site is designated it may not be used for any other activity (including permitted activities within the underlying zone) without the consent of the requiring authority.

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Details relating to designations are provided at the end of this section, including the schedule of designations (Appendix 14-1) that apply within the district and the conditions that apply to some designations. Designations are also shown on the Planning Maps.

14.2 Issues

14.2.1 Effects from Utilities on Amenity and the Environment

Utilities may typically include buildings, poles, overhead wires, pylons, pipes or antennas. The visual impact of these structures will be related to their size, the frequency with which they occur within the locality and their scale in comparison with the character of a particular environment. For example, pylons sited along a ridge may have a significant visual impact, whereas pylons within a railway corridor may have a minimal effect due to the nature of the surrounding environment. Utilities may also however involve few structures and have little visual impact, such as irrigation channels. In some cases, people may accept the utility as a necessary and normal part of the environment, such as a road.

The construction, operation and/or maintenance of utilities can adversely affect the amenities of areas of the District, as a result of noise, emissions, loss of natural features and habitats, for example. Other potential adverse effects include smell from a particular process, e.g. oxidation ponds. Adverse effects may only occur at the time of construction or installation of the utility, but in some instances may continue throughout its operation or during maintenance works.

Some areas of the District will have higher levels of amenity than others. Certain utilities may not therefore be appropriate in those locations due to the nature of their effects. For example, residential areas and areas containing outstanding natural features would be vulnerable to the intrusion of large buildings or pylons. Areas with outstanding landscapes and areas of significant indigenous vegetation or habitats also need to be protected from inappropriate use and development of utilities. In some instances locational factors may determine the exact position of a utility, but as a general principle, service authorities will be encouraged to locate utilities in areas with characteristics similar to the utility or in a manner which will have few adverse effects on the environment.

Utilities are however essential for the welfare of a community and their environmental effects must be balanced against the community's need for the service or facility. It is also recognised that there may be limited choice in locating utilities, given logistical or technical practicalities. Some level of adverse effects may need to be accepted to recognise the necessity for some utility services and facilities.

14.2.2 Necessity, Efficiency and Benefits

The provision of utilities is an essential function in the development of land for urban and rural purposes. Furthermore, utilities have a direct bearing upon the costs and feasibility of development. Advanced planning, both in the allocation of areas for future development and the provision of services adequate for proposed uses, is necessary to ensure reasonable costs of development, whether by public or private sectors.

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In providing a mechanism for the establishment of utilities, the Plan needs to acknowledge the importance of the role of utilities in providing community services. The environmental effects must therefore be balanced against the importance of the function of the utility, the strategic needs and economic costs. These matters will need to be taken into account during any decision-making process for establishment of utilities.

The efficient and effective establishment, use and maintenance of the District's utility infrastructure can be adversely affected by the inappropriate location and nature of land use activities and by failure to recognise their importance in meeting community needs.

Section 7 of the Act requires that in relation to the use and development of a physical resource (which includes structures) that regard is given to efficiency. Many utilities involve significant capital expenditure to establish and may have a life expectancy spanning several decades to more than 100 years. It is important that a utility is therefore used efficiently so that the community can obtain value from its investment. The capital costs and life expectancy also make it necessary to protect utilities from adjoining activities which may reduce the efficiency of their operation or function.

Efficiency is related to how utilities are provided for in the District Plan. Essential services such as electricity supply or telecommunications must be able to be readily erected, operated and maintained throughout the District. Where a utility is an accepted element of the environment with minimal adverse effects and is essential for undertaking everyday activities, a consent process would incur costs and time delays unacceptable to the provider and user. In such cases, the intention is that the rules enable their establishment and ongoing use (subject to standards to protect amenity). Other utilities may not however be as acceptable (although still essential) due to the effects of their function and/or size. The establishment of these utilities would need to be considered, and that may require a consent process.

In some instances, the provider of the utility may choose to designate the site of the activity as the most effective way of ensuring its interests are protected.

The District Council can co-ordinate its services and facilities as a means of maximising efficiency and rate of use. The Second Schedule of the Act provides for Councils to include matters of scale, sequence, timing and relative priority of public works, goods and services in the District Plan for which it has financial responsibility. The LTCCP process provides the mechanism by which funding and resources are provided for these works. Within Ashburton (Kapuka) and Methven there is some potential to make greater use of the capacity of existing services by providing for more intensive land development in those areas with capacity. The expansion of Ashburton (Kapuka) township will however continue to be constrained because of servicing difficulties.

14.2.3 Renewable Energy

Under Section 7 of the Act, Council must have particular regard to energy efficiency, climate change, and the benefits of the use and development of renewable energy. The Government has confirmed its commitment to increase the proportion of electricity generated from renewable sources in order to reduce New Zealand's greenhouse gas emissions and to achieve increasingly sustainable energy use.

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The Act defines renewable energy as energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave, and ocean current sources. The use and development of renewable energy can be in a number of different forms. At the domestic scale, there are various ways to use natural sources of heat, including the orientation of buildings towards the sun to assist passive heating, cooling and natural lighting; it is also possible to obtain significant energy gains through solar water heating or solar panels in dwellings.

For properties that are remote from energy sources, domestic (or small scale) wind turbines may become more common. The scale of such facilities are less likely to create significant environmental effects, particularly in rural areas where distances from neighbouring properties and screening vegetation can avoid or mitigate any visual and noise effects.

A substantial proportion of future energy supply will need to be generated from new and preferably renewable sources to meet the anticipated nationwide demand for energy to supply growth in the economy. This is because whilst domestic scale energy efficiency and alternative energy sources will contribute to the reduction of energy consumption, they will be insufficient to meet all energy demands.

There are many different forms of economically viable renewable energy options currently being developed in New Zealand and overseas. Currently for the District the most probable forms of renewable energy generation are likely to be through harnessing the power of the wind, large-scale solar generation, biomass or wave energy as various options become more technically and economically viable. There is also continuing potential for hydro-electricity generation utilising the district's rivers or irrigation systems, such as occurs at Highbank and Montalto.

Usually wind energy facilities are provided at a large scale, and can therefore potentially have environmental effects, particularly on landscapes and amenity values, as by necessity such facilities are located in open, usually prominent, locations. Within the District, such locations may include the lower slope or more upper areas of the High Country, or along the exposed coastline. Preliminary investigation equipment to gauge site potential and facilities for the transmission of generated energy to the grid may also be necessary and these also have the potential to cause environmental effects. The characteristics of areas that lend themselves to wind energy generation often provide an important landscape backdrop for urban and rural areas. This may cause tensions between the existing values of these areas and their potential for wind energy generation.

Additionally at a more domestic scale, there is the potential for small scale wind turbines generating sufficient electricity for a business, house, or similar. Such facilities may become more common in the future, reducing greenhouse gas emissions and contributing to local electricity supply. Depending on their size and location this scale of facility may not create significant effects. Similarly, smaller scale hydro-electricity schemes, such as those utilising natural falls in the Rangitata Diversion Race or water races may prove viable and may create relatively few adverse effects.

Hydro-electricity is reliant on a constant supply of water, and as NIWA is predicting a decrease in rainfall in the east of New Zealand with an increase in significant rainfall events, the District may not be appropriate for hydro electricity. However, land use effects must be considered by the Plan to facilitate a measured and appropriate response should a scheme be proposed.

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Solar power has not enjoyed such a high profile as wind and hydro generation, in part because it is often undertaken on a much smaller scale. Usually, solar generation is limited to an individual placing a few solar panels on their roof. However, if the climate continues to get warmer this may change, and there is the possibility with advances in technology for solar devices to become more efficient. There is a chance that a solar 'farm' could be established in the District especially on the Plains that could generate electricity for multiple households. Such a facility would create effects in terms of visual amenity and glare. How these would be mitigated is uncertain, and due to the low probability of this happening, would be dealt with at the time of application. It is considered that for the next decade, solar energy will increasingly be utilised on an individual or organisational basis.

The Council considers issues associated with renewable energy to be significant nationally and locally and in particular:

- The country's increasing commitment to renewable energy resources compared to non-renewables, and the probable need for additional energy generation to satisfy future demand, beyond conservation and efficiency measures.
- The potential for renewable energy development within the District, including the possibility of both wind and hydro-electricity generation.
- The expected advances in renewable energy technologies and their application locally at various scales, and of the role of associated research, investigation and monitoring activities.
- The importance of the continued safe and efficient functioning of existing and future generation and transmission infrastructure.
- The need to effectively manage the potential for effects arising from energy related infrastructure, in particular where the local environment is sensitive to the scale and nature of such facilities (e.g. adverse ecological, landscape and visual effects).

14.2.4 Rural Water

Water is a limited resource, with ever increasing competition for access and use. The Council considers it an important resource in the context of the District and the wider region. The sustainable management of water resources is fundamental to the responsible and effective management of land use activity within the District. Given the nature of activity and the economy of the District, water availability in relation to the rural area and associated activities has particular significance. The agricultural productivity of the Ashburton District contributes directly and indirectly to the economy of the region and New Zealand as it provides produce for export as well as providing employment in associated industries and services.

Continued efficient operation and upgrading of the District's rural irrigation and stockwater supply systems are essential for the economic and social well-being of the people and communities of the District and this could be threatened by inefficient use of water and land in the rural areas of the District.

Ashburton District is fortunate that irrigation water and stockwater is now widely available over much of the District, enabling landowners to make productive use of the District's range of highly productive and/or versatile soils. With adequate irrigation and stock water and fertiliser application, the land resource is considered to be capable of sustained, consistent pastoral, arable and horticultural production. The economic and social well-being of the people and communities of the

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District is to a large extent dependent on the continued productive use of the large areas of productive and versatile soils. Without the supply of water in adequate quantities, this could no longer be sustained and a lack of reliable irrigation and stock water for the rural areas would have adverse economic and social effects throughout the District. Water is literally therefore the “life-blood” of the District.

A range of utilities play a role in the supply and transportation of rural water. Irrigation and stockwater are available through various community and/or co-operative schemes, as well as private water abstraction arrangements, using surface and ground water resources. Several major irrigation schemes, stockwater systems and two hydro-electricity stations rely on water from the Rangitata Diversion Race, which carries significant quantities of water from the Rangitata River across the District. This scheme also has the potential to provide irrigation water to further large areas of the District.

The ongoing operation, maintenance, and up-grading of these water supply systems are essential for the continued economic and social well-being of the people and communities of the District. Inefficient use of the systems can occur through water wastage, or unpredictable and irregular water demand. In addition, fragmentation of properties connected to the systems can result in a reduction in the number of properties requiring supply, such that it becomes uneconomic to supply the remaining properties.

14.3 Objectives and Policies

Objective 14.1: Effects from Utilities on Amenity and the Environment

To provide for the construction, installation, operation and maintenance of utilities where adverse effects on amenity and the surrounding environment can be managed and mitigated.

Policy 14.1A

Manage or avoid adverse environmental effects arising from the construction, installation, operation and maintenance of utilities.

Policy 14.1B

Provide additional protection for sensitive areas such as the High Country, heritage sites and buildings, protected trees, waterways, lakes, coast and open space from the adverse environmental effects of utilities.

Policy 14.1C

Ensure the health and safety of the community is protected when utilities are constructed and utilised.

Policy 14.1D

Consider the economic, operational and technical requirements in assessing the location, design and appearance of utilities, and their importance to the economic functioning of the District.

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Policy 14.1E

To encourage utility operators to adopt their own monitoring systems to ensure that the effects of utilities and their operation are regularly evaluated to avoid, remedy or mitigate the occurrence of adverse effects.

Policy 14.1F

Encourage the co-location of utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment.

Explanation and Reasons

Utilities can have a variety of effects reflecting their diverse nature. The effects of utilities can arise during construction or installation, maintenance or on-going operation, and tend to be most significant in sensitive areas used for residential, conservation or recreation purposes, or in areas of high landscape, ecological, heritage, cultural or visual amenity value.

Utilities comprise significant physical resources; they are by their nature often dispersed throughout the district, and make a significant contribution to the social and economic wellbeing of the local and wider community. Accordingly, the Plan seeks to acknowledge the value and necessity of utilities and associated services, while managing their potential adverse effects in a manner that protects the most important environmental characteristics of the District, and the health and safety of the community, at the same time recognising the varying economic, operational and technical requirements utilities have. Both in setting appropriate controls and in determining resource consents, this approach reflects the need to make provision for those services and developing technologies which consumers and businesses expect.

The location of utilities is often dictated by operational requirements which, if consumers expectations are to be met, must be distributed throughout the District and in particular the settlements. Technical and operational requirements may also limit potential locations, or the scale and form of a utility facility. Similarly, while alternative provision (for example underground and overhead reticulation of power) is technically possible, the costs of doing so to the provider and consumer could be prohibitive.

There are a number of larger scale utilities within the District and to protect the adjoining activities and the ongoing operation of the utilities various degrees of control will be implemented, particularly when these utilities seek to re-establish/expand in or near more sensitive rural or residential environments. Equally, it is important that utility operation is not compromised due to the adverse effects of new development or activities occurring nearby.

For many structures or facilities where placement underground is not a realistic option, control over location, design and appearance is emphasised in the more sensitive environments. Protection of areas identified as possessing outstanding and significant landscapes, indigenous vegetation, and significant habitats of indigenous fauna and sites of heritage significance or significance to the Takata Whenua is also sought.

The Plan seeks to protect sensitive areas and the visual coherence and harmony provided by the natural resources and open rural character of the High Country by:

- encouraging utilities to be located in areas with higher potential to absorb change, by avoiding where possible development on skylines, ridgelines, prominent places and features and within important views;
- encouraging alignments and or location to be based on the dominant lines in the landscape;
- encouraging location along the edges of landforms and vegetation patterns;
- where practicable, encouraging structures to be unobtrusive by using forms and colours which are complementary to the surrounding landscape.

Encouragement is also given to utility operators to co-locate, or share facilities or sites, where this is practicable, supports efficiencies and would assist in mitigating or avoiding adverse effects. Operators are equally encouraged to adopt systems to monitor their own operations, minimising the potential for adverse effects to arise or enabling early warning in mitigating such events, particularly in the interests of maintaining public health and safety.

Objective 14.2: Necessity and Benefits

Maintain and protect the economic and social well-being of communities through the establishment, use and maintenance of utilities.

Policy 14.2A

Recognise the presence and function of established utilities, and their locational and operational requirements, when assessing the suitability of new adjacent activities, to ensure the long-term efficient functioning of that utility.

Policy 14.2B

Recognise the need for new utilities and account for the strategic needs of a utility and its benefits/costs to the community, when considering alternative locations or sites and the appearance of a utility.

Policy 14.2C

Recognise the need for maintenance or upgrading of existing utilities to ensure their ongoing use and efficiency.

Policy 14.2D

Encourage and provide for utilities to adopt more efficient technology and structures which are compatible with the surrounding environment.

Explanation and Reasons

Due to the importance of the role of utilities in providing essential services to the community; their often high capital cost to establish; and their long life expectancy, it is important that the Plan acknowledges the need for the presence, establishment and ongoing functioning, maintenance and upgrading of utilities.

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In addition, some utilities have specific technical or locational requirements that need to be accommodated for their operation, and this may limit or prevent locational choice, or the scale or form of utility operations and related infrastructure. Such factors need to be weighed in the setting of controls through the Plan or determining the appropriateness of utility activity in the local context through resource consents, in maintaining and protecting the well-being of communities.

It is also appropriate to protect the operation of utilities from incompatible activities on adjacent sites. The continued ability to function and be effective operationally will be important considerations in assessing the suitability of new adjacent activities establishing in close proximity or otherwise in a manner that could unduly compromise the efficient long-term functioning of a utility activity.

The Council acknowledges that technological advances in many utility sectors are continuous and can in turn lead to greater efficiencies, levels of service and environmental performance. Accordingly, the Council will encourage new technologies in the provision and operation of utilities to ensure that both the resident and business communities can enjoy the advantages, provided any potential adverse effects, are avoided or properly mitigated.

Objective 14.3: Efficiency

Meet the needs of the community through the efficient co-ordination of the provision of utilities with development.

Policy 14.3A

Ensure that development occurs in areas that are serviced or capable of being serviced, and that utilities are provided to new developments prior to buildings being occupied and activities commencing.

Policy 14.3B

Ensure the costs of servicing development are generally met by the developer directly or through contributions made to Council at the time of development or the issuing of titles.

Policy 14.3C

Assess priorities for upgrading wastewater and sewerage systems, and for provision to settlements which do not have reticulated systems.

Policy 14.3D

Require most services to be underground in new areas of development within the settlements, and to encourage the systematic replacement of existing overhead services with underground reticulation or alternatively the upgrading of existing overhead services within these areas.

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Policy 14.3E

Protect utilities, and minimise the potential for damage, from natural hazards.

Explanation and Reasons

There is a need to ensure that as a community grows, services and facilities can be extended or new ones established so as to meet the expanding needs of that community. Efficiency is greatest if there is a coordinated approach to the ongoing development of the District and the provision (new or upgraded) of utility infrastructure and services supplying and meeting the needs of that development. To minimise the costs of providing services, development and redevelopment of areas which are already serviced and have capacity for additional development is therefore encouraged. These are typically within or alongside established built environments, principally the residential and business areas of existing settlements. However, while utilisation of existing capacity is preferred, this must be balanced against other considerations, such as the type, character and density of residential areas sought by the community, and the style and density of development in the town centres and other business areas. The Plan therefore seeks to minimise costs by realising existing services capacity in a manner consistent with realising those community expectations.

Co-ordination between the development occurring in the District and the provision of utilities and services is also necessary to ensure the timing of services being provided facilitates development of an area and that such services are operational at the time activities commence. There is an expectation by the purchasers of land that such services are available, and for many developments the framework for provision of services is determined at the stage of subdivision consent.

Where new areas of the District are to be developed, the economic costs of servicing an area are to be fully assessed, including evaluating the demand on resources (e.g. the water resource) and their availability. This will promote efficient use of services, sustainable management of resources and minimise costs to the community. Better utilisation of services within existing and new built up areas of activity is a key factor in support of encouraging a strategy of consolidation of urban form for the districts settlements.

In most circumstances the costs of servicing development should be met by the developer to the Council's specifications. Initial costs are thus not met by the wider public through rates, but instead are passed from the developer to the purchasers. In instances where the Council is interested in seeing a particular area developed, it may be appropriate that the Council acts as a "banker" facilitating change by meeting the initial costs of servicing development, but recovering the costs as development proceeds.

Intervention to ensure service provision at the stage of subdivision or land use development will also ensure the most efficient provision of utilities and avoid potential future problems with inadequate services and provisions in the Plan for the services expected by the occupiers of land.

The policies therefore aim to ensure that possible areas for new development:

- are readily able to be serviced; and/or
- are located in selected areas where the Council will meet the costs of major works (to be recovered from developers as development proceeds); and/or

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- are located in other areas, provided the full costs of upgrading reticulation systems attributable to that development are met and paid for by the developer, and that an efficient pattern of development is promoted.

Historically, a range of towns and small settlements have provided for urban activities and residential use throughout the rural areas of the District. These activities have not generally been reticulated with services such as sewerage. Reticulation of services is desirable and often necessary to ensure environmentally acceptable disposal of sewage and stormwater. Some isolated residential pockets within the District may not however be appropriate for servicing as this assumes a permanence which may be contrary to cost effective provision of physical infrastructure. Reticulation may signal development in areas which is unsustainable in terms of energy use, soil protection, groundwater qualities, visual and landscape amenity, natural hazards or for other reasons. However, servicing of areas may also be unavoidable and necessary to protect groundwater qualities, supply and public health.

Services such as power and telecommunications have traditionally been provided throughout the District by way of overhead servicing. Policy 14.3D recognises that overhead lines and structures associated with services can detract from visual amenity and whilst adverse effects of overhead lines and associated structures can be mitigated to a certain degree, for most properties in the Residential and Business Zones, provision of new reticulation is required to be by way of underground reticulation. The higher cost of underground reticulation is recognised, and underground reticulation is not required in rural areas where environmental and economic considerations may be differently balanced. Some exceptions to under grounding of services will exist, such as high voltage lines, as it is not practical to underground these in terms of cost. This also recognises the need for access for maintenance purposes.

The Council also acknowledges the significant investment and often essential importance of utility services in ensuring the safe and effective functioning of the District; a district that is susceptible to varying degrees to natural hazards such as flooding. The Plan therefore seeks to avoid utilities infrastructure being placed at undue risk of damage or disruption as a consequence of the impacts of natural hazards.

Objective 14.4: Renewable Energy

To recognise the need for and encourage the development and use of energy utilising renewable resources, including provision for the investigation and establishment of renewable energy facilities and technologies.

Policy 14.4A

Provide for the identification and assessment of potential sites and energy sources for renewable electricity generation, recognising the local, regional and national benefits to be derived from renewable energy.

Policy 14.4B

Encourage, facilitate and provide for research and exploratory-scale investigations into emerging renewable electricity generation technologies and methods.

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Policy 14.4C

Consider, and as far as practicable avoid or mitigate, adverse effects on the environment attributable to renewable energy generation and distribution, specifically on those parts of the environment most sensitive to change.

Policy 14.4D

Recognise the contribution of renewable energy use and development to the wellbeing of the District, and the technical and operational requirements of energy generation and distribution operations and infrastructure in setting environmental standards and assessing applications for resource consent.

Policy 14.4E

Ensure that new subdivisions and land use activities do not adversely affect the operation and maintenance of existing energy generation or distribution facilities.

Policy 14.4F

Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.

Explanation and Reasons

Energy generation from renewable sources is in line with government commitments to reducing New Zealand's greenhouse gas emissions and achieving increasingly sustainable energy supply and use. While the District may not offer the same opportunities as some other areas of the country for the development of renewable energy generation at a significant scale, the potential for future wind and hydro generation based development does exist. As growth and development occurs there will be increasing pressure on the current sources of energy and further pressure to create new sources of energy or better utilise existing sources.

The Council acknowledges that there are considerable benefits available at a local, regional or national level from new sources of energy, particularly renewable energy, and that developing such new sources is to be facilitated by enabling on-going investigations to occur, if appropriate, within the District. Those investigations include not only evaluation of prospective sites or sources, but also of emerging technologies and methods.

The range of different sources of renewable energy leads to the potential for differing effects on the environment. Potential effects include adverse impacts on visual amenity due to the scale or location of such structures, e.g. wind turbines on high ridges, glare from solar panels or noise from operation. Potential effects can also impact on indigenous vegetation or on fauna, culturally significant areas, or sites of historical sensitivity. Often the degree of effects is related to the scale of facilities associated with renewable energy and their prominence, particularly in a visual sense. While standards in the plan permit some such activities, those that are of a significant scale, such as some wind energy facilities will require effects on the environment to be fully assessed through the resource consent process, weighing the benefits along with the adverse effects, including ways to avoid or mitigate such effects.

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As with other utilities, the plan acknowledges there may be particular operational or technical requirements for energy related utilities that need to be taken into account in setting standards on development and in determining resource consents. While that does not mean all or any adverse effects will necessarily be seen to be acceptable, it does recognise the nature of the associated activity, their necessity and the purposes such utilities serve. The Plan also seeks to provide some protection to energy related facilities once established against possible effects arising from other activity nearby, particularly new subdivision and development, where that may unduly compromise the utilities operation.

It is also important to encourage the use of energy efficient materials and renewable energy in development including construction materials and individual application of renewable energy sources, e.g. solar panels. In exercising its responsibilities, the Council is able to advocate for achieving efficiencies in energy use, in the design of development and subdivisions, and in implementing building standards. This will be achieved mainly through the Building Act requirements, sharing information, and providing guidance and encouragement.

Objective 14.5: Rural Water

The ongoing operation, maintenance and upgrade of rural irrigation and stock water systems.

Policy 14.5A

To recognise and provide for the continuing efficient use and development of irrigation and stock water systems, and various water reticulation systems in the District, including recognition of their importance to the wellbeing of the District's people and wider communities.

Policy 14.5B

To encourage the efficient use of water abstracted from these systems, and from other water sources, for irrigation and stock water.

Policy 14.5C

To encourage rural water reticulation operators to adopt their own monitoring systems to ensure that the effects of these systems on the environment are regularly evaluated to achieve efficiencies and to avoid, remedy or mitigate any adverse effects.

Explanation and Reasons

The irrigation and stock water systems in the District are extremely important to the ongoing economic wellbeing of the community of the District and are likely to continue to be important for future generations. Irrigation and stock water is widely available throughout much of the District, enabling productive use of substantial areas of the rural area, and capable of sustained, consistent pastoral, arable and horticultural production.

This objective and policies deal with the existing irrigation schemes whereas objectives 14.1 and 14.2 provide for new schemes.

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The economic and social wellbeing of the people and communities of the District is to a large extent dependent on the continued productive use of the large areas of productive and versatile soils. These irrigation and stock water systems have therefore been recognised in the District Plan as important utilities necessary for the continued well-being of the community and appropriate rules have been included which will allow the efficient operation, maintenance and upgrade of the systems.

The Council is concerned that inefficient use of these water supplies could prejudice the continued supply of water to rural properties generally. Inefficient use of the systems can occur through water wastage, or unpredictable and irregular water demand. In addition, fragmentation of properties connected to the systems can result in a reduction in the number of properties requiring supply, such that it becomes uneconomic to supply the remaining properties. For these reasons, amongst other reasons, the District Plan restricts the subdivision of land into small allotments throughout the majority of the rural areas of the District.

The Council's own stock water system is part of the overall rural water supply system for the District. Improvements generally in the efficiency of distribution and use of stock water could result in wider benefits such as reduced demand for abstraction from the Ashburton (Hakatere) River and assist in ensuring that the scarce water resources remain available to meet the needs of the District's community.

Monitoring and evaluating the performance of these systems is seen to be particularly important in ensuring that they operate in the most efficient manner and that their effects on the environment are regularly reviewable. Accordingly, the Council encourages rural water reticulation system operators to be proactive in this regard.

14.4 Anticipated Environmental Results

- Maintenance of the amenity values of the District, particularly in residential, business, open space and recreational areas, and areas of high landscape value.
- Provision of utilities consistent with the nature of the local environment, operational needs, and the cost and scale of facilities.
- Protection of the functioning of utilities.
- New development in areas where utilities can supply resources on a sustainable basis, and development of areas more able to be serviced with consequent economies in use and provision.
- Continued opportunity for improved technologies and greater self sufficiency in energy use and efficiency.
- Further sewer and water reticulation in areas where this is necessary to prevent degradation of groundwater resources.
- Adequate disposal of, sewage and stormwater in a manner which protects water resources and amenities.
- Maintained and enhanced public health and safety.

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- Efficient use and development of the District's renewable energy resources, contributing towards an increased proportion of New Zealand's energy consumption being derived from renewable resources.
- Improved efficiency of the District's stock and public water supplies.
- Enhancement of the District's water resources

14.5 Methods of Implementation

District Plan

Through the provision of rules in the District Plan to:

- permit the erection of appropriate utility structures, their operation and maintenance;
- set performance standards on the design, location and operation of utilities to mitigate any adverse effects on the surrounding environment;
- control the scale and type of development of utilities;
- require utilities, which have variable effects or which may have adverse effects if located in some localities, to obtain resource consents in order that the Council can consider the potential effects of the proposal and impose specific conditions if appropriate.

Through the inclusion of schedules within the District Plan, to recognise particular utilities and to provide them with their own operational control, subject to defined performance standards.

Long Term Community Consultative Plan (LTCCP)

Direct funds and resources towards providing services in specified areas.

Other

Advocating for energy efficiency in design and construction including use of natural sources of heat, consideration of the orientation of buildings towards the sun to assist passive heating, cooling and natural lighting, and opportunities to obtain significant energy gains through solar water heating or solar panels in dwellings.

14.6 Reasons for Rules

14.6.1 Lines for Conveying Electricity and Telecommunications, and Transformers

By controlling the type of lines, transformers and associated support structures by way of voltage, capacity and definition, it is anticipated that the likely size of the utility and its visual impact on the environment will have been identified and considered to be acceptable. Lines and support structures not encompassed within these definitions or capacities are not considered to be appropriate in every situation from a visual perspective and in the case of electricity lines, from a safety and health concern to the public from electromagnetic radiation and danger from high voltage lines. Where this is the case the resource consent process will enable consideration of appropriate location and mitigation, where possible.

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Overhead lines have been identified as having an adverse effect on the visual amenities and character of the environment in some areas. This effect can be mitigated by requiring undergrounding in locations and circumstances where this is practicable, economically feasible and where the benefits are appreciated by a significant proportion of the District's population, namely urban areas and areas of concentrated residential activity.

Transformers which do not exceed 150KV are permitted as they are unlikely to adversely affect the visual amenity and character of the environment as they are not large enough to be visually obtrusive. Transformers which exceed this capacity require resource consent to assess potential effects on the environment.

14.6.2 Height and Dimensions

The maximum height limit is intended to achieve a scale of development which is consistent and compatible with the character of the surrounding area and to limit the extent of overshadowing and dominance of surrounding sites. A maximum height limit has been imposed on utilities which reflect the sensitivity of the surrounding environment and the visual impact of the structure. Different height limits have been placed on differing utilities due to the specific scale and form of the utility. The maximum height limits aim to maintain the character and amenity of their surrounding environment and also to accommodate, where possible, the operational requirements of the utility, which are often important facilities of public need.

Dish antennae differ from other antennae in that they have a circular form and therefore require additional width controls to ensure that the character and amenity values of surrounding environments are not adversely affected.

14.6.3 Setbacks

A minimum setback from intersections has been included for all support structures for lines conveying electricity and telecommunications in Rural Zones. This is intended to ensure that support structures do not obstruct the vision of motorists at intersections and to reduce the potential for collisions with poles where accidents occur at intersections. In the past concerns have been expressed that support structures limit visibility at intersections in rural locations increasing the potential for motor vehicle accidents.

Buildings are required to be setback a minimum distance from roads, in order to provide for an attractive street scene or rural scene; to avoid obstructing views of the street from adjoining properties; and to allow adequate daylight admission to roads. Utility buildings and buildings ancillary to utilities over a specified height and/or ground floor area are required to be setback from the road boundary by a distance not less than half the height of the structure. These buildings cover a wide range of sizes and scales, depending upon their purpose, and it is therefore difficult to provide an arbitrary setback. Instead, the standard aims to relate setback to scale, requiring larger buildings to be setback further from the road to protect the amenity of the street. Buildings below the specified height and/or ground floor area are considered to be small enough that their siting on the road boundary would not adversely affect the amenity of the street.

In Business Zones and in the Commercial Area of the Aquatic Park Zone, buildings are sometimes permitted or required to be built up to the street boundary and are at a higher building density. It is

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therefore appropriate that utility buildings have the option to be sited in accordance with the general performance standards applying to development within the zone concerned, without any adverse effect on amenity values.

Buildings are required to be setback a minimum distance from internal boundaries, in order to provide space around utility buildings for the purposes of:

- ensuring adequate sunlight admission to buildings on the site;
- providing access for emergency services, vehicles etc to the rear of the property;
- ensuring a degree of visual and aural privacy and protection from noise from neighbouring properties;
- limiting the dominance of adjoining sites by utility buildings.

Utility buildings and buildings ancillary to utilities over a specified height and/or ground floor area are required to be setback from all internal boundaries by a distance not less than half the height of the structure in Residential, Open Space, and Aquatic Park Zones. Living environments are considered more sensitive to the intrusion of these buildings and it is considered necessary that there be adequate separation between the utility and residential activities to preserve the amenity and character of residential areas. As these buildings come in a range of sizes and scales depending upon their purpose it is difficult to have an arbitrary standard. The control therefore aims to relate setback to scale, requiring larger buildings to be setback further.

A setback from zone boundaries has also been imposed on meteorological, radio and telecommunication facilities in Rural and Business Zones. These facilities are not subject to the rules for buildings and within the Rural and Business Zones are permitted activities up to 25m in height. The setback required is a minimum distance from a Residential, or Open Space Zone boundary. The erection of a meteorological radio or telecommunication facility close to residential development or an open space area has the potential to adversely affect the outlook, amenity values and character of those environments. Residential and open space areas are considered to be particularly sensitive to the development of utilities and structures and it is therefore appropriate to require greater consideration of the effects of facilities on the character and amenity values within a specified setback. Resource consent within this distance will also enable consideration to be given to appropriate mitigation measures such as planting and screening.

14.6.4 Depot Location

Depots are required to be assessed by way of resource consent applications on sites within Rural, Residential, Open Space, Aquatic Park Zones or sites facing Residential, Aquatic Park or Open Space Zones, in order to maintain the character and amenity values of the environment. Depots are often industrial in character with areas of outdoor storage, noise and heavy traffic creating adverse effects which are difficult to adequately mitigate through standards. They are not therefore compatible with areas of open space or residential activity and are excluded from areas within or facing such environments.

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14.6.5 Utility Building Floor Area

A maximum gross floor area has been included for buildings in Residential, Open Space, and Aquatic Park Zones or when facing a Residential, Aquatic Park, or Open Space Zone, in order to maintain the character and amenity values of the environment. Utility buildings or buildings ancillary to utilities are often different in appearance and character from those in the surrounding environment and may have a very stark or utilitarian appearance such as blank walls. To minimise any adverse effect on the visual amenity or character of certain environments (those characterised by open space or residential amenity) a limitation has been placed on the size of the building/s.

14.6.6 Outdoor Storage

For utilities which may be established throughout the District, it is appropriate to protect the visual amenity of sites surrounding land used for outdoor storage by requiring screening either through landscaping or fencing. This screening is to protect the view obtained by a pedestrian walking alongside the property through the rule makes an exception for screening lines and support structures for lines, as it is accepted that it is unreasonable and impractical to require screening for these facilities.

14.6.7 Lighting

Because illumination from lighting can interfere with the enjoyment of a property and with the sleep of occupiers, the standard seeks to limit the amount and intensity of light spillage onto adjacent properties. A general requirement to direct exterior lighting away from adjacent properties is considered to give adequate protection to properties. Inappropriately directed lighting can also cause safety hazards on roads by distracting, confusing or blinding drivers.

14.6.8 Landscaping

The dominant form of landscaping is the planting of trees and shrubs. Landscaping has the benefits of enhancing the appearance and/or the screening of a site and buildings as viewed from or across streets, or from adjoining properties.

14.6.9 Flood Risk

Some parts of the Ashburton District have a high flood risk. It would not be appropriate to locate new utility structures in these high risk areas without consideration of the hazard and appropriate mitigation measures being in place.

14.6.10 Sensitive Areas

Utilities are required to be assessed by way of resource consent applications within identified sensitive areas, in order to maintain the character, qualities, amenity values, special feature or habitat of the identified area and keep it free from any inappropriate form of man-made or incompatible development. Part II, Sections 6(a), (b), (c) and (f) of the Act lists as matters of national importance the protection of; the coast, wetlands, lakes, rivers and their margins, areas of outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna, and historic heritage.

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14.6.11 Designations

In addition to the above rules, many utilities are provided for in the District by way of designations. All designations are listed below in the schedule (Appendix 14-1) which specifies the name of the authority responsible for the designation, purpose of the designation, legal description of the land subject to the designation, conditions attached to the requirement to carry out the designation, the life time of the designation and underlying zoning of the site. The rules of the underlying zone shall apply to activities other than those permitted under the designation.

14.7 Rules – Utilities

14.7.1 Permitted Activities

The following activities shall be Permitted Activities throughout the District, except as provided for as Restricted Discretionary or Discretionary Activities below, and subject to compliance with the Site Standards below:

- a) transformers and lines for conveying electricity at a voltage up to and including 110KV with a design capacity up to and including 100MVA per circuit, and associated support structures including towers, masts and poles;
- b) telecommunication and radiocommunication facilities, which shall include aerials, antennae, aerial and antennae mountings, dish antennae, lines and cables, and associated support structures including towers, masts and poles;
- c) utility buildings and buildings ancillary to utilities in all zones. (For the purpose of this rule, a building shall not include overhead lines and support structures.);
- d) depots on sites within the Business Zones, except on sites adjoining or facing across a road from a Residential or Open Space Zone;
- e) above or below ground networks for the conveyance and drainage of water, stormwater e.g. swales or sewage, and any ancillary underground equipment;
- f) reservoirs, wells and supply intakes for the reticulation or provision of public water supply;
- g) irrigation and stock water systems, open drains and channels, water reservoirs, storage ponds and related facilities/structures;
- h) telephone call boxes;
- i) automatic weather stations, weather recording devices and facilities for the distribution of meteorological information;
- j) air and marine navigational aids and beacons;
- k) pole-mounted street lighting.
- l) the maintenance and replacement of the following utilities:
 - existing transformers and lines above ground for conveying electricity at all voltages and capacities;
 - existing telecommunication lines;
 - existing telecommunication and radiocommunication facilities;
 - existing buildings and depots;
 - existing weather radar;
 - existing coastal and river protection works.

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where the term “maintenance and replacement” shall mean any work or activity necessary to continue the operation and/or functioning of an existing utility and shall also provide for the replacement of an existing line, telecommunication line, building, structure or other facility with another of the same or similar height, size or scale, within the same or similar position and for the same or similar purpose; and the addition of extra lines to existing poles or other support structures; and the replacement of existing conductors. (The activities permitted by this Standard are not required to comply with the Site Standards, or the Restricted Discretionary Activity requirements in sensitive areas.)

m) minor upgrading of electricity and associated telecommunications lines, where the term “minor upgrading” shall mean an increase in the carrying capacity, efficiency or security of electricity and associated telecommunications lines, utilising the existing support structures or structures of a similar scale and character, and includes:

- the addition of circuits and conductors;
- the reconductoring of the line with higher capacity conductors;
- the resagging of conductors;
- the addition of longer or more efficient insulators;
- the addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods;
- the addition of electrical fittings;
- tower replacement in the same location or within the existing alignment of the transmission line corridor;
- the replacement of existing cross arms with cross arms of an alternative design;
- an increase in tower height only to achieve compliance with the clearance distances specified in NZECP 34:2001.

Minor upgrading shall not include any increase in the voltage of the line unless the line was originally constructed to operate at a higher voltage but has been operating at a reduced voltage.

(The activities permitted by this clause are not required to comply with the Site Standards, or the Restricted Discretionary Activity requirements in sensitive areas.)

- n) the felling or removal of any tree (other than as provided for in Section 12 Heritage Values and Protected Trees) by a network utility operator when this is required as an emergency work to maintain or restore power and communication links to safeguard life or property.
- o) Wind monitoring masts up to 80 metres in height, provided the maximum diameter of the mast is 250mm and equipment on the mast is limited to instrumentation necessary to record and log wind direction and speed.

- p) The operation, maintenance, refurbishment, enhancement and upgrading of an energy generation facility, except where significant external modification is involved. For the purposes of this rule, a significant external modification means any modification or addition:
- where a new building or structure is greater than 5m in height or exceeds 20m² in area.
 - Where an addition to an established building or structure, increases the maximum height of the building or structure by more than 2 metres.

14.7.2 Controlled Activities

- a) Any activity listed as a Permitted Activity above, which:
- complies with all of the relevant Site Standards, and;
 - is within a Rural Zone and is located within 15m of a Residential, or Open Space boundary, or;
 - is within a Business Zone and is located within 10m of a Residential, or Open Space Zone boundary;

shall be a Controlled Activity in respect of colour and landscape planting.

14.7.3 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities throughout the District, other than as specified in Permitted Activities:

- a) any activity listed as a Permitted Activity that does not comply with the Site Standards applying to that Activity, shall be a Discretionary Activity, with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard.

14.7.4 Discretionary Activities

The following activities shall be Discretionary Activities throughout the District, other than as specified in Permitted Activities:

- a) weather radar;
- b) lines and support structures for conveying electricity at a voltage exceeding 110KV with a design capacity exceeding 100MVA per circuit, and associated support structures including towers, masts and poles;
- c) coastal and river protection works;
- d) any other utility not specifically listed as a Permitted, Restricted Discretionary Activity.
- e) Any activity listed as a Permitted Activity above, which:
- complies with all of the relevant Site Standards; and
 - is located within any of the sensitive areas listed below (as shown on the planning maps):

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- The Rural C zone, including land above the Altitudinal Land Use Line;
- An ASCV;
- A geoconservation site;
- A site containing any listed Heritage building or structure;
- A site containing any listed Protected Trees;
- 20m of any Waterway or 100m of any Lake;
- 20m of the Coast;
- An Open Space zone.

14.7.5 Notification / Consultation / Notes

Resource consents in relation to the following matters shall not be publicly notified:

Any Controlled Activity listed above

Notes:

- The rules contained in this section take precedence over any other zone rules that may apply to utilities in the District Plan, unless specifically stated to the contrary.
- These rules do not override the rules contained in:
 - Section 6 – Open Space Zones
 - Section 10 – Transport
 - Section 11 – Noise
 - Section 12 – Heritage Values and Protected Trees
 - Section 13 – Signs
 - Section 16 – Hazardous Substances
- For any Telecommunication facilities / activities that are located within a legal road reserve, please refer to the National Environmental Standard for Telecommunications.
- Designations are not subject to these rules where the activity proposed is in accordance with the designation purpose and conditions.

14.8 Site Standards

For the purpose of these standards, any rules applying to buildings shall not apply to towers, masts and poles.

14.8.1 All Lines, including Telecommunication Lines, and Transformers

- a) All new lines shall be located underground within Residential, Open Space or Business Zones and within the Residential and Commercial Areas of the Aquatic Park Zone.
- b) All poles that no longer support lines shall be removed within 1 month of lines being placed underground.
- c) In those zones where lines are to be located underground in accordance with Site Standard 14.8.1 above, all transformers shall be located at ground level.

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Except that:

transformers not exceeding 150kVA may be pole-mounted, where they are located on poles supporting existing above ground lines.

14.8.2 Height and Dimensions

- a) Within Rural Zones, support structures for lines shall not exceed a maximum height of 25m.
- b) No part of any facility or support structure for telecommunication, radiocommunication and/or meteorological facilities shall exceed a maximum height above ground level of:
 - 10m in Residential, Open Space, and Aquatic Park Zones; and
 - 25m in Rural or Business Zones.

This maximum height is not to be exceeded by the support structure, aerial or antenna mounting or the aerial or antenna whether affixed to the land, a building or an existing mast, tower or pole, except for antennae, aerials, lightning rods and their mountings where they do not exceed:

- 1 square metre in area on any one side or
- 2m above the building or structure to which it is attached or
- 600mm in diameter.

(The definition of height shall not apply to the facilities or structures subject to this Site Standard.)

- c) The maximum diameter of any facility or support structure above 5m elevation shall be:
 - 1m in Residential, Open Space, Aquatic Park Zones; and
 - 1.5m in all other zones.
- d) No dish antennae shall exceed:
 - 1.2m diameter in the Residential, Open Space, Aquatic Park Zones;
 - 2.4m diameter in the Business and Rural zones
- e) All telecommunications facilities must comply with NZS 2772.1:1999 radiofrequency fields.

14.8.3 Setbacks

- a) Any support structure for lines within Rural Zones shall be setback a minimum distance of 15m from any intersection; measured parallel from the centreline of the carriageways, at the point where the roads intersect.
- b) All telecommunication, radiocommunication and/or meteorological facilities within a Rural or Business Zone over 10m in height shall be setback a minimum distance of 5.5m from a Residential, or Open Space Zone boundary.

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- c) Buildings more than 10m² in ground floor area and/or over 2m in height shall be setback from the road boundary by a distance of not less than half the height of the structure, or 2m, whichever is the greater,

Except that:

in Business Zones and the Commercial Area of the Aquatic Park Zone where buildings may be setback from the road boundary in accordance with the relevant Site Standard applying to the Zone or Commercial Area concerned.

- d) In Residential, Open Space, Aquatic Park, and Rural Zones, buildings more than 10m² in ground floor area and/or 2m in height shall be setback from internal boundaries by a distance of not less than half the height of the structure, or 2m, whichever is the greater.
- e) Dams, water reservoirs, and storage ponds shall be setback 1 metre from the road boundary except that at intersections, they shall be setback 3 metres.

14.8.4 Depots

- a) No depot shall be established on a site within a Rural, Residential, Aquatic Park or Open Space Zone or on sites adjoining, or facing across a road, a Residential, Open Space, or Aquatic Park Zone.

14.8.5 Utility Building Scale

- b) Utility buildings and buildings ancillary to utilities in all zones shall not exceed a gross floor area of 10m², or a height of 3m.

14.8.6 Outdoor Storage

- a) All outdoor storage shall be screened from public view (except for lines and support structures for lines) by landscaping or solid fencing at least 1.8m in height.

14.8.7 Lighting

- a) No activity shall create a spill (horizontal and vertical) of light onto any adjoining property within a Residential Zone and within the Residential Area of the Aquatic Park Zone.

14.8.8 Landscaping

- a) Sites containing buildings more than 10m² in ground floor area and/or over 3m in height shall provide a landscaped area within the setback with a minimum width of 2m along road boundaries and along internal boundaries within or adjoining Residential, Open Space Zones and within or adjoining the Residential and Recreational Areas of the Aquatic Park Zone.
- b) Depots containing no buildings shall provide a landscaped area in accordance with the rules of Business D zone, with a minimum depth of 3m along road boundaries.

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14.8.9 Sensitive Areas

- a) No lines, including telecommunication lines, or support structures; telecommunications, radiocommunication or meteorological facilities; utility buildings or depots shall be located:
- within the areas identified on the Planning Maps as being of significant nature conservation value, geoconservation value or subject to a natural hazard risk;
 - on any land above the Altitudinal Land Use Line (900metres above sea level) as shown on the Planning Maps, other than within the Mt Hutt Policy Area;
 - on any land within -
 - the bed of any lake, river or stream;
 - any naturally occurring wetland;
 - 100m of any lake, 20m of any wetland, or 20m of any river or stream;
 - 20m of the coast.
 - on any site containing any listed heritage building or structure or listed tree;
 - any area identified as a Statutory Acknowledgement area in Section 2 Takata Whenua;
 - any Open Space zone.

Except that:

This standard shall not apply to lines which do not involve the erection of support structures located in the beds or margins of lakes, streams, rivers or wetlands.

The maintenance and replacement of existing utilities listed under rule 14.8.9 above shall be exempt from the above Site Standards.

14.8.10 Flood Risk

- a) No new utility structures shall be erected on a site identified as being at high risk from flooding.

Note: A report identifying flood risk and the height of the 1 in 200 year flood event can be obtained from the Canterbury Regional Council or a suitably qualified expert.

14.9 Assessment Matters

- a) The extent to which the utility will cause:
- any loss of, or adverse effects on, views of the District's outstanding landscapes from locations to which the public has access;
 - any loss of, or adverse effects on, public access to the above views or viewpoints;
 - any obscuring of landforms or natural features;
 - any adverse effects on the natural landscape pattern; including the loss of underlying landform pattern;
 - any adverse effects on present vegetation patterns;

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- any adverse effects on the openness and spaciousness of the landscape, and the apparent naturalness of the landscape;
 - any adverse effects on items of historic heritage;
 - any adverse effects on the use or enjoyment of areas of public open space.
- b) the extent of the visual effect of the utility from an adjoining Residential, Aquatic Park or Open Space zoned site and its effect on the amenity values and character of the surrounding environment taking into account its design and appearance, bulk, height and length;
- c) the extent of any adverse effect created through a reduced setback from boundaries on the surrounding environment including the potential to affect the privacy and outlook of residents;
- d) the degree to which any adverse effect created by a reduced setback may be mitigated through different options for site layout;
- e) the extent of the visual effect of the utility where landscaping has been reduced and the extent to which other factors may compensate for any reduction such as;
- a higher quality of planting over a smaller area;
 - an unobtrusive building design;
 - the compatibility of materials used for finishing and the colour of the building with the environment.
- f) the degree to which the proposed choice of site or route for the utility will affect the environment and the reasons for that choice of site or route, including a summary of alternative sites and routes that have been considered and the reasons as to why these have been discounted;
- g) the extent of any additional costs imposed by requiring compliance with any performance standard listed including the cost of placing lines underground or requiring design modifications to a utility.
- h) The degree to which the proposed utility and its location and/or design may affect the health or safety of the community including positive effects from the operation of the utility. For telecommunication and radiocommunication facilities or where otherwise relevant, the degree to which the operation of the facility meets the minimum levels for radio frequency emissions set out in NZS 2772.1:1999 radiofrequency fields or any subsequent standard.
- i) the degree to which the proposed utility and its location may affect values held by Takata Whenua;
- j) the potential for co-siting utility facilities and the extent to which the provider of the utility has investigated this potential;

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- k) the degree to which glare may affect the enjoyment, character or amenity of the surrounding environment or the safety of adjoining roadways and the effect of measures to mitigate any such adverse effect;
- l) with respect to the construction of coastal or river protection works:
- the extent to which coastal and river protection works adversely affect the natural character of the coast or a bed of a river and its margin, and any associated nature conservation, Takata Whenua values, public access and recreation values at these locations;
 - the potential loss of assets if the protection works are not afforded;
 - the ability of other measures such as vegetation planting being an appropriate alternative.
- m) The extent to which the utility provides a local, regional or national benefit in relation to the generation of renewable energy;
- n) Operational or technological requirements that may dictate a location or scale or form of development that is relevant to the consideration of the proposed utility.
- o) The level of risk to the utility from flooding and the mitigation measures in place to avoid undue risk to the utility service.

14.10 Conditions Applying to Designations

The following conditions apply to certain designations listed within the schedule of designations below (Appendix 14-1):

14.10.1 New Zealand Transport Agency

The designation provides for the New Zealand Transport Agency, either itself or through its agents, to control, manage and improve the state highway network (State Highways 1 and 77) including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to, realigning the road, altering its physical configuration, culverts, bridges and associated protection works. Where appropriate, resource consents (Sections 11-15 of the Act) will be applied for. No other activity shall be permitted on land designated "State Highway" without the express approval of the requiring authority responsible for the designation and the appropriate statutory approvals.

Limited Access Roads

Those sections of State Highway 1 which are declared limited access occur between Ashburton (Kapuka) and Hinds (Hekeao) and specifically include land adjacent to the South Island Main Trunk Railway, between Racecourse Road and Havelock Street, between the Ashburton (Hakatere) River and Maronan Road and from Hassal Street, Ashburton to William Street, Hinds.

The objective of this control is to protect and maintain the safety and high level of traffic service on these important routes which may otherwise be adversely affected by traffic generation of property

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alongside. Existing legislation controls conditions relating to access to and from land adjoining Limited Access Roads. The effect is to prevent the proliferation of new access points and to reduce the number of accesses and volumes of traffic using them.

14.10.2 Telecommunication And Radiocommunication Conditions

All activities shall comply with the following standards:

- a) All telecommunication and radiocommunication facilities shall be designed and operated such that all emissions comply with the provisions of the NZ Standard 2772: Part 1: 1999 Radiofrequency Fields part 1 – Maximum Exposure Levels – 3 KHz to 300GHz.
- b) The height of any support structure, excluding buildings, shall not exceed a maximum height above ground level as follows:

ADC Reference	Telecom New Zealand Ltd Description	Maximum height
42	Chertsey Telephone Exchange	20 metres
45	Hinds Telephone Exchange	
40	Ashburton Telephone Exchange	25 metres
54	Mayfield Telephone Exchange	
46	Methven Telephone Exchange	
48	Mt Somers Telephone Exchange	
49	Rakaia Telephone Exchange	
43	Dorie Telephone Exchange	30 metres
44	Highbank Telephone Exchange	
47	Mount Alford Radio Station	
50	Wakanui Telephone Exchange	
51	Westerfield Telephone Exchange	
52	Willowby Telephone Exchange	
53	Winchmore Telephone Exchange	
41	Ashburton Microwave Station	35 metres

Note: The maximum height is exclusive of antennas and their mounting structures

14.10.3 Ocean Farm – Designation for Discharge of Treated Wastewater to Land

All activities shall comply with the following standards:

- a) The siting of the new treatment facilities and area for effluent disposal including the proposed ponds, wetland and cut-off drains shall be located generally in accordance with Figure 2.7 “Irrigation System Layout” contained within the Assessment of Environmental Effects.
- b) That a 20m wide shelterbelt be established and maintained along all boundaries adjoining neighbouring property holders, Terrace Road and Lower Beach Road to provide a continuous dense vegetative screen around the property. Maintenance shall include the replacement of dead and diseased plants where necessary.

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- c) The site shall be managed by a supervisor with overall management being the responsibility of the Ashburton District Council.
- d) The site shall only be used for the purpose of wastewater treatment disposal and associated activities, and farming activities.
- e) That the territorial authority (Ashburton District Council) may, within 20 working days following each anniversary of the granting of this designation, serve notice of its intention to:
- Review the conditions of this designation for the purposes of dealing with any adverse effects on the environment that may arise from the exercise of this consent in regard to effects on the surrounding environment from the frequency and duration of the activity for which consent has been granted. The actual and reasonable costs of conducting such a review shall be payable by the Requiring Authority; and
 - Carry out the monitoring activity for the purposes of assessing the compliance with the designation and / or dealing with any adverse effects on the environment that may arise from the exercise of this designation in regard to effects on the surrounding environment from the conduct of the activity which has been granted. The actual and reasonable costs of conducting such monitoring shall be payable by the Requiring Authority and shall be in accordance with fees adopted by the Council from time to time.

Note: a range of regional consents also relate to this site and must be complied with.

14.10.4 Waste Management Site Conditions

All activities shall comply with the following standards:

14.10.4.1 Site for Waste Management Purposes, Ashburton – Designation Number 94

a) Supervision and Public Access

The site shall be managed by a supervisor, with overall management being the responsibility of the Ashburton District Council. Public access will only be permitted when the site is staffed by a person(s) under the jurisdiction of the supervisor.

b) Records

The supervisor will keep records of the types and volumes of waste disposed of at the site, as well as details of any nuisances arising at the site and any remedial action taken.

c) Hazardous Wastes

No hazardous wastes, sewage or sewage sludge shall be disposed of within the site.

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d) Access

The access road from the site entrance to the waste transfer station/recycling area will be sealed and maintained.

e) Signage

Signage will be located at the entrance of the site specifying hours of operation, the nature of wastes accepted at the site, and an alternative contact name and phone number for the disposal of hazardous wastes.

f) Fencing

A security fence of minimum height of 2.5m will be erected on all site boundaries (with the exception of the site entrance). The site entrance will be fitted with lockable gates. The perimeter fencing and the lockable entrance gates will be maintained throughout the life of the site.

g) Rehabilitation and Landscaping

- Upon completion of waste management operations all areas of fill shall have a minimum cover of 350mm subsoil and 150mm topsoil.
- All finished slopes shall be graded to no steeper than 1 in 4, and a minimum of 1 in 20.
- Completed waste management areas will be grassed and landscaped once these areas are no longer operational.

h) Monitoring

Inspections shall be carried out at six monthly intervals following the closure of the site. Records shall be kept of the maintenance of the final cover and vegetation, the presence of subsidence and slope instability, the identification of areas subject to ponding following heavy rainfall, and the need for any further pest control programmes.

i) Composting of Green Waste within Landfill Site

- The composting of green wastes shall only be carried out in accordance with the plan in Appendix 14-2.
- The ground area used for this activity shall be sealed with 150 mm of cement stabilised top course, or similar.
- The activity will be managed in such a manner that there shall be no objectionable or offensive odour or levels of dust at neighbouring dwellings, attributable to the operation of the composting activity, discernible by an Ashburton District Council enforcement officer.

j) Conditions Applying to the Resource Recovery Park

- All development of the site in terms of the location of buildings, refuse collection points, recycling bins and access shall be generally in accordance with the development plan in Appendix 14-2.
- All landscape treatment in terms of depth and type of planting and mounding shall be undertaken generally in accordance with the landscape concept plan in Appendix 14-3.
- A security fence not less than 1.8m in height shall be erected on the perimeter of the site. All access gates shall be 1.8m in height and shall be locked at such times as the resource recovery park is not in use.
- All windblown litter shall be removed from the security fences, perimeter fences and surrounding areas at the end of each operating session.
- All vehicles access and manoeuvring areas within the resource recovery park shall be formed and sealed.
- Refuse not used for recycling purposes shall be promptly removed from the refuse pit area and placed in a vermin protected container.
- No non-recyclable materials other than domestic hazardous wastes shall remain on the site for a period exceeding six days. "Domestic hazardous waste" shall not include waste hazardous substances classified by the Hazardous Substances and New Organisms Act (HSNO) as Class 1 Explosives, Class 4 Flammable Solids, Class 7 Radioactive Substances, and as Controlled Substances (eg. vertebrate poisons and fumigants).
- A sign shall be erected at the entrance to the resource recovery park stating the following:
 - the hours of operation;
 - the level of charges;
 - a contact phone number in cases of emergency or complaint;
 - the non-acceptance of hazardous wastes;
 - the non-acceptance of hot embers;
 - the non-acceptance of wastes likely to cause offensive odours.
- A site supervisor shall be present at all times that the resource recovery park is open for receiving waste.
- At the end of each operating session or immediately following the discharge of waste to an incorrect area of the site, the site supervisor will remove material to the appropriate waste containers and either sweep or hose down the affected part of the site.
- There shall be no on-site burning of any materials.
- The resource recovery park shall not be open to the public after 1800 or before 0700 hours each day.
- Landscape development areas shall be maintained at all times. Landscape planting shall be maintained to eventually provide a continuous dense vegetative screen around the periphery of the site, particularly along Range Street.
- Noise: Activities shall comply with Noise Standards for Business D, E and F (refer Section 11).

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k) Composting of Green Waste

- On the “resource recovery park” part of the designation, this activity shall be carried out in the area adjacent to the commercial tipping area, to the southern and eastern part of the site as shown on development plan in Appendix 14-2.
- The ground area used for this activity shall be sealed with 150mm of cement stabilised top course, or similar.
- The activity will be managed in such a manner that there shall be no objectionable or offensive odour or levels of dust at neighbouring dwellings, attributable to the operation of the composting activity, discernible by an Ashburton District Council enforcement officer.

14.10.4.2 Waste Management Site, Methven (corner of Rakaia-Barrhill-Methven Road) – Designation Number 95**a) Supervision and Public Access**

The site shall be managed by a landfill supervisor, with overall management being the responsibility of the Ashburton District Council. Public access will only be permitted to the landfill when the site is staffed by a person(s) under the jurisdiction of the landfill supervisor.

b) Records

The supervisor of the landfill will keep records of the types and volumes of waste disposed at the site, and details of any nuisances arising at the site and any remedial action taken.

c) Access

Access to the site will be via Vaughans Road. The site operator shall maintain access to the waste disposal facilities and a turning area adequate for trucks, cars and trailers.

d) Signage

Signage will be located at the entrance of the landfill specifying hours of operation, the nature of wastes accepted at the site, and an after hours contact name.

e) Tip Face Management, Compaction and Cover Material

- Waste will be deposited at least one metre above the highest recorded groundwater level.
- Deposited waste shall be levelled and compacted weekly.
- Deposited material shall be covered weekly with a minimum of 150mm of inert cover.

f) Fencing and Screening

- A net fence of minimum height of 2m will be maintained on all site boundaries (with the exception of part of the western boundary and the site entrance). The site entrance will be fitted with lockable gates.

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- The perimeter fencing and the lockable entrance gates shall be maintained throughout the life of the landfill.
- Existing trees which screen the site will be maintained.

g) Hazardous Substances

No hazardous wastes, sewage or sewage sludge shall be disposed or stored within the landfill site.

h) Litter, Dust, Noise, Vermin and Noxious Plants

- The site operator shall ensure that no loose waste can be blown from the site.
- The site operator shall take precautions to minimise the creation of dust nuisance. This shall include the dampening of dry earth during dry weather and the maintenance of vehicle access and turning areas.
- Exposed, uncovered waste will be kept to a minimum and the waste containers will be covered as far as practicable.
- The site operator shall actively control the number of birds, vermin and scavengers, and control noxious weeds.

i) Rehabilitation and Landscaping

Upon completion of landfilling operations all areas of fill shall have a minimum cover of 350mm of inert fill and 250mm topsoil.

All finished slopes shall be graded to approximately 1 in 20.

Upon completion of landfilling operations, the site shall be sown for pasture after the final cover is laid.

j) Monitoring

Inspections shall be carried out at six monthly intervals following the closure of the landfill

14.10.4.3 Waste Management Site, Rakaia (off West Town Belt near Rakaia Terrace) – Designation Number 96

- a) All development of the site in terms of the location of buildings, refuse collection points, recycling bins and access shall be generally in accordance with the development plan in Appendix 14-4.
- b) All landscape treatment in terms of depth and type of planting and mounding be undertaken generally in accordance with the landscape concept plan in Appendix 14-5.
- c) A security fence not less than 1.8m in height shall be erected on the perimeter of the site. All access gates shall be 1.8m in height and shall be locked at such times as the transfer station is not in use.

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- d) All windblown litter shall be removed from the security fences, perimeter fences and surrounding areas at the end of each operating session.
- e) All vehicle access and manoeuvring areas shall be formed and sealed, and with respect to the Rakaia Transfer Station, the length of West Town Belt from the end of seal near Normanby Street shall be formed and sealed.
- f) All refuse shall be stored in vermin proof containers, and these containers shall be covered when the transfer station is not in use.
- g) No non-recyclable materials shall remain on the site for a period exceeding 6 days.
- h) A sign shall be erected at the entrance to the refuse station stating the following:
- hours of operation;
 - the level of charges;
 - a contact phone number in cases of emergency or complaint;
 - the non-acceptance of hazardous wastes;
 - the non-acceptance of hot embers.
- i) A site supervisor shall be present at all times that the transfer station is open for receiving waste.
- j) At the end of each operating session or immediately following the discharge of waste to an incorrect area of the site, the site supervisor will remove material to the appropriate waste containers and either sweep or hose down the affected part of the site.
- k) There shall be no on-site burning of any materials.
- l) The transfer station shall not be open after 1800 or before 0700 hours each day.
- m) Any landscaped areas including mounding, shall be maintained at all times. Landscape planting shall be maintained to provide a continuous dense vegetative screen around the periphery of the site.
- n) Noise: Activities shall comply with Noise Standards for Business D, E and F (Section 11-
- o) There shall be no night lighting of the recycling and refuse collection area.
- p) The existing landfill must be closed and capped prior to commencement of the operation of the transfer station.

14.10.4.4 Waste Management Site, Ashburton Forks (Staveley Road near Thompsons Track) – Designation Number 97**a) Supervision and Public Access**

- Public access to the landfill will only be permitted with the specific consent of the Ashburton District Council.

b) Inert Material

- Waste permitted to be dumped at the landfill shall be limited to inert material.
- For the purpose of this provision, inert material is defined as ‘material having no putrescible pollutant, inflammable or hazardous components, but shall include rubble, ballast, stones, demolition material including demolition timber, soily materials, tree stumps and trunks, and vegetation incidental to the clearing of sites provided that the vegetation forms less than 5% of such material by volume.

c) Signage

- Signage will be located at the entrance of the landfill specifying that only inert material may be disposed of, and that this disposal may only occur with the specific consent of Council.

14.10.4.5 Waste Management Site, Driscolls Pit, Singletree (Chertsey Road) – Designation Number 98**a) Supervision and Public Access**

Public access to the landfill will only be permitted with the specific consent of the Ashburton District Council.

b) Inert Material

- Waste permitted to be dumped at the landfill shall be limited to inert material.
- For the purpose of this provision, inert material is defined as ‘material having no putrescible pollutant, inflammable or hazardous components, but shall include rubble, ballast, stones, demolition material including demolition timber, soily materials, tree stumps and trunks, and vegetation incidental to the clearing of sites provided that the vegetation forms less than 5% of such material by volume.

c) Signage

Signage will be located at the entrance of the landfill specifying that only inert material may be disposed of, and that this disposal may only occur with the specific consent of Council.

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14.11 Recreation Reserve Conditions

All activities shall comply with the following standards:

14.11.1 Setback from Roads

- a) All buildings shall be set back a minimum distance of 20m from the road boundary.

14.11.2 Setback from Neighbours

- a) All buildings shall be set back a minimum distance of 10m from internal boundaries.

14.11.3 Height of Buildings

- a) No building shall exceed a maximum height of 10m.

14.11.4 Building Coverage

- a) A single building shall not exceed 100m² in total floor area. The combined total area of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of children's play equipment.

14.11.5 Surfacing

- a) No more than 20% of the site area shall be covered by hardsurfacing, including courts, footpaths, swimming pools and carparking areas and/or areas under exclusive lease arrangements.

14.11.6 Lighting

- a) All exterior lighting shall be directed away from adjacent properties and roads.

14.11.7 Noise

- a) Activities shall be conducted such that the following noise levels are not exceeded, neither at nor within the notional boundary of any residential unit.

	2400 hrs to 0700 hrs	0700 hrs to 0900 hrs	0900 hrs to 1700 hrs	1700 hrs to 2100 hrs	2100 hrs to 2400 hrs
Monday to Friday	40 dBA	55 dBA	55 dBA	55 dBA	40 dBA
Saturday	40 dBA	40 dBA	55 dBA	40 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

14.11.8 Hours of Operation

- a) Where a site immediately adjoins or faces across a road from a Residential Zone no activities shall be conducted on the site between the hours of midnight and 7am.

14.11.9 Commercial Activities

- a) The sale of food and beverages shall be limited to consumption on the site.

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14.12 Ashburton Airport Purposes Designation

The designation is subject to the following conditions:

- a) The layout of new buildings, structures and facilities shall be generally in accordance with the Ashburton Airport – Long Term Development Plan.
- b) Any land taken or held for the Airport development works shall be maintained to a reasonable standard until physical works commence.
- c) As the Airport develops, additional appropriate planting and landscaping of the Airport entry and perimeter buffer zone is to be undertaken in stages.
- d) There shall be compliance with the relevant HSNO and dangerous goods regulations for fuel storage.
- e) There shall be progressive upgrade of the existing infrastructure, such as sewage collection, as the Airport develops.
- f) Airport access roads shall be chipsealed as they are constructed.
- g) The existing airport main entry shall be relocated to the position shown on the Ashburton Airport Long Term Development Plan.
- h) As the Airport develops appropriately sized public car and bus parking areas shall be formed.
- i) There shall be use of visually sensitive building materials, colours and planting for and around all landside buildings and structures.
- j) Building Heights:
 - The maximum height of any building shall not exceed 9.0 metres, except that this restriction does not apply to the control tower, lighting towers or navigation and communication masts and aerials associated with airport operations.
 - No buildings shall infringe the restrictions of the Airspace designation.
- k) Building Setbacks:
 - Minimum setback from all boundaries of the designation shall be 10 metres
 - Minimum setback from the centreline of the new main runway [01-19] shall be 199 metres
 - Minimum setback from the centreline of the cross runway [11-29] shall be 124 metres
 - Minimum setback from subsidiary grass runways shall be 65 metres
- l) Operations During Hours of Darkness:
 - The airport shall not be used for scheduled passenger services during the hours of darkness unless a suitable lighting plan is introduced. “Hours of Darkness” shall mean

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the hours between 10pm and 7am. Two movements of air freight aircraft are permitted during these hours.

m) Prohibited Activities:

- Non-airport related activities are prohibited within the Airport Purposes designation.

n) An archaeologist shall be present on site during the excavation part of the staged construction programme for the proposed sealed runway extensions and if any construction work uncovers any archaeological remains, the Requiring Authority shall immediately advise local iwi and the New Zealand Historic Places Trust (NZHPT) and cease working in the affected area until any necessary authority required by the NZHPT is obtained.

o) Construction noise shall comply with the provisions of NZS 6803:1999 "Acoustics – Construction Noise" with the following provisos:

- At least 48 hours prior to night time works commencing residents of dwellings which are predicted to receive noise levels greater than the limits of NZS 6803:1999 shall be notified. Such notification shall indicate the extent of the works being carried out and provide details of the duration of the works;
- All construction works shall be carried out in accordance with Construction Noise Management Plans (CNMPs) to be prepared in accordance with NZS 6803:1999 "Acoustics – Construction Noise", to the satisfaction of the Ashburton District Council; and
- For the purposes of this condition, construction noise levels shall be measured and assessed in accordance with the provisions of NZS 6803:1999.

p) All contract documentation for the construction of Airport development works shall include reference to these designation conditions, any resource consents (including any conditions on any consents), and any approved mitigation, management plan(s) or outline plan(s) approved for the Airport.

14.13 Ashburton Airport, Airspace Control Designation

Obstacle Removal

a) The Requiring Authority shall meet the costs of the initial removal of obstacles (including trimming of trees) carried out in accordance with the purpose of this designation. Subsequent trimming of trees or removal of obstacles shall be the responsibility of the owner of the affected land or obstacle.

b) Where the removal of obstacles in accordance with the purpose of this designation requires the removal of trees, or in the opinion of a qualified arborist the tree will die as a result of the proposed trimming/pruning, the Requiring Authority shall offer the affected landowner replacement tree/s of an appropriate species (or other equivalent means of mitigation, at the discretion of the Requiring Authority).

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Noise Management

- c) The designation shall be subject to all of the noise controls and noise mitigation requirements set out in Section 11 of the District Plan.
- d) Within 12 months of this designation taking effect, and without in any way limiting its obligations to fully comply with the conditions attaching to the designation, the Requiring Authority shall prepare and implement a Noise Management Plan (NMP) to assist all interested parties in complying with the objectives and rules in the District Plan and the requirements of this designation. The NMP shall include:
- A statement of noise management objectives and policies;
 - Procedures for monitoring and ongoing review of the NMP;
 - Procedures for the preparation of the Annual Aircraft Noise Contours;
 - The procedure for the recording, responding and reporting of complaints received in respect of noise from aircraft operations, engine testing activities and any other activities generating noise at the Airport;
 - Dispute resolution procedures to resolve disputes between the Ashburton Airport Management Committee (AAMC) and the community about the contents and implementation of the NMP;
 - Consideration of land use measures which may mitigate adverse effects of aircraft noise through changes to controls;
 - Details of methods and procedures for monitoring to the AAMC compliance with the District Plan rules and designation conditions, including but not necessarily limited to:
 - Limitations on aircraft noise provided in the rules;
 - Engine testing;
 - Limitations on night flights.
 - Protocols for the use of the Airport for engine testing;
 - Noise abatement procedures, including but not necessarily limited to:
 - Where practicable, requests to aircraft pilots to avoid overflight of the Ashburton Urban Area;
 - Improvements to airport layout to reduce ground noise;
 - Aircraft operating procedures in the air and on the ground, including flight tracks.
- e) Within six months of this designation taking effect, AAMC shall prepare a draft of the NMP for presentation to Ashburton District Council and shall invite Ashburton District Council to comment on the draft before completing the NMP.

Section 14 Appendices

Appendix 14-1: Schedule of Designations

The following schedule sets out the designations that apply within the Ashburton District:

(Note: conditions apply to some designations and these are outlined above.)

ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
1	Environment Canterbury	Soil conservation and river control	Rangitata River R2880 (53.7422ha)	Has been given effect to.	No	R82	Rural B
2	Environment Canterbury	Soil conservation and river control	Rangitata River R2881 (199.9147ha)	Has been given effect to.	No	R86, R87	Rural B
3	Environment Canterbury	Soil conservation and river control	Rangitata River R2882 (86.6027ha)	Has been given effect to.	No	R86, R87, R89, R90	Rural B
4	Environment Canterbury	Soil conservation and river control	Hinds River R4779 (29.5420ha)	Has been given effect to.	No	R78	Rural B
5	Environment Canterbury	Soil conservation and river control	Hinds River R4771 (4.8562ha)	Has been given effect to.	No	U80	Rural A
6	Environment Canterbury	Soil conservation and river control	Hinds River R5064 (2.6304ha)	Has been given effect to.	No	R71	Rural B
7	Environment Canterbury	Soil conservation and river control	South Ashburton River R3189 (17.2473ha)	Has been given effect to.	No	R42	Rural B
8	Environment Canterbury	Soil conservation and river control	South Ashburton River RS 40889 (0.0496ha)	Has been given effect to.	No	R42	Rural B
9	Environment Canterbury	Soil conservation and river controls	South Ashburton River R2905 (10.4965ha)	Has been given effect to.	No	R49	Rural B
10	Environment Canterbury	Soil conservation and river control	South Ashburton River R5213 (34.6006ha)	Has been given effect to.	No	R58	Rural B
11	Environment Canterbury	Soil conservation and river control	South Ashburton River R5214 (104.8135ha)	Has been given effect to.	No	R58	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
12	Environment Canterbury	Soil conservation and river control	South Ashburton River R2943 (73.4057ha)	Has been given effect to.	No	R58	Rural B
13	Environment Canterbury	Soil conservation and river control	South Ashburton River R2494 (54.8601ha)	Has been given effect to.	No	R58	Rural B
14	Environment Canterbury	Soil conservation and river control	South Ashburton River R2495 (5.2988ha)	Has been given effect to.	No	R58	Rural B
15	Environment Canterbury	Soil conservation and river control	South Ashburton River R2243 (19.0202ha)	Has been given effect to.	No	R58, R64	Rural B
16	Environment Canterbury	Soil conservation and river control	South Ashburton River R2244 (5.9691ha)	Has been given effect to.	No	R64	Rural B
17	Environment Canterbury	Soil conservation and river control	South Ashburton River R2498 (42.6943ha)	Has been given effect to.	No	R64, R65	Rural B
18	Environment Canterbury	Soil conservation and river control	South Ashburton River R5204 (13.7593ha)	Has been given effect to.	No	R64, R65	Rural B
19	Environment Canterbury	Soil conservation and river control	South Ashburton River R5203 (57.780ha)	Has been given effect to.	No	R65, R72, U52	Rural A
20	Environment Canterbury	Soil conservation and river control	South Ashburton River Pt R1951 (0.8599ha)	Has been given effect to.	No	R65	Rural A
21	Environment Canterbury	Soil conservation and river control	South Ashburton River Sec 1 of SO 18829 (9.1510ha)	Has been given effect to.	No	U40	Rural A
22	Environment Canterbury	Soil conservation and river control	South Ashburton River RS 40469 (25.7550ha)	Has been given effect to.	No	U40, U60, U67, U68	Rural A
23	Environment Canterbury	Soil conservation and river control	South Ashburton River R2502 (75.6762ha)	Has been given effect to.	No	R72, R79, U74	Rural A and Aquatic Park
24	Environment Canterbury	Soil conservation and river control	South Ashburton River R2764 (21.6506ha)	Has been given effect to.	No	R79	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
25	Environment Canterbury	Soil conservation and river control	North Ashburton River R5215 (4.3250ha)	Has been given effect to.	No	R38	Rural B
26	Environment Canterbury	Soil conservation and river control	North Ashburton River R5216 (25.1663ha)	Has been given effect to.	No	R38, R44	Rural B
27	Environment Canterbury	Soil conservation and river control	North Ashburton River R5217 (2.6557ha)	Has been given effect to.	No	R44	Rural B
28	Environment Canterbury	Soil conservation and river control	North Ashburton River R5218 (53.6208ha)	Has been given effect to.	No	R44	Rural B
29	Environment Canterbury	Soil conservation and river control	North Ashburton River R5219 (5.7667ha)	Has been given effect to.	No	R51, R72	Rural B
30	Environment Canterbury	Soil conservation and river control	North Ashburton River Pt R5220 (9.4949ha)	Has been given effect to.	No	R30	Rural B
31	Environment Canterbury	Soil conservation and river control	North Ashburton River Pt R5223 (12.4896ha)	Has been given effect to.	No	R65	Rural B
32	Environment Canterbury	Soil conservation and river control	North Ashburton River Pt R5224 (0.5923ha)	Has been given effect to.	No	R65	Rural B
33	Environment Canterbury	Soil conservation and river control	North Ashburton River R5225 (7.1325ha)	Has been given effect to.	No	R65	Rural B
34	Environment Canterbury	Soil conservation and river control	North Ashburton River Pt R5226 (5.8803ha)	Has been given effect to.	No	R65	Rural B
35	Environment Canterbury	Soil conservation and river control	North Ashburton River R5227 (9.7124ha)	Has been given effect to.	No	R65, U34	Rural B
36	Environment Canterbury	Soil conservation and river control	Taylor's Stream R3045 (2.2257ha)	Has been given effect to.	No	R50	Rural B
37	Meteorological Service of New Zealand Ltd	Meteorological Purposes	Rakaia Weather Radar, McLaughlans Road, Rakaia. Lot 1 DP 57964 (7869m ²).	Has been given effect to.	No	R61	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
38	Kordia Limited	Tele-communications and Broadcasting Station	Gawler Downs Microwave Station - Pt Lot 1 DP 17049 BlkXV Alford SD (600m ² approx.)	Has been given effect to.	No	R56, R57	Rural B
39	The Radio Network Limited	Tele-communication and Radio-communication and Ancillary Purposes	Winchmore site, Winchmore – Lauriston Road. Lot 1 DP 16721 Part RS 27963, 28054 Block VIII Westerfield SD.	Has been given effect to.	No	R59	Rural B
40	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange 340-422 East Street, Ashburton. Part Lot 1 DP 11591. Part Sections 510 and 511, Town of Ashburton. Section 1281, Town of Ashburton (1842sqm). Refer to Clause 2.2 below.	Has been given effect to.	Yes	U53	Business A
41	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Ashburton Microwave Station, 161 Willis Street, Ashburton, Section 515 Town of Ashburton (1011sqm). Refer to Clause 2.2 below.	Has been given effect to.	Yes	U53	Business C
42	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, King Street, Chertsey, Pt Reserve 4039, Block VIII Ashburton SD (306sqm). Refer to Clause 2.2 below.	Has been given effect to.	Yes	U22	Residential C
43	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Kyle Road, Dorie. Part Rural Section 25593, Block VI, Rakaia SD (278sqm). Refer to Clause 2.2 below.	Has been given effect to.	Yes	R67	Rural B
44	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Back Track Road, Highbank, Part Section 47, Highbank Settlement Block II (273sqm). Refer to Clause 2.2 below.	Has been given effect to.	Yes	R45	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
45	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange. Isleworth Road, Hinds. Section 1 SO 16105 Block XVIII Hinds Township Block VI Hinds SD (288sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	U80, U82	Residential C
46	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, 1 Main Road, Methven, Section 3 SO 17912 (913sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	U05	Business A
47	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Radio Station, Mount Alford. Part RS 36413, Block 1, Spaxton SD (266m ²). Refer to Clause 2.2 below.	Has been given effect to.	Yes	R37	Rural C
48	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Pattons Road, Mt Somers. Part Lot 17 DP 190 Block XV, Alford SD (333sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	U11	Business A
49	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Mackie Street, Rakaia, Lot 2 DP 38710 (547sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	U19	Business A
50	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Christys Road Wakanui, Part Rural Section 25920, Block II, Wakanui SD (278sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	R80	Rural B
51	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, 6 Rushford Road, Westerfield, Part Rural Section 35899 Block XI, Westerfield SD (397sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	R64	Rural B
52	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Osborns Road, Willowby Section 1 SO 10693 (258sqm), CT 33A/1272. Refer to Clause 2.2 below.	Has been given effect to.	Yes	R79	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
53	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Winchmore – Lauriston Road, Winchmore Part Rural Section 37629, Block 1, Ashburton SD (278sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	R59	Rural B
54	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Arundel-Rakaia Gorge Road, Mayfield, Lot 2 DP 62942 (811m ²). Refer to Clause 2.2 below.	Has been given effect to	Yes	U25	Residential C
55	New Zealand Transport Agency	State Highways Refer to Clause 2.1 below	As shown on planning maps. Refer to Clause 2.1 below	Has been given effect to.	Yes	Various	Various
56	New Zealand Railways Corporation	Railway Purposes	As shown on Planning Maps.	Has been given effect to.	No	Various	Various
57	Transpower New Zealand Limited	Electricity Substation	Wakanui Road Lot 2 DP 388988, Block II, Wakanui SD (4.5815ha).	Has been given effect to.	No	R72	Rural B
58	Minister for Courts	Ashburton Court House	Cameron Street/Baring Square West, Ashburton Pt Reserve 766.	Has been given effect to.	No	U53	Business A
59	Minister of Police	Police Station	303-317 Havelock Street, Ashburton, Section 476 TN of Ashburton, Pt Sections 477-479 & 496-497 TN of Ashburton	Has been given effect to.	No	U53, U59	Business A and C
60	Minister of Police	Police Station and Residence	15 Methven-Chertsey Road, Methven, Lot 2 DP 59110	Has been given effect to.	No	U05	Residential C
61	Minister of Police	Police Station and Residence	149 Michael Street, Rakaia, Lot 1 DP 56339	Has been given effect to.	No	U19	Residential C
62	Minister of Education	Primary School	Fairfield/Works Roads, Fairton. Pt Lot 3, DP 1018 Blk X, Ashburton SD.	Has been given effect to.	No	U26, U32	Rural B
63	Minister of Education	Primary School	Mt Somers Springburn School, Mt Somers Pt RS 15492, Blk XV, Alford SD.	Has been given effect to.	No	U11	Residential C

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64	Minister of Education	Primary School	Allenton Primary School, Harrison St, Ashburton. Pt 178, 179, DP 235, Blk XIII, Ashburton SD.	Has been given effect to.	No	U40, U41	Residential C
65	Minister of Education	Primary School	Ashburton Borough Primary School, Moore Street, Ashburton. R1833, Pt Res R1642, Res 765, 765X, Part Res 1833X, Lots 8-10, DP 2357, Blk XIII, Ashburton SD.	Has been given effect to.	No	U52, U53	Residential A and B
66	Minister of Education	Secondary School	Ashburton College, Walnut Avenue Ashburton. Lots 1-10, 22-26, 62, DP 11487, Pt Lots 11-17, DP 411, Pt Lot 2, DP 22310, Pt Lots 125-129, 136, 137, DP 236, Pt Lot 2, DP 19795, Blk XIII, Ashburton SD.	Has been given effect to.	No	U41, U47	Residential C
67	Minister of Education	Intermediate School and Ashburton technology centre	Ashburton Intermediate School. Walnut Avenue, Ashburton. Pt Lot 26-29 DP 226, Lots 1-2 DP22877, Lots 1-10, 25-34 DP72, Res 2425, Blk XIII, Ashburton SD	Has been given effect to.	No	U54	Residential B and C
68	Minister of Education	Primary School	Ashburton Netherby Primary School, Brucefield Avenue, Ashburton. PT lots 5, 6, 11, DP 985, Lots 28-34, DP 2198.	Has been given effect to.	No	U48	Residential C
69	Minister of Education	Primary School	Hampstead Primary School, Wellington Street, Ashburton. Lots 3-5, DP 6003, Pt RS 6572, Lot 1 DP16051, Lots 100-102, DP 309, Lot 1, DP 13856, Blk XIII, Ashburton SD, and stopped road.	Has been given effect to.	No	U61, U69	Residential C

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70	Minister of Education	Primary School	Tinwald Primary School, Thomson Street. Lots 398-405, Lots 408-418, DP 256, Pt Lot 8, DP 13934, Blk XVI, Westerfield SD.	Has been given effect to.	No	U72	Residential C and Open Space A
71	Minister of Education	Primary School	Carew Peel Forest School, Ealing Montalto Road. Pt Res 2525, SO 5749, Blks I, II, Rangitata SD.	Has been given effect to.	No	R77	Rural B
72	Minister of Education	Primary School	Chertsey Primary School, Chertsey Kyle Road. Lots 132-146, DP 200, Blk VIII, Ashburton SD.	Has been given effect to.	No	U22, U23	Residential C
73	Minister of Education	Primary School	Hinds Primary School, Reed Street. RES 3029, RES 4879, RES 2473, PT SECT 14, BLK III TN OF Hinds.	Has been given effect to.	No	U79	Residential C
74	Minister of Education	Primary School	Mayfield Primary School, Arundel Rakaia Gorge Road. Lot 2 DP373490, Lot 1 DP68537	Has been given effect to.	No	U25	Residential C
75	Minister of Education	Primary School, Secondary School and teachers residence	Methven Primary School and Mt Hutt College, McDonald Street. Pt Lot 5 DP 1229, Lot 1 DP 3835, Pt Lot 14 DP 3835, Lot 1-4 DP 6543. Pt Lot 1 DP 11963, Pt Lot 5 DP 1229, Pt RS 28681, Pt LOT 9-10 DP 4793, Lot 1 DP 17356 Lot 2-3 DP 11674 Lot 15-16 DP 4793	Has been given effect to.	No	U08, U09	Residential C
76	Minister of Education	Primary School	Rakaia Primary School, Dunford Street. R2792, R4047, Blk XIII, Rakaia SD. Sect 1-2 SO 316622	Has been given effect to.	No	U17	Residential C
77	Minister of Education	Primary School	Dorie Primary School, School Road. Pts RS 26544, Rakaia SD	Has been given effect to.	No	R67	Rural B

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78	Minister of Education	Primary School	Lagmhor site of Ashburton Borough School, Tinwald – Westerfield – Mayfield Road. Lot 2, DP 4900, Blk XI, Westerfield SD.	Has been given effect to.	No	R64	Rural B
79	Minister of Education	Primary School and teacher residence	Lauriston Primary School, Church Street. Lots 13-14, 31-34, 47-51, DP 621. Pt RS 38017, closed road Survey Office Plan 9330.	Has been given effect to.	No	U15	Residential C
80	Minister of Education	Primary School	Lowcliffe Primary School, Pyes/Emersons Roads. Pt Lot 1, DP 880, Blk XIV, Hinds SD.	Has been given effect to.	No	R87	Rural B
81	Minister of Education	Primary School	Wakanui Primary School, Wakanui School/Beach Roads. R 4803, Blk II, Wakanui SD.	Has been given effect to.	No	R79	Rural B
82	Minister of Education	Primary School	Longbeach School. Longbeach/ Boundary Roads. Lot 1, DP 4663, Pt R1427, Hinds SD.	Has been given effect to.	No	R79	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
83	Rangitata Diversion Race Management Limited	Distribution (including associated diversion, intake, conveyance, storage and discharge) of water through the Rangitata Diversion Race, and associated operation, maintenance, erection, installation, replacement, alteration, removal and other use of land in respect of the distribution of water for supply (including irrigation and stockwater)	As shown on Planning Maps.	Has been given effect to.	No	R38, R39, R43, R44, R50, R56, R57, R62	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
84	Valetta Irrigation Co-Operative Society Limited	Distribution (including associated diversion, intake, conveyance, storage and discharge) of water through the Valetta Irrigation scheme, and associated operation, maintenance, erection, installation, replacement, alteration, removal and other use of land in respect of the distribution of water for supply (including irrigation and stockwater)	As shown on Planning Maps.	Has been given effect to.	No	R64	Rural B

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85	Ashburton Lyndhurst Irrigation Limited	Distribution (including associated diversion, intake, conveyance, storage and discharge) of water through the Ashburton Lyndhurst Irrigation scheme, and associated operation, maintenance, erection, installation, replacement, alteration, removal and other use of land in respect of the distribution of water for supply (including irrigation and stockwater)	As shown on Planning Maps.	Has been given effect to.	No	R44, R65	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
86	Mayfield Hinds Irrigation Limited	Distribution (including associated diversion, intake, conveyance, storage and discharge) of water through the Mayfield Hinds Irrigation scheme, and associated operation, maintenance, erection, installation, replacement, alteration, removal and other use of land in respect of the distribution of water for supply (including irrigation and stockwater)	As shown on Planning Maps.	Has been given effect to.	No	R76, R83	Rural B
87	Ashburton District Council	Road	All Ashburton Roads	Has been given effect to.	No	Various	Various
88	Ashburton District Council	Roading Purposes - Secondary Designation and Roading Purposes	State Highway 1 / Northpark Road, Pt RS 39368 (1.8ha), Lot 2 DP 28415 (0.1ha), Lot 1 DP 28415 (2.9ha), Lot 2 DP 78926 (0.2ha), Lot 1 DP 78926 (0.1ha), Res 4433 (1.7ha), Lot 1 DP 46816 (0.1ha), Lot 1 DP 352761 (0.5ha), Pt Res 4041 (1.7ha)	15 years	No	R65, U31, U37, U43	Rural B and A, Open Space A,

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
89	Ashburton District Council	Public Car-parking and ancillary purposes including, but not necessarily limited to, associated signage, parking meters and lighting	West Street, Ashburton, between Havelock and Moore Streets. As shown on Planning Maps. Lot 2 DP 55869 (0.2945ha)	Has been given effect to.	No	U60	Open Space A
90	Ashburton District Council	Public Car-parking and ancillary purposes including, but not necessarily limited to, associated signage, parking meters and lighting	344 Burnett Street, Ashburton, TS 446 ASHBURTON TN (0.1012ha)	10 years	No	U60	Business A
91	Ashburton District Council	Community Wastewater Treatment Purposes	End of Wilkins Road, adjacent to Ashburton River. Pt Lot 1 DP 4986 on Pt Lot 1 DP 3650.	Has been given effect to.	No	R72	Rural B
92	Ashburton District Council	Community Wastewater Treatment Purposes	Line Road opposite McCloy's Road. Pt RS 28288 and RS 41251 Blk VII Spaxton SD.	Has been given effect to.	No	R44	Rural B
93	Ashburton District Council	Waste Management	Ashburton, Pt Res 2500 (6.6080ha), Pt Res 4605 (0.6855ha), Pt Lot 12 DP 306348 (1.5220ha, part road reserve (1.0410ha) (Total Area 9.8565ha). For conditions refer to Clause 2.4 below.	Has been given effect to.	Yes	U46,U52	Business D and Rural A
94	Ashburton District Council	Waste Management	Methven, Corner of Rakaia – Barrhill – Methven Road. Res 1882, Blk VIII, Spaxton SD. For conditions refer to Clause 2.4 below.	Has been given effect to.	Yes	R45	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
95	Ashburton District Council	Waste Management	Rakaia off West Town Belt near Rakaia Terrace. Lot 1 DP 47252, Blk XIII, Rakaia SD (2.0560ha). For conditions refer to Clause 2.4 below.	Has been given effect to.	Yes	U17	Rural B
96	Ashburton District Council	Waste Management	Ashburton – Staveley Road near Thompsons Track. Lot 4 DP 465 and adjoining Roads - Blk XIV, Spaxton SD (4046m ²). For conditions refer to Clause 2.4 below.	Has been given effect to.	Yes	R51, U53	Rural B and Business C
97	Ashburton District Council	Waste Management	Driscolls Pit, Singletree Chertsey Road, Lot 1 DP 24126, Pt RS 26920, Blk XI, Ashburton SD. For conditions refer to Clause 2.4 below.	Has been given effect to.	Yes	R66	Rural B
98	Ashburton District Council	Waste Management	Methven. Methven Chertsey Road, Cnr Line Road RS 42060 (0.3735ha)	10 years	No	U06, U09	Business D
99	Ashburton District Council	Site Rehabilitation	Mayfield. Tinwald - Westerfield – Mayfield Road. Res 4733, Blk IX, Shepherds Bush SD.	Has been given effect to.	No	R57	Rural B
100	Ashburton District Council	Site Rehabilitation	Hinds, Corner Frisbys Road – Old Main South Road (2.0234ha). Res 1447, Blk IX, Hinds SD.	Has been given effect to.	No	R78	Rural B
101	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 3202 BLK II CORWAR SD -GRAVEL RES- (0.8093ha)	10 years	No	R45	Rural B

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102	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1008 BLK XV SPAXTON SD - GRAVEL PIT- (2.0234ha)	10 years	No	R51	Rural B
103	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1015 BLK III ASHBURTON SD (2.0234ha)	10 years	No	R60	Rural B
104	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 1 DP 38611 (1.4480ha) & RES 2221 BLK IV ASHBURTON SD (2.0234ha) (Total Area 3.4714ha)	10 years	No	R60	Rural B
105	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2273 BLK I WESTERFIELD SD (2.0234ha)	10 years	No	R57	Rural B

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106	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1942 BLK I ASHBURTON SD (2.0234ha)	10 years	No	R59	Rural B
107	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 1 DP 53710 (4ha) GAZ 80/73 RES 1994 BLK WESTERFIELD SD -GRAVEL R (2.0234ha) (Total Area 6.0234ha)	10 years	No	R64	Rural B
108	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	LOT 1 DP 4664 BLK VIII WESTERFIELD SD (1.0117ha).	10 years	No	R65	Rural B
109	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	PART RES 1401 BLK VIII WESTERFIELD SD (1.0117ha).	10 years	No	R65	Rural B
110	Ashburton District Council	Temporary storage of construction material for subsequent use or re-use	GAZ 75-924 LOT 2 DP 33596 BLK V ASHBURTON SD (1.1945ha).	10 years	No	R65	Rural B
111	Ashburton District Council	Temporary storage of construction material for subsequent use or re-use	GAZ 75-924 PT RES 1399 BLK V ASHBURTON SD (0.8287ha)	10 years	No	R65	Rural B

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112	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2516 RUAPUNA VILLAGE SETTLEMENT BLK X SHEPHERDS BUSH SD (2.0234ha)	10 years	No	R62	Rural B
113	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1966 BLK X WESTERFIELD SD (2.0234ha)	10 years	No	R64	Rural B
114	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2128 BLK I IV RANGITATA SD GRAVEL RES (2.0234ha)	10 years	No	R76	Rural B
115	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2117 BLK III HINDS SD (2.0234ha)	10 years	No	R71	Rural B

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116	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2108 BLK VI RANGITATA SD - GRAVEL RESERVE- (2.0234ha)	10 years	No	R77	Rural B
117	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2098 (2.0234ha) 5048 -GRAVEL RESERVE BLK VII RANGITATA SD SUBJ TO EASEMENT MAYFIELD IRRIGATION SCHEME 22200(2.0234ha) (Total Area 4.0468ha)	10 years	No	R82	Rural B
118	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 1 DP 28416 BLK XIII WESTERFIELD SD (4.0703ha), RES 1986 BLK XIII WESTERFIELD SD (2.0234ha) (Total Area 6.0701ha)	Has been given effect to.	No	R70	Rural B
119	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	GAZ- 1888- 1070 RES 2737 BLOCK V SPAXTON SD - GRAVEL RES- & RES 2738 BLK V SPAXTON SD - PLANTATION RES- (0.4047ha + 5.5695ha Total area:5.9742ha)	10 years	No	R43	Rural B

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120	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1606 BLK V SPAXTON SD (2.0234ha)	10 years	No	R43, R44	Rural B
121	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	Res 4752 and Pt Lot 4 DP 3695 (0.8094ha + 0.8094ha Total Area: 1.6188ha)	10 years	No	R45	Rural B
122	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	GAZ-31-2104 RES 1822 BLK X ALFORD SD - GRAVEL (4.0469ha)	10 years	No	R49	Rural B
123	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	GAZ 1898 P 545 RES 2483 BLK X SPAXTON SD- GRAVEL RES- (2.0234ha)	10 years	No	R51	Rural B

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124	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	GAZ 1892-851 RES 2371 BLOCK XIII SPAXTON SD- GRAVEL RES- (1.0117ha)	10 years	No	R50	Rural B
125	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 2 DP 26765 BLK XVI SPAXTON SD (2.0308ha)	10 years	No	R51, R52	Rural B
126	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1392 BLK IX CORWAR SD (2.0234ha)	10 years	No	R53	Rural B
127	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1393 BLK IX CORWAR SD (2.0234ha)	10 years	No	R53	Rural B

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128	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2071 BLK II WESTERFIELD SD (2.0234ha)	10 years	No	R58	Rural B
129	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2069 BLK VI WESTERFIELD SD (2.0234ha)	10 years	No	R58	Rural B
130	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	PT RES 1410 BLK III WESTERFIELD SD (1.8464ha)	10 years	No	R58	Rural B
131	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1943 BLK III WESTERFIELD SD (2.0234ha)	10 years	No	R58	Rural B

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132	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2122 BLK VII WESTERFIELD SD (2.0234ha)	10 years	No	R64	Rural B
133	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 5096 BLK XII SHEPHERDS BUSH SD- GRAVEL RES (2.0234ha)	10 years	No	R63	Rural B
134	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1397 BLK X ASHBURTON SD (4.0469ha)	10 years	No	R66	Rural B
135	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	GRAVEL RESERVE- RES 2084 BLK XV SHEPHERDS BUSH SD (2.0234ha)	10 years	No	R70	Rural B

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136	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1979 BLK III HINDS SD (2.0234ha)	10 years	No	R71	Rural B
137	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 2104 BLK V HINDS SD GRAVEL RES (2.0234ha)	10 years	No	R78	Rural B
138	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1418 BLK VI WAKANUI SD (2.0234ha)	10 years	No	R79	Rural B
139	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RS 38903 BLKS XV XVI HINDS SD (2ha)	10 years	No	R84, R88	Rural B

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140	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	RES 1438 BLK V WAKANUI SD (3.9900ha)	10 years	No	R79	Rural B
141	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 1 DP 43221 BLK XIII HINDS SD (2.0234ha)	10 years	No	R82, R83	Rural B
142	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	Pt RS 26573, and Lot 1 DP 368737 (1.0683ha + 3.2995ha Total Area:4.3678ha)	10 years	No	R73	Rural B
143	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 1 DP 20379 BLK VII RAKAIA SD, and LOT 1 DP 59632 BLK VII RAKAIA SD (0.8094ha + 6.235ha Total Area: 7.0444ha)	10 years	No	R67, R68	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
144	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	Lot 1 DP 47184, Pt RS 31580, Pt RS 27306 (1.9783ha + 8710m ² + 3447m ² Total Area: 3.194ha) (CB27B/163)	10 years	No	R45	Rural B
145	Ashburton District Council	Gravel Extraction, which allows for the excavation, processing (including crushing), stockpiling and removal of gravel, and the rehabilitation of the site.	LOT 1 DP 42353 BLK III WAKANUI SD (1.607ha)	10 years	No	R80	Rural B
146	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	RS 38662 & Pt RS 26690 (1.3784ha + 0.4046ha Total Area: 1.7830ha)	10 years	No	R66, R73, R74	Rural B
147	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	RES 1982 BLK 3 Hinds SD (2.0234ha)	10 years	No	R78	Rural B
148	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Lot 1 DP 26849 & Lot 2 DP 26849 (1.6187ha + 0.4047ha Total Area: 2.0234ha)	10 years	No	R82, R86	Rural B
149	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	PT LOT 1 DP 465, Lot 2 DP 465, LOT 3 DP 465 (0.4067ha + 0.2959ha + 0.4047 Total Area: 1.1073ha)	10 years	No	R51	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
150	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Alford Forest Road, RS 41983 BLK VI SPAXTON SD (3.9155ha)	10 years	No	R44	Rural B
151	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Tinwald Westerfield Mayfield Road, LOT 2 DP 30156 BLK VIII SHEPHERDS BUSH SD (2.2840ha)	10 years	No	R57	Rural B
152	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Hardys Road, RES 2474 BLK II SOUTH RAKAIA VILLAGE SETTLEMENT BLK XIII RAKAIA SD TIMBER NOT ASSESSED (2.4357ha)	10 years	No	R54	Rural A
153	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Rakaia Highway, RES 1030 BLK VIII ASHBURTON SD (2.0234ha)	10 years	No	U22	Rural A
154	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Rakaia Highway, Lot 2 DP 33068 & RES 1032 BLK VII ASHBURTON SD (0.3894ha & 1.9931ha Total Area: 2.2825ha)	10 years	No	R66	Rural B
155	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Windermere Road, RES 1981 BLK II HINDS SD (2.0234ha)	10 years	No	R78	Rural B
156	Ashburton District Council	Disposal of material classified as "Cleanfill" by the Ministry for the Environment	Grahams Road, PT RES 1444 BLK XVI HINDS SD (2.0047ha)	10 years	No	R84	Rural B
157	Ashburton District Council	Community Water Supply Purposes	West Town Belt, Rakaia.	Has been given effect to.	No	U16	Residential C

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
158	Ashburton District Council	Community Water Supply Purposes	Fairfield Road, Fairton. Pt Lot 3 DP 1018 and Lot 1 DP 47253	Has been given effect to.	No	U32	Rural B
159	Ashburton District Council	Community Water Supply Purposes	Alexander St, Chertsey, Lot 139 DP 200.	Has been given effect to	No	U23	Residential C
160	Ashburton District Council	Community Water Supply Purposes	Dromore Station Road, Lot 1 DP 37909 (134m ²).	Has been given effect to.	No	R66	Rural B
161	Ashburton District Council	Community Water Supply Purposes	Winchmore School Rd, Lot 1 DP 44475 (362m ²).	Has been given effect to.	No	R59	Rural B
162	Ashburton District Council	Community Water Supply Purposes	Lot 4 DP 304207 as easement in DP 37701	Has been given effect to.	No	R49	Rural B
163	Ashburton District Council	Community Water Supply Purposes	RS 30446, RS 31567 as easement in DP 27605	Has been given effect to.	No	R44	Rural B
164	Ashburton District Council	Community Water Supply Purposes	River Road, Hakatere Huts. Lot 1 DP 47727	Has been given effect to.	No	R84	Residential C
165	Ashburton District Council	Community Water Supply Purposes	Mayfield Klondyke Road, RS 39956	Has been given effect to.	No	R57	Rural B
166	Ashburton District Council	Community Water Supply Purposes	RS 30151 as easement in DP 45619 Blk I,V & VI Spaxton SD.	Has been given effect to.	No	R44	Rural B
167	Ashburton District Council	Community Water Supply Purposes	Res 2937 Blk VI Hinds SD.	Has been given effect to.	No	U79	Residential B
168	Ashburton District Council	Community Water Supply Purposes	RS 37520 as easement DP 42571 Blk XIII Alford SD	Has been given effect to.	No	R56	Rural C
169	Ashburton District Council	Community Water Supply Purposes	RUN 324 and PT RUN 106 as easement DP 42572 Blk XIII Alford SD	Has been given effect to.	No	R49	Rural C
170	Ashburton District Council	Community Water Supply Purposes	Lot 1 DP 8130 (0.2020ha)	10 years	No	R44	Rural B
171	Ashburton District Council	Community Water Supply Purposes	West Town Belt, Rakaia. RES 2537 (975m ²)	10 years	No	U17	Rural A

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
172	Ashburton District Council	Community Water Supply Purposes	Pt RS 18245 as easement DP 37700 Blk X Alford SD (986m ²)	10 years	No	R50, U11	Rural A and B
173	Ashburton District Council	Community Water Supply Purposes	Lot 2 DP 359318 (399m ²) Ludlow Drive, Lake Hood	10 years	No	R79	Aquatic Park
174	Ashburton District Council	Community Water Supply Purposes	Pudding Hill Road, Lot 1 DP 24692 as easement (being created) (47 m ²)	10 years	No	R44	Rural B
175	Ashburton District Council	Community Water Supply Purposes	38 Bridge Street, RES 4353 (0.1010ha)	10 years	No	U54	Open Space A
176	Ashburton District Council	Community Water Supply Purposes	Lot 188 DP 235 (100m ²)	10 years	No	U34, U35	Open Space A and B
177	Ashburton District Council	Community Water Supply Purposes	Sec 1277 Town of Ashburton (289m ²)	10 years	No	U47, U53	Open Space A
178	Ashburton District Council	Community Water Supply Purposes	Lot 2 DP 352761 (996m ²)	10 years	No	U37	Business E
179	Ashburton District Council	Community Wastewater Treatment Purposes	Terrace Road Lots 1-9 DP47346, RS21428, RS21544, RS26452, RS27095, RS30947, RS31707, RS33496, RS34796, RS41592, RS41593, Blocks V, IX and X Wakanui SD, RS39441-2, Block IX Wakanui SD, being 375.1869ha. For conditions refer to Clause 2.3 below.	23.9.2008 unless given effect to	Yes	R84, R79	Rural B
180	Ashburton District Council	Community Wastewater Treatment Purposes	Lot 1 DP 80183 (23.83ha)	10 years	No	R61	Rural B
181	Ashburton District Council	Wastewater Pump Station	Millibrook Place on road reserve (13.5m ²)	10 years	No	U67, U73	Residential C
182	Ashburton District Council	Wastewater Pump Station	Lot 41 DP 354132 (8.976m ²)	10 years	No	U34	Residential C

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
183	Ashburton District Council	Wastewater Pump Station	Lot 16 DP 364452 (31.15m ²)	10 years	No	U68	Residential C
184	Ashburton District Council	Wastewater Pump Station	Maronan Road on road reserve (13.8m ²)	10 years	No	U71	Rural A
185	Ashburton District Council	Wastewater Pump Station	Lot 2 DP 359318 (264m ²) Huntindon Ave, Lake Hood	10 years	No	R79	Aquatic Park
186	Ashburton District Council	Wastewater Pump Station	Lot 2 DP 359318 (453m ²) Ludlow Drive, Lake Hood	10 years	No	R79	Aquatic Park
187	Ashburton District Council	Wastewater Pump Station	RS 39646 (206m ²)	10 years	No	U19	Residential C
188	Ashburton District Council	Wastewater Pump Station	Lot 14 DP 988 (301m ²)	10 years	No	U54, U55	Residential C
189	Ashburton District Council	Wastewater Pump Station	Company Road on road reserve (101m ²)	10 years	No	U44	Business E
190	Ashburton District Council	Recreation Purposes	Chertsey Domain, NW side of SH1. Res 2376 Blk VIII Ash SD. (11.9332ha) For conditions refer below.	Has been given effect to.	Yes	U22	Rural A
191	Ashburton District Council	Recreation Purposes	Greenstreet Domain, Staveley Road. Lot 1 DP 11740 & Res 4893 Blk VII, Westerfield SD (0.8010ha). For conditions refer below.	Has been given effect to.	Yes	R58, R59	Rural B
192	Ashburton District Council	Recreation Purposes	Hinds Domain. Pt RS 41165 (11.6629ha). For conditions refer below.	Has been given effect to.	Yes	U80, U82	Rural A
193	Ashburton District Council	Recreation Purposes	Lynford Domain, Corner of Boundary and Lynford Roads. Res 4848, Blk VI Hinds (.8094ha). For conditions refer below.	Has been given effect to.	Yes	R78	Rural B

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
194	Ashburton District Council	Recreation Purposes	Mayfield Domain, SH 72. RS 41225, RS41309, Shepherds Bush (6.475ha). For conditions refer below.	Has been given effect to.	Yes	U24, U25	Rural A
195	Ashburton District Council	Recreation Purposes	Mt Somers Domain, Hoods Road. RS 41262. (13.5552ha). For conditions refer below.	Has been given effect to.	Yes	U11, U12	Rural A and B
196	Ashburton District Council	Recreation Purposes	Pendarves Domain, corner of Christys Road and Chertsey Kyle Road. Res 4729 Blk XVI, Ashburton SD. (2.5091ha) For conditions refer below.	Has been given effect to.	Yes	R66, R67, R73, R74	Rural B
197	Ashburton District Council	Recreation Purposes	Rakaia Domain, Rakaia - Barrhill - Methven Road. Pt Res 4638 (19.2896ha) For conditions refer below.	Has been given effect to.	Yes	U16, U18	Residential D
198	Ashburton District Council	Recreation Purposes	Ruapuna Domain, Corner Ruapuna School and Ross Roads. Res 3034 Blk XI Shepherds Bush. (12.9297ha) For conditions refer below.	Has been given effect to.	Yes	R62	Rural B
199	Ashburton District Council	Recreation Purposes	Highbank Domain. Corner of Highbank School Road and Cairnbrae Road. Res 3198 (4.04 ha). For conditions refer below.	Has been given effect to.	Yes	R45	Rural B
200	Ashburton District Council	Recreation Purposes	Methven Domain Rakaia - Methven - Alford Forest Road. R 3184, R 2613, R 2613A, RS41608. (10.29ha). For conditions refer below.	Has been given effect to.	Yes	U05, U06, U09	Residential C

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ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
201	Ashburton District Council	Recreation Purposes	Tinwald Reserve. RS 41245, Pt RS 41244, Blk XVI, Westerfield SD. (27.2064ha) For conditions refer below.	Has been given effect to.	Yes	U71, U72, U76	Rural A and Open Space B
202	Ashburton District Council	Recreation Purposes	Cochranes Road. Lot 2 DP 46480, Blk XIV, Ashburton SD.	Has been given effect to.	Yes	R72, U64	Rural B
203	Ashburton District Council	Recreation Purposes	Seafield. Res 4961, Blk IV Wakanui SD.	Has been given effect to.	Yes	R73	Rural B
204	Ashburton District Council	Airport purposes	RS 39798 & 39799, Lots 1 and 2 DP 9711, Pt Lot 79 DP 258, Pt Lot 104 - 107 DP 459, Pt Lots 110 -115 DP 459, Pt RS 27323	20 years	Yes	Various	Rural B
205	Ashburton District Council	Airspace Controls	Various as shown on planning maps.	20 years	Yes	Various	Various
206	Ashburton District Council	Administration Offices	TS 212, 213, 214,215 and 216	Has been given effect to.	No	U53	Business A

Notes:

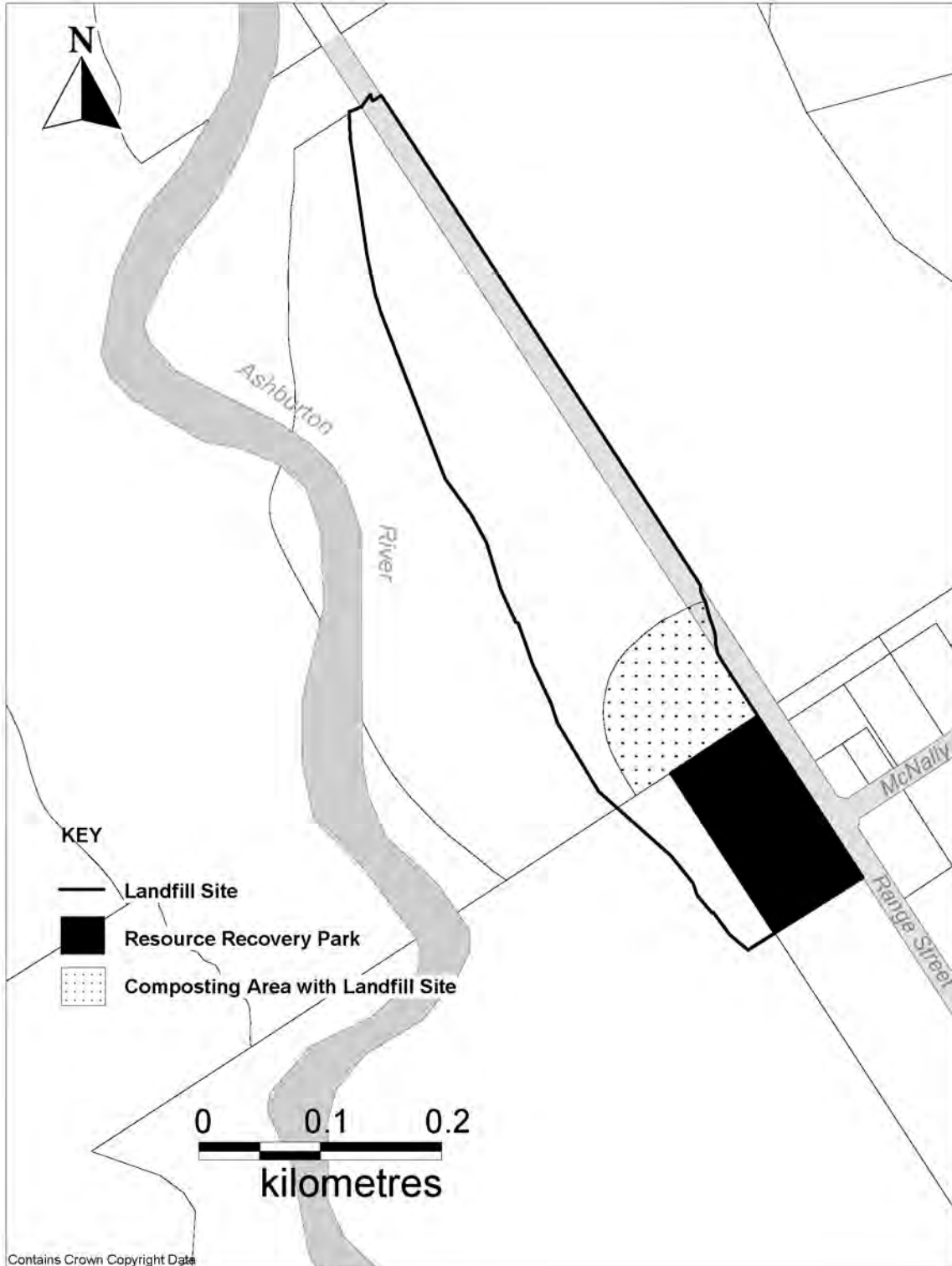
- In the Council's Bylaws Chapter 16 - Section 1601, "Waste Management Facility" is defined as meaning "any landfill, resource recovery park, transfer station, recyclables drop-off site or other land or facility operated by or for the Council for the disposal or temporary storage of refuse or any specified recyclable".
- In the Council's Bylaws Chapter 13 - Section 1303, "Wastewater System" is defined as meaning "those components of the network between the point of discharge from a customer to the discharge of treated effluent into the natural environment. This includes but is not limited to: trunk main, rising mains, mains, manholes, terminal maintenance shafts, property laterals (on road reserve irrespective of point of discharge), pump stations, pumps, valves, meters, treatment plants, canal, wetlands, lagoons, infiltration basins, and irrigated land".

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- In the Council's Bylaws Chapter 14 - Section 1402, "Water Supply" is defined as meaning *"those components of the network between the point of abstraction from the natural environment and the point of supply. This includes but is not limited to: wells, infiltration galleries, intake structures, open raw water storage ponds/lakes, falling mains, treatment plants, treated water reservoirs, trunk mains, service mains, rider mains, pump stations, pumps, valves, hydrants, scour lines, service pipes, boundary assemblies, meters, backflow prevention devices and tobies"*.

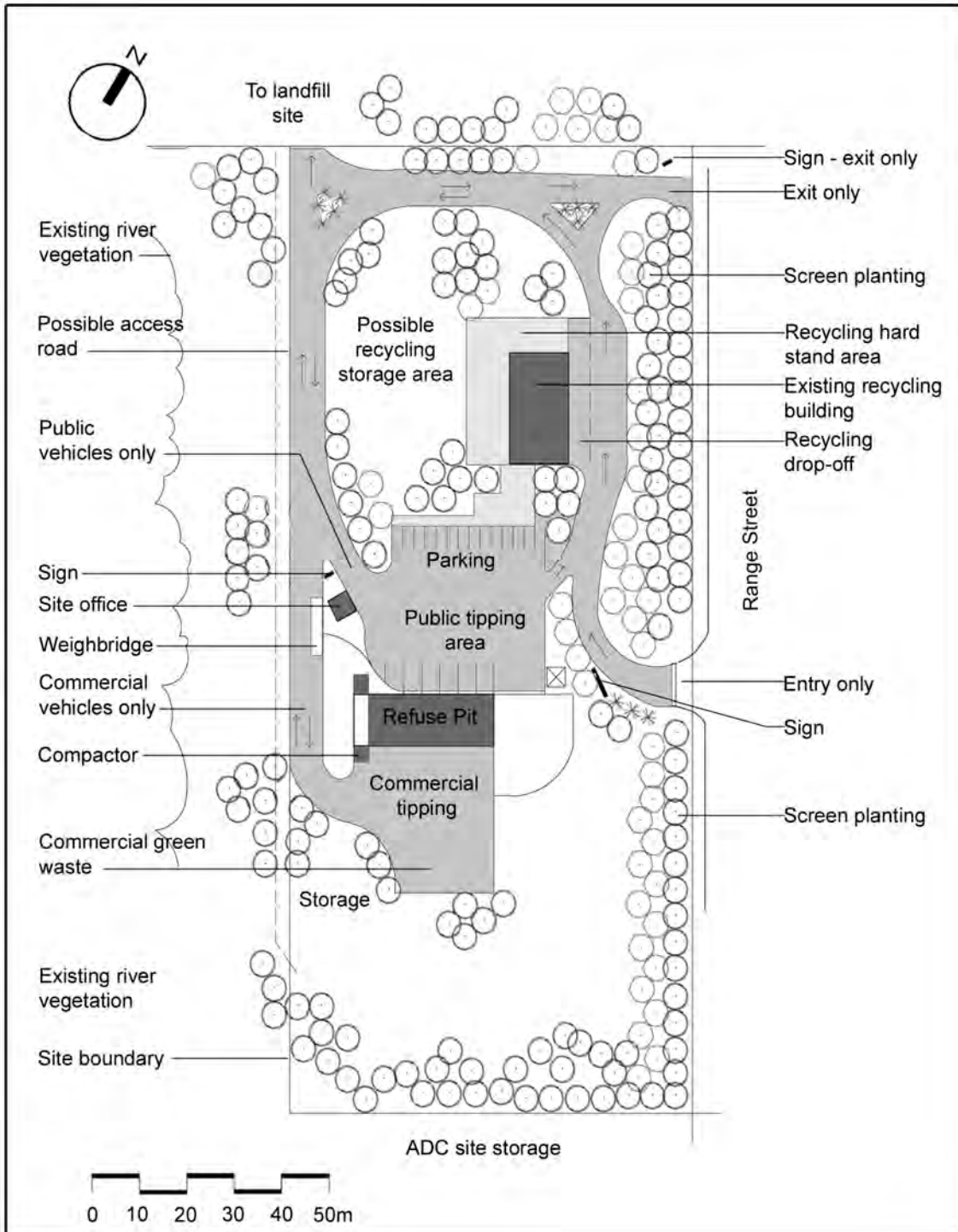
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Appendix 14-2: Ashburton Waste Management Site, Site Location Plan – Designation Number 94



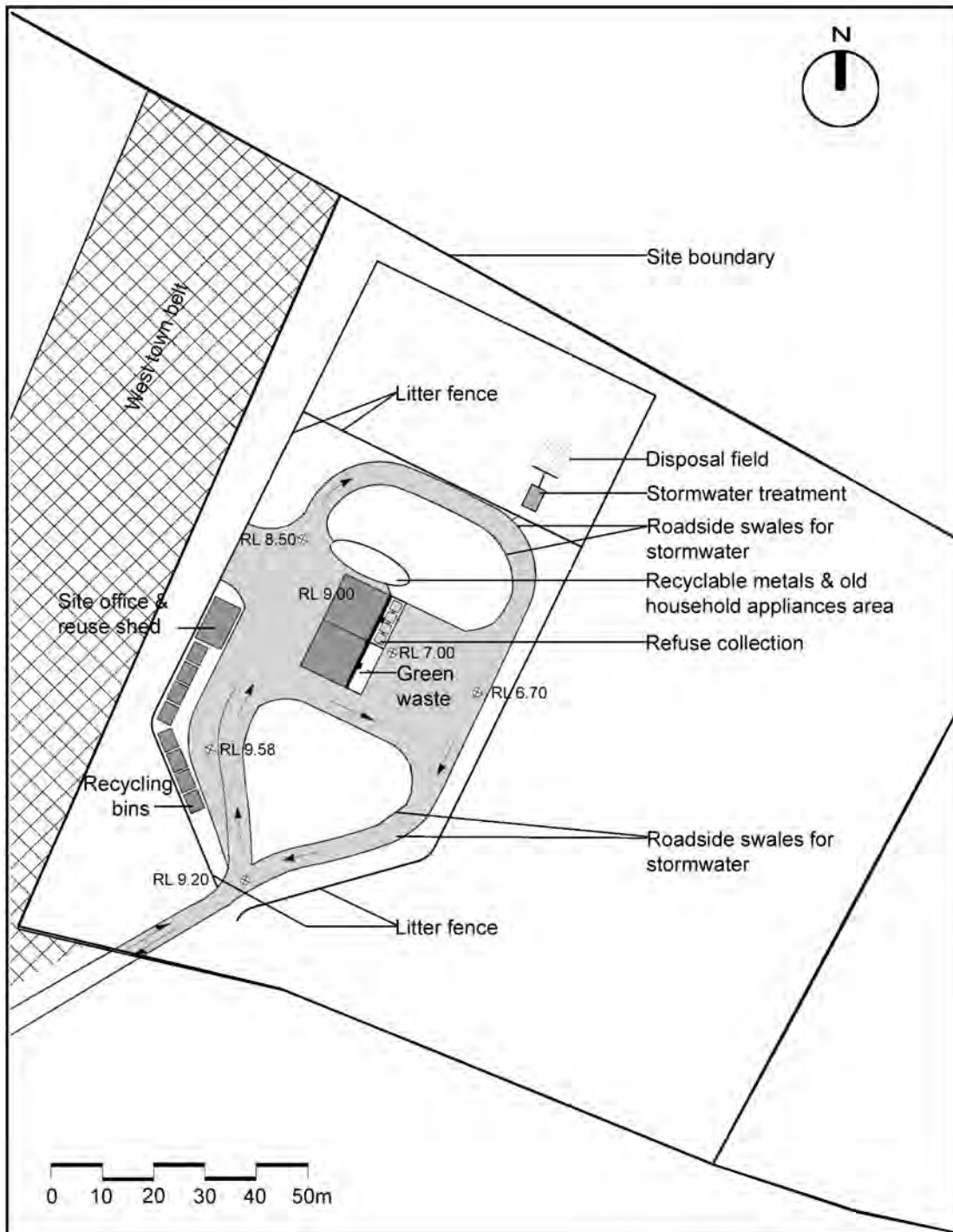
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Appendix 14-3: Ashburton Waste Management Site, Development Plan – Designation Number 94



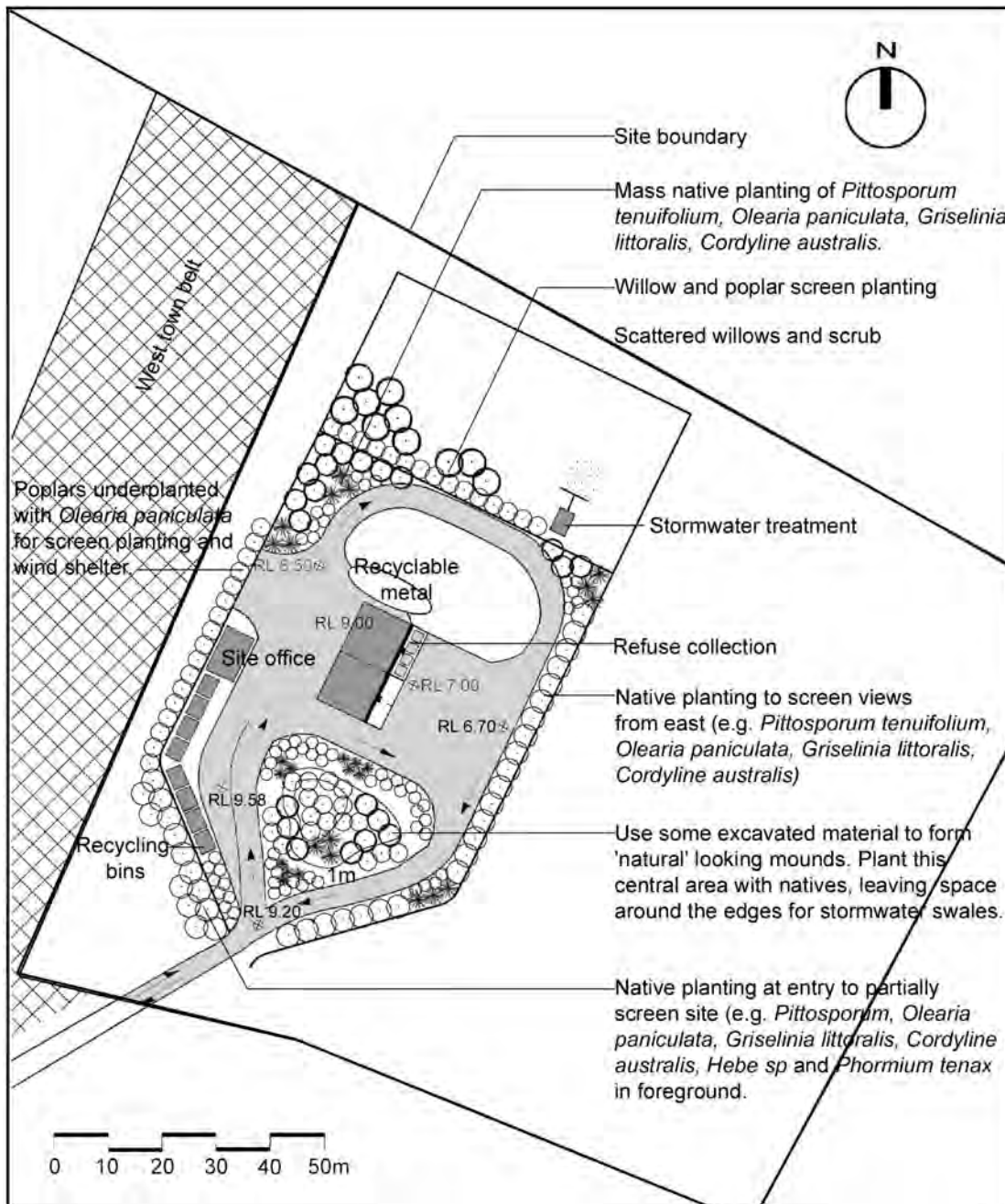
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Appendix 14-4: Rakaia Waste Management Site, Development Plan – Designation Number 96



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Appendix 14-5: Rakaia Waste Management Site, Landscape Concept Plan – Designation Number 96



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Appendix 14-6: Description of Ashburton Airport Purposes Designation

The land area covered by the Airport Purposes designation shall include the sites described below:

- Rural Section 39798 & 39799 [61.7830 ha]
- Lot 1 DP 9711 [20.2342 ha]
- Lot 2 DP 9711 [17.3281 ha]
- Pt Lot 79 DP 258 [CT 13A/569]
- Pt Lot 104 DP 459 [CT 13A/572]
- Pt Lot 105 DP 459 [CT 13A/573]
- Pt Lot 106 DP 459 [CT 13A/574]
- Pt Lot 107 DP 459 [CT 13A/574]
- Pt Lots 110 & 111 DP 459 [CT 13A/586]
- Pt Lot 112 DP 459 [CT 13A/583]
- Pt Lot 113 DP 459 [CT 13A/584]
- Pt Lot 114 DP 459 [CT 13A/585]
- Pt Lot 115 DP 459 [CT 13A/587]
- Pt R.S. 27323 [CT 32K/94]

Airport Purposes

This designation is defined to protect the operational capability of the airport, while at the same time minimising adverse environmental effects from aircraft noise.

Permitted Activities

The nature of the activities expressly authorised by this designation is described as follows:

- a) Existing and future main and cross wind runway extensions;
- b) Reorientation and reconfiguration of the existing grass runways;
- c) Aircraft operations (jet and turbo prop aircraft over 5700kg MCTOW, rotary wing aircraft and general aviation fixed wing aircraft under 5700kg MCTOW);
- d) Business jet aircraft operations;
- e) Aircraft servicing;
- f) Warehousing and distribution activities ancillary to aviation freight activities;
- g) Fuel storage together with associated activities including passenger terminals, hangars, internal roading, car and bus parking, navigational aids and lighting;
- h) Ancillary aviation related uses of the buildings are likely to include flight training, gliding, caretaker accommodation, conference and function facilities, airshows and aviation museum; and

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- i) General recreation activities.
- j) Other forms of Aviation activities including Microlights, Parachuting, Sky Diving, Ballooning, Gliding and Model Aircraft flying

Airport Master Plan

An Airport Master Plan will be prepared within two years of the airport purposes designation becoming operative and shall be updated at five yearly intervals.

Appendix 14-7: Description of Ashburton Airport, Airspace Control Designation

General

CAA Rule Part 139.51 requires an airport operator to provide obstacle limitation surfaces (OLS) around the airport to ensure safe operation of aircraft approaching and departing from the airport. This is done by means of height controls based on a series of geometric surfaces projecting up from the edges of the strip which surrounds each runway, the intention being to prevent structures and trees from penetrating these surfaces in areas critical to operational safety and efficiency.

CAA Advisory Circular AC139-6 provides details on the extent of the OLS for runways intended for aeroplanes with over 5700kg MCTOW or aircraft of any MCTOW when conducting air transport operations. It is essential that the OLS appropriate to the largest aircraft and most demanding type of operation which the airport plans to accommodate in the future be used, otherwise the option to accommodate these aircraft may be lost due to conflicting development around the airport.

The CAA has also signalled its intention to update AC139-6 to conform to the latest equivalent International Civil Aviation Organisation (ICAO) Standards and Recommended practices for aerodrome design, as contained in ICAO Annex 14 Part 1. In particular Annex 14 contains a recommendation for the runway strip width and approach OLS inner edge width for instrument non-precision runways to be 300m as opposed to the 150m specified in AC139-6. For this reason it is considered appropriate to base the layout of the main runway 01-19 and aerodrome facilities to protect the option of increasing the strip width to 300m in the future, should that become a requirement under CAA rules. However the OLS specifications for this runway and the proposed sealed cross wind runway 11-29 will be based on the existing AC139-6 Code 3C "instrument non-precision" strip width standard of 150m. The OLS for the subsidiary grass runways are based on the alternative AC139-7 standards which are intended for aircraft below 5700kg MCTOW on non-air transport operations.

The OLS adopted for the existing and proposed runways are for instrument non-precision runways able to accommodate aircraft up to Code 3C for day or night operations. Code 3C aircraft include the Bombardier Dash 8 (40 - 50 seats) and the ATR-72 (64 seats) currently operating in New Zealand. Code 3C would cover future larger turbo-prop aircraft such as the Bombardier Q400 or its possible derivatives. Designing the flight paths to Code 3C standard will also cover the operation of smaller aircraft such as the 19 seat Raytheon-Beech 1900 and 33 seat Saab 340.

Although the "design aircraft" for the proposed main runways 01-19 and 11-29 is the 66 seat ATR72 turbo-prop that has MCTOW 22,700kg, Code 3C design standards do not preclude the use of small jet aircraft such as the Embraer 170 and 190 models currently operating in Australia.

The proposed 1680m by 30m wide sealed runway on bearing 01-19 and the 1480m by 30m wide cross wind runway 11-29 will be adequate for these aircraft types to operate.

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Height Restrictions:

Take-off Climb and Approach Surfaces for Main Runway [01-19]¹

South End of Main Runway

(i) Inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally to include the proposed sealed runway. This requires the inner edge of the surfaces to be 180m wide for takeoff and 150m wide for approach.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 435285.68mE and 782617.42mN at a height of 86.81m AMSL.

(ii) Take-off Surface

The take-off surface commences at the inner edge and rises at a gradient of 1:62.5 (1.6%) with its centreline on a bearing of 216.9° degrees grid. The surface continues until reaching a total distance of 18,750m from the inner edge, measured along the centreline of the surface. At that point the surface ends.

The edges of the surface commence at the inner edge 90m either side of the strip centreline and expand outward at 12.5% of the distance along the centreline until a distance of 4080m from the inner edge. At that point the edges of the surface become parallel to the centreline and are located 600m either side of the centreline. The surface edges continue to the end of the surface at 18,750m from the inner edge.

(iii) Approach Surface

The approach surface at the south end commences at the inner edge and rises at a gradient of 1:50 (2.0%) with its centreline on a bearing of 216.9° grid. until a distance of 15,000m from the inner edge. At that point the surface ends.

The edges of the approach surface commence at the inner edge 75m either side of the surface centreline and expand outward at 15.0% of the distance along the centreline until the end of the surface.

The final total width of the approach surface is 4650m at 15,000m from its inner edge.

North End of Main Runway

(iv) Inner edge location

In order to protect the future development of the runway layout, the inner edge is 180m wide for takeoff and 150m wide for approach.

¹ Bracketed references relate to runway bearings.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 436365.20mE and 784057.78mN at a height of 93.31m AMSL.

(v) Take-off Surface

The take-off surface commences at the inner edge and rises at a gradient of 1:62.5 (1.6%) with its centreline on a bearing of 36.9° degrees grid. The surface continues until reaching a total distance of 18,750m from the inner edge, measured along the centreline of the surface. At that point the surface ends.

The edges of the surface commence at the inner edge 90m either side of the strip centreline and expand outward at 12.5% of the distance along the centreline until a distance of 4080m from the inner edge. At that point the edges of the surface become parallel to the centreline and are located 600m either side of the centreline. The surface edges continue to the end of the surface at 18,750m from the inner edge.

(vi) Approach Surface

The approach surface at the north end commences at the inner edge and rises at a gradient of 1:50 (2.0%) with its centreline on a bearing of 36.9° grid. until a distance of 15,000m from the inner edge. At that point the surface ends.

The edges of the approach surface commence at the inner edge 75m either side of the surface centreline and expand outward at 15.0% of the distance along the centreline until the end of the surface.

The final total width of the approach surface is 4650m at 15,000m from its inner edge.

Take-Off Climb and Approach Surfaces for Cross Wind Runway [11-29]

Northwest End of Cross Wind Runway

(i) Inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally to include the proposed sealed runway. This requires the inner edge of the surfaces to be 180m wide for takeoff and 150m wide for approach.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 435488.92mE 783447.97mN at a height of 91.20m AMSL.

(ii) Take-off Surface

The take-off surface commences at the inner edge and rises at a gradient of 1:62.5(1.6%) with its centreline on a bearing of 309.0° grid. The surface continues until reaching a total distance of 18,750m from the inner edge, measured along the centreline of the surface. At that point the surface ends.

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The edges of the surface commence at the inner edge 90m either side of the strip centreline and expand outward at 12.5% of the distance along the centreline until a distance of 4080m from the inner edge. At that point the edges of the surface become parallel to the centreline and are located 600m either side of the centreline. The surface edges continue to the end of the surface at 18,750m from the inner edge.

(iii) Approach Surface

The approach surface at the northwest end commences at the inner edge and rises at a gradient of 1:50 (2.0%) with its centreline on a bearing of 309.0° grid. until a distance of 15,000m from the inner edge. At that point the surface ends.

The edges of the approach surface commence at the inner edge 75m either side of the surface centreline and expand outward at 15.0% of the distance along the centreline until the end of the surface.

The final total width of the approach surface is 4650m at 15,000m from its inner edge.

Southeast End of Cross Wind Runway

(iv) Inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally to include the proposed sealed runway. This requires the inner edge of the surfaces to be 180m wide for takeoff and 150m wide for approach.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 436732.78mE 782441.58mN at a height of 84.47m AMSL.

(v) Take-off Surface

The take-off surface commences at the inner edge and rises at a gradient of 1:62.5(1.6%) with its centreline on a bearing of 129.0° grid. The surface continues until reaching a total distance of 18,750m from the inner edge, measured along the centreline of the surface. At that point the surface ends.

The edges of the surface commence at the inner edge 90m either side of the strip centreline and expand outward at 12.5% of the distance along the centreline until a distance of 4080m from the inner edge. At that point the edges of the surface become parallel to the centreline and are located 600m either side of the centreline. The surface edges continue to the end of the surface at 18,750 from the inner edge.

(vi) Approach Surface

The approach surface at the southeast end commences at the inner edge and rises at a gradient of 1:50 (2.0%) with its centreline on a bearing of 129.0° grid. until a distance of 15,000m from the inner edge. At that point the surface ends.

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The edges of the approach surface commence at the inner edge 75m either side of the surface centreline and expand outward at 15.0% of the distance along the centreline until the end of the surface.

The final total width of the approach surface is 4650m at 15,000m from its inner edge.

Takeoff Climb and Approach Surfaces – Parallel Grass Runway [01-19]

South End of Parallel Grass Runway [01-19]

(i) Inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally. This requires the inner edge of the surfaces to be 60m wide.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 435544.11mE 782762.15mN at a height of 86.95m.

(ii) Take-off and Approach Surface

The approach and takeoff surfaces are combined.

The surface commences at the inner edge and rises at a gradient of 1:20 (5%) with its centreline on a bearing of 216.9° grid. The surface continues on a bearing of 216.9° until a distance of 1,200m from the inner edge.

The edges of the surface commence at the inner edge 30m either side of the surface centreline and expand outward at 5% of the distance along the surface centreline until reaching the end of the surface.

The final total width of the approach surface is 180m at 1,200m from its inner edge.

North End of Parallel Grass Runway [01-19]

(iv) Runway and inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally. This requires the inner edge of the surfaces to be 60m wide.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 436083.87mE 783482.33mN at a height of 90.36m

(v) Take-off and Approach Surface

The approach and takeoff surfaces are combined.

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The surface commences at the inner edge and rises at a gradient of 1:20 (5%) with its centreline on a bearing of 36.9° grid. The surface continues on a bearing of 36.9° until a distance of 1,200m from the inner edge.

The edges of the surface commence at the inner edge 30m either side of the surface centreline and expand outward at 5% of the distance along the surface centreline until reaching the end of the surface.

Take-off Climb and Approach Surfaces – Grass Runway [06-24]

East End of Runway [06-24]

- (i) In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally. This requires the inner edge of the surfaces to be 60m wide.**

The takeoff and approach surfaces have the same inner edge location on runway centreline of 436316.25mE 782854.28mN at a height of 87.04m.

(ii) Take-off and Approach Surface

The approach and takeoff surfaces are combined.

The surface commences at the inner edge and rises at a gradient of 1:20 (5%) with its centreline on a bearing of 89.8° grid. The surface continues on a bearing of 89.8° until a distance of 1,200m from the inner edge.

The edges of the surface commence at the inner edge 30m either side of the surface centreline and expand outward at 5% of the distance along the surface centreline until reaching the end of the surface.

West End of Runway [06-24]

(iii) Runway and inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally. This requires the inner edge of the surfaces to be 60m wide.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 435616.25mE 782852.36mN at a height of 87.58m.

(iv) Take-off and Approach Surface

The approach and takeoff surfaces are combined.

The surface commences at the inner edge and rises at a gradient of 1:20 (5%) with its centreline on a bearing of 269.8° grid. The surface continues on a bearing of 269.8° until a distance of 1,200m from the inner edge.

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The edges of the surface commence at the inner edge 30m either side of the surface centreline and expand outward at 5% of the distance along the surface centreline until reaching the end of the surface.

Take-off Climb and Approach Surfaces – Grass Runway [16-34]

South End of Runway [16-34]

(i) Inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally. This requires the inner edge of the surfaces to be 60m wide.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 435584.05mE 782745.36mN at a height of 86.82m.

(ii) The approach and takeoff surfaces are combined.

The surface commences at the inner edge and rises at a gradient of 1:20 (5%) with its centreline on a bearing of 180.0° grid. The surface continues on a bearing of 180.0° until a distance of 1,200m from the inner edge.

The edges of the surface commence at the inner edge 30m either side of the surface centreline and expand outward at 5% of the distance along the surface centreline until reaching the end of the surface.

North End of Runway [16-34]

(iii) Inner edge location

In order to provide the maximum flexibility for future development of the runway layout, the protection surfaces and associated height controls extend laterally. This requires the inner edge of the surfaces to be 60m wide.

The takeoff and approach surfaces have the same inner edge location on runway centreline of 435584.12mE 783445.36mN at a height of 90.83m.

(iv) The approach and takeoff surfaces are combined.

The surface commences at the inner edge and rises at a gradient of 1:20 (5%) with its centreline on a bearing of 0.0° grid. The surface continues on a bearing of 0.0° until a distance of 1,200m from the inner edge.

The edges of the surface commence at the inner edge 30m either side of the surface centreline and expand outward at 5% of the distance along the surface centreline until reaching the end of the surface.

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Transitional Side Surfaces

(i) Main Runway [01-19]

The transitional side surfaces extend from the sides of the strip and part of the takeoff and approach surfaces, upwards and outwards at a gradient of 1v:7h [14.3%] extending until they reach the inner horizontal surface at a height of 135.8m AMSL (45m above the aerodrome reference height of 90.8m AMSL).

The strip edges where the transitional surfaces originate are assumed to slope linearly between the heights of the approach surface inner edges at each end of the strip.

(ii) Cross Wind Runway [11-29]

The transitional side surfaces extend from the sides of the strip and part of the approach surfaces, upwards and outwards at a gradient of 1v:7h [14.3%] extending until they reach the inner horizontal surface at a height of 135.8m AMSL (45m above the aerodrome reference height of 90.8m AMSL).

The strip edges where the transitional surfaces originate are assumed to slope linearly between the heights of the approach surface inner edges at each end of the strip.

(iii) Grass Runways [01-19, 06-24, 16-34]

The transitional side surfaces extend from the sides of the strip and part of the approach surfaces, upwards and outwards at a gradient of 1v:4h [25%] extending until they reach a height of 98.8m AMSL (8m above the aerodrome reference height of 90.8m AMSL).

The strip edges where the transitional surfaces originate are assumed to slope linearly between the heights of the approach surface inner edges at each end of the strip.

Inner Horizontal Surface

The inner horizontal plane is located at a height of 135.8m AMSL (45m above the aerodrome reference height of 90.8m) and extends out to a distance of 4000m measured from the periphery of the runway 01-19 and 11-29 strip edges.

Conical Surface

The conical surface slopes upward and outward from the periphery of the inner horizontal surface rising at a gradient of 1:20 (5%) to a height of 240.8 AMSL (150m above the aerodrome reference height of 90.8m AMSL).

Note: In areas where the inner horizontal and conical surfaces are penetrated by terrain and existing trees and structures the Aerodrome Operator, subject to an aeronautical study, may permit further penetration of the surfaces by trees and structures in this area.

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Explanation

Figures 1, 2 and 3 [Planning maps 36, 58 and 61] and the foregoing description are a part of a Requirement of the Ashburton District Council pursuant to Section 168 of the Resource Management Act 1991. This requirement protects the long term development of Ashburton Airport [as shown in figure 4] from possible intrusion of over-height obstacles into the necessary approach and take off slopes for the safe use of the airport by all types of aircraft likely to currently use, and in future, use the airport. A further explanation of the reasons why this significant district asset warrants the level of protection proposed is contained in the attached Explanatory Statement & Assessment of Effects.

Nature of Work

No work is proposed within the airspace restriction since the purpose is to keep the airspace required clear for the safe and efficient entry and exit of aircraft in and out of Ashburton Airport.

Proposed Restrictions

No object including any building, structure, mast, pole or tree shall penetrate any of the approach surfaces, horizontal surfaces and the surrounding conical surfaces or the transitional surfaces shown in Figures 1 and 2, except with the prior approval of the Ashburton Airport Management Committee, in the first instance.