

**30****RULES FOR UTILITIES****Activities Table**

Policies 16.4.1, 16.4.2

<b>30.1</b>	<b>Activities</b>	<b>All Zones</b>
	<b>The construction, operation, maintenance, minor upgrading, replacement and refurbishment of:</b>	
	• Masts	<b>P</b>
	• Transformers and lines for conveying electricity voltage	
	• Connections from allotments to gas, water, drainage and sewer pipes	
	• Pipes for distribution of natural or manufactured gas and necessary incidental equipment and compressor stations	
	• Wastewater, drainage and water supply networks	
	• Service reservoirs	
	• Lines as defined by section 5 of the Telecommunications Act 2001	
	• Works, facilities, services, transmission and equipment associated with the operation of a telecommunication and radiocommunication network, including microwave stations, radio stations, telephone exchanges, antennas, cables, lines, radio links and satellite dishes	
	• Footways, accessways and service lanes including footbridges over roads and railways	
	• Bridges for roads and railways, and underpasses	
	• Street furniture and lighting	
	• Public toilets	
	• Automatic weather stations, voluntary observer sites and anemometer mast sites	
	• Trig stations, benchmarks and other survey marks required as part of any engineering, land transfer or other land surveying activity	
	The operation, maintenance, minor upgrading, replacement and refurbishment of existing formed roads within the meaning of section 43 Transit New Zealand Act 1989 and section 315 Local Government Act 1974	<b>P</b>
	Construction of new roads, except where part of a subdivision for which consent is required	<b>D</b>
	Weather radar	<b>D</b>
	Any activity listed above that does not meet the relevant standards in rules 30.2 to 30.12	<b>D</b>
	<b>Any utility not provided for in this table</b>	<b>D</b>

<b>Key</b>	<b>P</b> Permitted activity which complies with standards for permitted activities specified in the Plan
	<b>D</b> Discretionary activity

## Standards for Permitted Activities

### 30.2 Height

*Policy 16.4.1*

Utilities shall not exceed the maximum building height for the zone in which they are located, except as follows:

- Masts\* (freestanding or attached to a building) and/or overhead cables and lines shall not exceed the following heights:

<b>ZONE</b>	<b>MAXIMUM HEIGHT ABOVE GROUND</b>
Residential	15m
Rural	15m
Business	30m (50m in the CBD)
Open Space	15m (25m in the Speedway Zone)
Special Activity	20m (15m within the St Patrick's Estate Area)

\* For the purposes of the Plan, these are defined as 'any mast, pole, tower or similar structure with a width no greater than 0.5m which is used to facilitate the operation of a utility.

- Antennas attached to existing buildings may project above the finished height of a building up to a maximum of 5m, provided that where the existing building already exceeds the maximum building height for the zone, antennas shall not exceed the height of the building by more than 2m.

### 30.3

#### **Setbacks**

*Policy 16.4.1*

- Utilities may encroach into boundary setbacks up to a maximum of half the setback specified for the zone in which they are located, provided that no setback shall be less than 1.5m.
- Any service reservoir shall be located at least 15m from the boundary of any Residential Zone or any site containing a dwelling and its top shall be below the apex of any ridge or hill.

#### **Exemption:**

Utilities within roads, all underground utilities and overhead cables and lines (excluding their support structures) are exempt from the above setback requirements.

### 30.4 Screening

*Policy 16.4.1* Any structure associated with utilities shall be screened from an arterial road, an adjoining residential site or an Open Space Zone. The screening shall be in the form of trees and/or shrubs which will effectively screen the structure. This requirement shall not apply to:

- Utilities within roads and all underground utilities
- Masts and overhead cables and lines
- Antennas attached to buildings or other utility structures

**30.5** Development associated with utilities shall comply with the Council's Code of Practice for Civil Engineering Works where that development involves assets which are managed by or to be vested in Council.  
*Policy 16.4.1*

**30.6** Cables and lines for the distribution, transmission or supply of telecommunications or electricity shall be placed underground in all zones except the Rural Zone.  
*Policy 16.4.1*

**30.7** Lines for conveying electricity must not exceed a voltage of 110KV.

*Policy 16.4.1*

**30.8** The pressure in pipes for the distribution of natural or manufactured gas shall not exceed 2000kPa.

*Policy 16.4.1*

**30.9** Any above ground structure associated with a water or drainage supply facility shall not exceed 50m<sup>2</sup> in area.

*Policy 16.4.1*

**30.10** Any equipment shelter or plant associated with a telecommunication or radiocommunication activity shall not exceed 9m<sup>2</sup> in floor area.

*Policy 16.4.1*

**30.11** The diameter of an antenna (not including its bracket or attachment) shall not exceed 5m.

*Policy 16.4.1*

**30.12** Where any work is undertaken on a road or service lane the persons responsible for the work shall notify Council at least 10 working days before work begins.  
*Policy 16.4.1*

#### **Exemption:**

The operation, maintenance, minor upgrading, replacement and refurbishment of existing utilities are exempt from compliance with the above standards.

<b>Matters for Consideration</b>
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- 30.13** Matters that may be relevant in the consideration of any resource consent may include the following:

<b>Utilities</b>
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| <b>Utilities</b>   |
| <ul style="list-style-type: none"> <li>• Compliance with the Code of Practice for Civil Engineering Works.</li> <li>• Whether alternative locations or other options are physically or technically possible.</li> <li>• Whether the size and scale of the development is generally compatible with other development in the area.</li> <li>• Whether the local topography, existing vegetation or screening will diminish the impact of the new structure.</li> <li>• The extent to which the development can be designed to reflect the form of development in the immediate locality and/or harmonise with the natural or built features of the area.</li> <li>• The degree to which the proposed activity is appropriately located in terms of visibility. Where ridges or hilltop locations are necessary, Council encourages the co-siting of utilities to reduce the effect on visual amenities.</li> <li>• Whether the utility structure damages habitats or ecosystems or causes the loss of significant vegetation that contributes to the amenity of an area.</li> </ul> |

<b>Traffic generation and access</b>
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| <b>Traffic generation and access</b>   |
| <ul style="list-style-type: none"> <li>• Accessibility for public transport, cyclists and pedestrians.</li> <li>• Any vehicle/pedestrian/cyclist conflict.</li> <li>• Accessibility to the site.</li> <li>• Current traffic problems in the area.</li> <li>• Ability of the existing roading network to cater for increased traffic generation.</li> <li>• Ingress and egress to and from the site.</li> <li>• Neighbourhood amenity.</li> </ul> |

<b>Roads</b>
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| <b>Roads</b>   |
| <ul style="list-style-type: none"> <li>• Any need to create a public road.</li> <li>• Traffic Safety.</li> <li>• Alternative routes or alignments.</li> <li>• Visual Impacts.</li> <li>• Environmental Effects.</li> </ul> |