
SECTION 14: UTILITIES AND SERVICES

14.01 CATEGORIES OF ACTIVITIES

The following provisions for utilities and services shall apply throughout the District.

14.01.1 PERMITTED ACTIVITIES IN ALL ZONES

- (a) Transformers (other than new or physically enlarged substations in excess of 50 square metres in physical area or volume greater than 150 cubic metres), pole and ground mounted switchgear, and necessary associated equipment and lines, underground in urban zones, for conveying electricity at a voltage up to and including 110 KV with a capacity up to and including 100 MVA per circuit.
- (b) Household, commercial and industrial connections to electricity, telephone, gas, water, drainage and sewer pipes.
- (c) Street lighting.
- (d) Water and irrigation races, drains, channels and pipes and necessary incidental equipment including pump houses.
- (e) Telecommunication and radiocommunication facilities and lines as defined by section 2(1A) of the Telecommunications Act 1987 provided that:
 - (i) The maximum height of any support structure together with any antenna dish, aerial or lightning rod shall be 17 metres;
 - (ii) The maximum diameter of any antenna shall be 1.5 metres;
 - (iii) The maximum diameter of any satellite, microwave and antenna dish shall be 5 metres;
 - (iv) The maximum height of any aerial shall be 6 metres (other than on a purpose built structure);
 - (v) Where any antenna is attached to an existing building or structure the height of the support structure and the antenna dish shall not exceed 6 metres;
 - (vi) The maximum area of any small building associated with these facilities shall not exceed 30 square metres gross floor area;
 - (vii) For radiocommunication facilities compliance with NZS 6609:1990 (Radio Frequency) Radiation and its successors and/or amendments is achieved.

- (f) Pipes for the distribution of natural or manufactured gas, petroleum or geothermal energy at a gauge pressure not exceeding 2000 KPA (kilopascals), and necessary incidental equipment, including household connections, pump houses and compressor stations.
- (g) Pipes for the conveyance or drainage of water or sewerage, and necessary incidental equipment including household connections and pump houses.
- (h) Telephone exchanges, telephone boxes, equipment shelters and cabinets, lighthouses, survey monuments, weather stations and beacons, navigational aids and beacons, provided the height of any structure is not greater than the distance from the structure to the site boundary.
- (i) The maintenance, replacement and upgrading of existing network facilities.
- (j) Meteorological activities where structures for that activity have a ground coverage of less than 50 square metres, and have a height not exceeding 15 metres and are on allotments less than 500 square metres in area.

14.01.2 CONTROLLED ACTIVITIES IN ALL ZONES

None.

14.01.3 LIMITED DISCRETIONARY ACTIVITIES IN ALL ZONES

- (a) Transformers and lines for conveying electricity at a voltage exceeding 110 KV or a capacity exceeding 100 MVA per circuit.
- (b) Pipes for the transmission of natural or manufactured gas at a gauge pressure exceeding 2000 KPA and necessary incidental equipment (including compressor stations).
- (c) Telecommunication and radiocommunication facilities that are either not permitted activities or cannot comply with one or more of the performance standards set out in 14.01.1 and 14.02.

Matters over which Council retains discretion:

- (i) The risk to the health and safety of the public by a utility's failure to comply with the relevant New Zealand standard
- (ii) Landscaping
- (iii) Financial Contributions
- (iv) Visual impact amenity

- (d) Overhead electricity and telecommunication lines in urban zones.

Matters over which Council retains discretion:

- (i) Visual impact amenity
- (ii) Financial contributions

- (e) New or physically enlarged substations in excess of 50m² in physical area, or volume greater than 150m³.

Matters over which Council retains discretion:

- (i) Visual Impact Amenity
- (ii) Public Health
- (iii) Landscaping
- (iv) Financial contributions

14.01.4 **DISCRETIONARY ACTIVITIES IN ALL ZONES**

- (a) Those utilities that are not Permitted or Limited Discretionary activities.
- (b) Those utilities that cannot meet the performance standards set out or referred to in Sections 14.01.1, 14.01.3 and 14.02.

NOTE: Council may impose Financial Contributions in accordance with Section 16.

14.01.5 **NON-COMPLYING ACTIVITIES IN ALL ZONES**

None.

14.01.6 **PROHIBITED ACTIVITIES IN ALL ZONES**

None.

14.02 **PERFORMANCE STANDARDS**

- 14.02.1 Utilities and their support structures listed in 14.01.1 to 14.01.4 (inclusive) shall not be considered buildings under the provisions of the plan and are permitted activities if they fully comply with the following standards relevant to the zone in which they are located, or to be located.

ZONE	STANDARDS
Rural Zone	3.02.1.8 (except as provided for in 14.02.4) 3.02.2.2, 3.02.2.3, 3.02.2.4 3.02.3.2, 3.02.3.3, 10.02.1
Residential Zone	4.02.1.5 4.02.2.3, 4.02.2.4, 10.02.2
Commercial Zone	5.02.1.1, 5.02.1.2 5.02.3.4, 5.02.3.5, 10.02.3
Industrial Zone	6.02.2.3, 6.02.2.4 6.02.4.1, 10.02.4
Rural Industrial Zone	7.02.2.3, 7.02.2.4, 7.02.2.6, 10.02.5

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- 14.02.2 Utilities located within legal road reserve, or underground, are not required to comply with the performance standards for the relevant zone in which they are located.
- 14.02.3 No person shall disturb, destroy, remove or damage a survey monument, (these may be steel pipes, steel rods, steel pike, wooden or aluminium pegs, or other marks accepted by the Surveyor General) and no activity shall interfere with a trig station, whether beaconed or not, by intruding into a zone 30 metres in radius and 20 metres below the level of the ground mark. Dispensation from this requirement may only be given by the Chief Surveyor of the Land District in which the trig is sited. For further information refer to section 67 of the Survey Act 1986.
- 14.02.4 Telecommunication and radiocommunication masts which are located at least 50 metres from an existing dwelling, school, community building and/or Residential zone are not required to comply with 3.02.1.8.