30 June 2026

Renewable Energy, Transport & Infrastructure

Te Pūngao Whakahou, Te Kōtuinga Waka me Ngā Hanganga

Te Kaunihera o Te Hiku o te Ika Far North District Council

Proposed District Plan Decisions version

What are these chapters about?

The Renewable Energy, Transport and Infrastructure chapters manage how the districts essential services, networks and energy systems are provided, upgraded, protected and integrated with land use. They ensure infrastructure, transport and renewable electricity generation are:

- Safe, efficient, resilient and future focused.
- Integrated with subdivision and land-use planning.
- Recognised as regionally and nationally significant.
- Managed to minimise adverse environmental, cultural and amenity effects.
- Implement national and regional direction.

What does the Proposed District Plan – Decisions Version (PDP-DV) do?

The PDP-DV:

- Creates a framework that aligns land use, subdivision, transport, and infrastructure planning, treating these systems as regionally significant and requiring decisions to account for functional and locational constraints.
- Establishes consistent, measurable standards for utilities and transport networks, including how services are built and located, and the requirements for parking, access, crossings, sight distances, rail setbacks, and subdivision connectivity.
- Provides clear pathways for renewable electricity generation at all scales, with tailored coastal vs non-coastal effects management and strengthened reverse-sensitivity protections.
- Protects critical infrastructure through National Grid Yard and Subdivision Corridor rules, critical electricity line overlays, and coordinated access-management controls.

What's changed from the Operative District Plan (ODP)?

- Replaces the ODP's general, effects-based approach with detailed, measurable standards for infrastructure structures, transport requirements, renewable-energy effects, subdivision connectivity, and protection of the National Grid and critical electricity lines.
- Contains national direction that the ODP predates, including climate-change and emissions-reduction requirements, and regional policy on significant infrastructure.
- Expands protection for major infrastructure through National Grid Yard rules, Critical Electricity Lines overlays, non-complying status for sensitive activities near high-voltage assets, and stronger reverse-sensitivity controls for transport corridors.
- Strengthens functional, operational and locational-constraint considerations across infrastructure, transport, and renewable energy while modernising transport provisions with active-transport measures, electric vehicle and bicycle requirements, details across standards, and integrated transport assessment triggers.

When do I need a Resource Consent?

Consent is required for infrastructure:

- When upgrades exceed permitted realignment, height, diameter, or footprint limits.
- When new above-ground utilities exceed zone height limits or fall outside National Environmental Standards for Telecommunication Facilities (NES-TF) exemptions, making them subject to district plan rules.

  For buildings, structures, earthworks, or vegetation within the National Grid Yard, Subdivision Corridor, or Critical Electricity Lines Overlay that do not meet required setbacks and safety controls.
- For substations in Residential, Open Space, or Special Purpose zones where they are not specifically permitted.

Consent is required for Transport:

- When parking numbers, layout, or design do not meet TRAN-S1 or TRAN-R1 (PDP-DV) standards.
- When vehicle crossings or accessways fail width, gradient, sealing, or sight-distance requirements.
- When pedestrian-only accessways do not meet minimum width, height, or access requirements.
- When new crossings are within 30 m of a railway level crossing or when structures/trees intrude into sight triangles.
- When roading upgrades extend outside the legal road corridor or fail road-design or lighting standards.
- When trip-generation thresholds in TRAN-Table 11 are exceeded.

Consent is required for Renewable Electricity Generation**:**

- When upgrades increase the height or area of existing generation beyond permitted limits.
- When small-scale devices exceed height or area limits, including building-mounted devices exceeding zone height +3 m or free-standing devices exceeding 2m or 50–150 m^2.
- When renewable-energy structures do not meet required setbacks from boundaries or roads, including the 3× height rule.
- When wind generation does not comply with New Zealand Standards Acoustics - Wind farm noise (NZS 6808:2010) noise standards.
- When community-scale or large-scale installations exceed the 20m height or 5,000m^2 area limits or breach setbacks.
- For large-scale generation, which is discretionary and becomes non-complying if NZS 6808:2010 is not met.

What do I need to know?

- National direction now drives the framework, overriding district rules in many situations.
- The PDP-DV has clear, measurable standards for height, setbacks, noise, access, parking and design.
- Functional and operational need is a core test across infrastructure, transport and renewable energy, alongside much stronger reverse-sensitivity protections.
- Transport and renewable energy provisions are expanded with district-wide transport rules, critical trip-generation thresholds, and detailed pathways that give greater certainty for small and community scale generation.