

22. UTILITIES AND ENERGY RULES

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.

For any Telecommunication or Radiocommunication facilities / activities that are located within a legal road reserve, please refer to the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008.

The National Environmental Standards for Electricity Transmission Activities Regulations 2009, contain a separate code of rules for the operation, maintenance, upgrading, relocation, or removal of an existing transmission line that is part of the national grid, as defined in the regulation. Except as provided for by the regulation, no rules in this District Plan apply to such activities.

22.1 CONDITIONS FOR PERMITTED ACTIVITIES

The following conditions shall apply to all permitted activities:

22.1.1 Gas Pressure

- (a) Any new pipelines for natural or manufactured gas and necessary incidental equipment including household connections and compressor stations shall be limited to a gauge pressure not exceeding 2000 kilopascals.

22.1.2 Electricity Voltage

- (a) Any new electricity lines and associated transformers shall be limited to a voltage up to and including 110kV.

22.1.3 Radio Frequency Radiation

- (a) That all telecommunication, radio communication or ancillary devices comply with the New Zealand Standard NZS 2772.1 (1999) Radiofrequency Fields: Part 1 Maximum Exposure Levels – 3 KHz to 300 KHz and with NZS 6609.2:1990 – Radiofrequency Radiation: Part 2: Principles and Methods of Measurements 300 KHz to 100 GHz.

22.1.4 Sites Adjoining the Residential Zone

- (a) Notwithstanding any other conditions, where it is proposed to locate any network utility structure on a site adjoining the Residential Zone, the performance conditions of the adjoining Residential Zone in relation to setbacks from boundaries and daylight setback envelope shall apply ~~in relation to the height and location of any~~ network utility structure.

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22.1.5 Undergrounding of Services

- (a) All new electricity, gas (natural and manufactured) and telecommunication supply lines shall be reticulated underground in the Residential, Greenbelt Residential, Commercial and Industrial Zones.

Note: electricity supply lines in this rule do not include high voltage

- (b) In the Coastal Environment, Coastal Lakes, Manakau Downlands, and Hill Country Landscape Domains including all areas of Outstanding Natural Features and Landscapes identified on the Planning Maps, new electricity reticulation lines and telecommunications and cable television supply lines shall be reticulated underground where this will not adversely affect the values of the natural area.
- (c) Earthworks associated with installing and maintaining underground reticulated services are permitted activities.

22.1.6 Underground Services - Reinstatement

- (a) Where network utilities or associated structures are located underground, the ground surface and any vegetation disturbed in the course of installation shall be repaired or replaced as soon as practicable after installation.

22.1.7 Height, Size and Location of Network Utility Buildings

- (a) A network utility building shall not have a floor area in excess of 50m².
- (b) The height of a network utility building shall not exceed the following (excluding pole-mounted street lights):
 - (i) 15 metres in the Rural Zone.
 - (ii) 8 metres in those parts of the Coastal Environment, Coastal Lakes, Manakau Downlands, Hill Country Landscape Domains that are not identified as Outstanding Natural Features and Landscapes on the Planning Maps.
 - (iii) 3 metres in Outstanding Natural Features and Landscapes identified on the Planning Maps.
 - (iv) 8.5 metres in the Residential Zone.
 - (v) 8.5 metres in the Commercial Zone, except in the Pedestrian Area Overlay in Levin.
 - (vi) 15 metres in the Commercial Zone in the Pedestrian Area Overlay in Levin.
 - (vii) 15 metres in the Industrial Zone.
 - (viii) 8.5 metres in the Open Space Zone.

Note: Refer to each Zone Chapter for the activity status for proposals which do not comply with these conditions.

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- (c) Network utility building may encroach the minimum building setbacks in the applicable zone in which it is located, except they shall be setback 3 metres from any boundary when located on a site in the Residential Zone, or site adjoining the Residential Zone.

22.1.8 Height of Network Utility Masts, Pylons, Towers Aerials and other Structures

- (a) All masts, pylons, towers, support structure, aerials, antennas and other structures associated with network utilities and domestic scale renewable energy device shall not exceed the following maximum height requirements:
- (i) 13.5 metres in the Residential Zone, Greenbelt Residential Zone and Open Space Zone.
 - (ii) ~~13.5~~ 15 metres in the Commercial Zone, except in the Pedestrian Area Overlay in Levin.
 - (iii) 20 metres in the Commercial Zone in the Pedestrian Area Overlay in Levin.
 - (iv) ~~20~~ 25 metres in the Industrial Zone.

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 lightning rods where they do not exceed:

- 1m² in area on any one site or,
 - 2 metres above the building or structure to which it is attached or,
 - 600mm in diameter.
- (v) 20 metres in the Rural Zone, other than Rural zoned parts of the Coastal Environment, Coastal Lakes, Manakau Downlands and Hill Country Landscape Domains.
- (vi) No masts, pylons, towers, aerials or other structures associated with network utilities with a height of more than 3 metres shall be located on Rural zoned land shown as an Outstanding Natural Feature and Landscape or have a height of more than 8 metres on those Rural zoned parts of the Coastal Environment, Coastal Lakes, Manakau Downlands, and Hill Country Landscape Domains that are not an Outstanding Natural Landscape and Feature shown on the Planning Maps.
- (vii) 25 metres in the Commercial Zone in the Pedestrian Area Overlay in Levin and Rural Zone where antennas of more than one network utility operator are co-located on the same mast.

Note: Refer to each Zone Chapter for the activity status for proposals which do not comply with these conditions.

- (b) All wind monitoring masts shall comply with the following conditions:
- (i) Maximum Height: 80 metres.
 - (ii) Maximum Diameter: ~~250~~500mm.

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- (iii) Minimum Setback: ~~500 metres from all boundaries~~ Equal to the height of the wind monitoring mast from any boundary under separate ownership and subject to any guy wires being anchored outside the building setback requirements for the zone.
- (iv) Equipment: Limited to instrumentation necessary to record and log wind direction and speed.

22.1.9 Antennas

- (a) No dish antennae shall exceed:
 - (i) 2 metres in diameter in the Residential, Greenbelt Residential and Open Space Zones.
 - (ii) 2.5 metres in diameter in the Commercial, Industrial and Rural Zones.
- (b) No panel antenna shall exceed 2.5 metres in any dimension in all zones.

22.1.10 Maintenance, Replacement and Upgrading Network Utilities including Generation and Distribution Utilities for Renewable Source of Energy

- (a) The maintenance and replacement of the following utilities:
 - (i) Existing transformers and lines above ground for conveying electricity at all voltages and capacities.
 - (ii) Existing telecommunication lines.
 - (iii) Existing telecommunication and radiocommunication facilities.
 - (iv) Existing buildings and depots.
 - (v) Existing weather radar.
 - (vi) Existing river protection works.
 - (vii) Existing gas transmission and distribution facilities.
 - (viii) Council network utilities.
- (b) The trimming, felling and removal of vegetation and non-notable trees.
 - (i) The trimming, felling and removal of vegetation and non-notable trees, in part or whole, to retain the operational efficiency of overhead wires or utility networks.

Note: For the purpose of this rule, 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.

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The activities permitted by this Condition are not required to comply with the other conditions in Chapter 22.

- (c) 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:
- (i) Addition of circuits and conductors.
 - (ii) Reconductoring of the line with higher capacity conductors.
 - (iii) Resagging of conductors.
 - (iv) Addition of longer or more efficient insulators.
 - (v) Addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods.
 - (vi) Addition of electrical fittings.
 - (vii) Tower replacement in the same location or within the existing alignment of the transmission line corridor.
 - (viii) Replacement of existing cross arms with cross arms of an alternative design;
 - (ix) Increase in tower height only to achieve compliance with the clearance distances specified in the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.

Minor upgrading shall not include any increase in the voltage of the line above 110kV unless the line was originally constructed to operate at a higher voltage but has been operating at a reduced voltage.

Note: The activities permitted by this condition are not required to comply with other conditions in Chapter 22.

22.2 **RESTRICTED DISCRETIONARY ACTIVITIES**

22.2.1 **The following activities shall be Restricted Discretionary Activities:**

- (a) Any activities not complying with the Permitted Activity Conditions in Rule 22.1 shall be Restricted Discretionary Activities, with the exercise of the Council's discretion being restricted to the matter(s) specified in the assessment matters in 25.7.12.

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