

UTILITIES

Utilities form part of the infrastructure of urban and rural areas required for the efficient and effective management of the District and the wellbeing of the community.

The trend is moving away from utilities being provided by central or local government. Increasingly utilities are being provided by private companies with central and local government having no financial responsibility. This does not decrease the importance of the utilities to the community.

Utilities can create a number of undesirable environmental effects. These need to be avoided, remedied or mitigated while recognising the community benefit in the provision of these services.

None of the provisions below are intended, or are able, to extinguish existing use rights for utilities pursuant to Section 10 of the Act.

UT 1.0 Issues

- (a) The development of utilities to enable the community to provide for its social and economic wellbeing.**
- (b) Inefficient use and development of utilities as physical resources.**
- (c) Degradation of the quality of the environment due to the adverse environmental effects of the use and development of utilities.**

UT 1.2 Outcomes

- (a) Utilities providing for the social and economic wellbeing of the community.**
- (b) Efficient use and development of utilities as a physical resource.**
- (c) Maintenance of the quality of the environment.**

UT 1.3 Objective

- (a) Management of utilities in a way that meets the purpose of the Act.**

UT 1.4 Policies

- (a) To recognise that utilities enable individuals and the community to provide for their social and economic wellbeing.**
- (b) To provide for utilities in locations that will not adversely affect the environment.**
- (c) To require that adverse effects of utilities are avoided, remedied, or mitigated.**

Explanation of Policies

The policies recognise the public good in the provision of utilities which enable people and the community to provide for their health, safety and wellbeing. The policies seek to provide flexibility in the areas where these utilities can be provided, while recognising that some areas are more sensitive to the effects of these activities than others. The Council, through its policies, seeks to ensure that the adverse effects associated with utilities are avoided, remedied or mitigated.

UT 2.0 RULES

UT 2.1 Permitted Activities

Notwithstanding any rule contained in a zone the following utilities shall be permitted activities within the Ruapehu District subject to compliance with the conditions for permitted activities.

- (1) **Transformers switch gear, lines and incidental equipment for the conveying of electricity up to and including 110KV with a capacity of 100MVA per circuit, and lines defined in Section 2 (1A) of the Telecommunications Act 1987, including all support structures for the lines.**

Conditions for Permitted Activities

- (a) The lines shall be underground within an urban zone or within any road traversing an urban zone, except:
- (i) The lines may be overground for the purpose of traversing a natural or physical feature making it technically impracticable to place the utility reticulation underground;
 - (ii) In the Residential Low Zone where existing overhead lines are located on one side of a street, and within 100 metres of the Rural Zone boundary, providing no new poles or support structures are located above ground on the side of the street currently without such structures.
 - (iii) In the Urban Settlement Zone where existing reticulation is located overhead, additional connection or the extension of the network may be provided overhead.
- (b) the Council shall be provided within ten working days notice of the installation of a utility if the installation is on a road; and
- (c) all ground surfaces shall be restored to the same condition as they were prior to installation immediately following installation with the exception of the restoration of vegetation that will compromise the maintenance and operation of the utility.

- (2) **Substations**

Conditions for Permitted Activities

- (a) The substation shall not be located within or immediately adjacent to a Residential Zone and Protected Areas Zone; or
- (b) The substation shall be designed, screened, landscaped and maintained in a manner that maintains the amenity values of the area; and
- (c) The substation shall comply with the maximum height and minimum yard requirements for the relevant zone set out below:

Zone	Yards	Height
Commercial	None	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone boundary
Industrial	On any boundary that adjoins a residential zone. - 6.0 metres	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone boundary
Rural	Front - 30 metres (highway) or 10 metres (all other roads) Side - 20 metres Rear - 20 metres	15 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less

(d) The substation shall not be more than 400 m² in net site area.

(3) Pipes for the conveyance or drainage of water or sewage and any ancillary equipment.

Conditions for Permitted Activities

- (a) The pipes shall be laid on the ground or underground within Tongariro National Park; or
- (b) The pipes shall be situated underground; or
- (c) The pipes shall be overground for the purpose of traversing a natural or physical feature making it impracticable to place the utilities reticulation underground.

and

- (i) The Council shall be provided with ten working days notice of their installation; and
- (ii) All ground surfaces shall be restored to the same condition as they were prior to installation immediately following installation with the exception of the restoration of vegetation that will compromise the maintenance and operation of the utility.

(4) Water and irrigation races, drains, channels, and pipes and necessary incidental equipment for the conveyance of water, excluding the conveyance of water for the purpose of hydro electric generation unless otherwise provided for in this Plan.

(5) Navigation aids and beacons where these are not situated a Residential Zone or Protected Areas Zone.

(6) All buildings, telephone exchanges, masts, antennas, microwave dishes associated with utilities.

Conditions for Permitted Activities

- (a) Any building shall comply with the maximum height and minimum yard requirements for the relevant zone set out below or if situated on road, the height and yard requirements of the zone immediately adjacent, except masts and antennas shall comply with the relevant yard and height in relation to boundary controls, but the maximum height shall be determined in accordance with Rule UT2.1(6)(b):

Zone	Yards	Height
Residential High	<p>Front - The front yard requirement shall be determined by joining a line from a point 9.0m along the street boundary to a point 9.0 metres along the respective side boundary where no building will be permitted</p> <p>Side - 1.0 metre (one yard only) Rear - 0 metres</p>	8.0 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Residential Medium	<p>Front - 4.5 metres Side - 1.0 metre Rear - 3.0 metres</p>	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Residential Low	<p>Front - 10 metres Side - 10 metres Rear - 10 metres</p>	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Commercial	None	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone boundary
Industrial	On any boundary that adjoins a residential zone. - 6.0 metres	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone boundary
Rural	<p>Front - 30 metres (highway) or 10 metres (all other roads) Side - 20 metres Rear - 20 metres</p>	15 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Protected Areas	none	none

- (b) The mast, and antennas shall not be in excess of 20 metres in height and shall not be situated in a Residential Zone, or on a site which adjoins a Residential Zone where the utility is visible from the residential site from a height of 5.0 metres above existing ground level, or be situated in a Protected Areas Zone.
- (c) The microwave dish shall not exceed 5.0m² in area.

(7) Public Telephones

(8) Existing Utilities

All utilities in existence at the date this Plan became operative, and their operation, maintenance, upgrading or replacement.

Condition for Permitted Activities

- (a) the effects of the utility shall be of the same or similar character intensity and scale to those which existed at the time this Plan was operative.
- (9) Pipes for the distribution (but not transmission) of natural and manufactured gas at a gauge pressure not exceeding 2,000 kilopascals and necessary incidental equipment.**
- (10) The establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information, including telecommunication, radio and satellite links.**

Conditions for Permitted Activities

- (a) Any building shall comply with the maximum height and minimum yard requirements for the relevant zone set out below or if situated on a road the height and yard requirements of the zone immediately adjacent, except masts and antennas shall comply with the relevant yard and height in relation to boundary controls, but the maximum height shall be determined in accordance with Rule UT2.1(10)(b):

Zone	Yards	Height
Residential High	Front - The front yard requirement shall be determined by joining a line from a point 9.0 metres along the street boundary to a point 9.0 metres along the respective side boundary where no building will be permitted Side- 1.0 metres (one yard only) Rear - 0 metres	8.0 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Residential Medium	Front - 4.5 metres Side - 1.0 metre Rear - 3.0 metres	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Residential Low	Front - 10 metres Side - 10 metres Rear - 10 metres	7.5 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Commercial	None	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone boundary
Industrial	On any boundary that adjoins a residential zone. - 6.0 metres	2.0 metres plus the horizontal distance from the nearest Residential or Protected Areas Zone boundary
Rural	Front - 30 metres (highway) or 10 metres (all other roads) Side - 20 metres Rear - 20 metres	15 metres or 2.0 metres plus the horizontal distance from the nearest site boundary, whichever is less
Protected Areas	None	None

- (b) The mast, antennas and poles shall not be in excess of 20 metres in height and shall not be situated in a Residential Zone, or on a site which adjoins a Residential Zone where the utility is visible from the residential zone boundary from a height of 5.0 metres above existing ground level, or be situated in a Protected Areas Zone;
- (c) The microwave dish shall not exceed 5.0m² in area.

UT 2.2 Discretionary Activities (Restricted)

- (a) Any permitted activity specified in Rule UT 2.1 which cannot meet all the relevant conditions for permitted activities and is not specified as a discretionary activity in Rule UT2.3.

UT 2.3 Discretionary Activities

The following utilities shall be considered discretionary activities.

- (1) Transformers and lines for conveying electricity at a voltage exceeding 110KV and a capacity exceeding 100MVA per circuit.
- (2) Pipes for the distribution of natural and manufactured gas at a gauge pressure exceeding 2,000 kpa, the transmission of natural and manufactured gas, and necessary incidental equipment.
- (3) All other utilities not provided for as a permitted activity.

UT 2.4 Standards and Terms for Discretionary Activities (Restricted)

For Discretionary Activities (Restricted) compliance with the following standards and terms is required for an activity to be a Discretionary Activity (Restricted):

None.

UT 2.5 Matters over which the Council has Restricted the Exercise of its Discretion for Discretionary Activities (Restricted)

Any actual and potential effects on the environment of the activity due to the non-compliance of the activity with the permitted activity conditions, specifically including cumulative effects which may arise over time or in combination with other effects, but for the purposes of clarification, excluding those actual and potential effects on the environment that would result if the activity complied with all the permitted activity conditions.

Principal Reasons for Adopting the Objectives, Policies and Methods

The principal reasons for the objectives, policies and methods are to provide flexibility in the development of utilities, yet ensure that appropriate environmental standards are maintained.

It is necessary that the Utility provisions be integrated with the rest of the Plan. This will provide for the integrated management of resources and will provide for a consistent effects regime to be implemented throughout the entire District.

The provisions recognise that certain areas, being the Protected Areas Zone and the Residential Zones are particularly sensitive to the adverse effects including cumulative effects of Utilities.

For this reason many of the Utility Activities require a resource consent to establish in the Protected Areas Zone or a Residential Zone. This enables the effects of a proposal to be evaluated and managed on a case by case basis.

UT 3.0 CROSS REFERENCES

As a guide only, any person referring to the above should also refer to the parts of the District Plan addressing the following issues:

Information Requirements

Rural Zone

Residential High Zone

Residential Medium Zone

Residential Low Zone

Commercial Zone

Industrial Zone

Urban Settlement Zone

Protected Areas Zone

Transportation

Signs

Financial Contributions

Indigenous Vegetation and Habitats of Indigenous Fauna

Riparian Management and Public Access

Relocatable Buildings

