

## 16.1 ISSUES

- **The need for efficient network utility operations.**
- **The effects of network utility operations on the environment.**

Utility structures are important to the efficient functioning of the District. However, the establishment, location and or operation of utility structures can have adverse effects on the environment (i.e. visual and health). It is important that in more sensitive environments for example, hilltops, natural features and areas and residential areas, effects are avoided, remedied or mitigated.

Utility services include: energy (gas, petroleum, geothermal and electricity), water supply, drainage, sewerage, roading, railway, airports, telecommunications and radio-communications. These utilities are generally provided by requiring authorities (Ministers of the Crown, a local authority or a network utility operator approved as a requiring authority under the Act) although they may also be provided by other entities.

Requiring authorities are able to designate land for a variety of purposes (e.g. utility structure, school, police station, Council depot).

Where an organisation does not have requiring authority status, or chooses not to use the designation process, they are required to go through the resource consent process. In such cases the rules contained in this section will apply for utility structures throughout the district and for other public works the relevant zoning provisions will apply. The procedure and requirements for making a designation are set out in Part VIII of the Act. Designated sites are identified on the Planning Maps and Appendix 16A provides the details of each designation.

Transportation (including roading) is dealt with in the Transportation Section of the Plan.

## 16.2 OBJECTIVE

- 16.2.1 Enable an efficient utility network to operate while avoiding, remedying or mitigating adverse effects on the environment.**

**16.3 POLICIES****16.3.1 Minimise the visual intrusion of utility structures on the environment by ensuring placement underground and along the existing roading network wherever practicable.***Explanation:*

*Although technical and operational constraints can dictate the location and appearance of utilities it is important to reduce visual intrusion particularly in more sensitive environments (natural features and areas/ residential areas). The placement of some utility structures below ground will help achieve this. Where it is not practicable to place lines underground for example, because of the risk of natural hazards, or the technical need of telecommunications facilities to achieve line-of-sight linkage, alternative ways of managing the effects on the environment will be proposed. The placement underground should be along the existing roading network where possible.*

**16.3.2 Avoid, remedy or mitigate the adverse effects of utility structures within significant heritage, natural features and areas, and natural hazard areas.***Explanation:*

*The Plan identifies these areas and their unique characteristics which need to be protected. In these areas caution needs to be taken in establishing utility structures. In particular, consideration will be given to the effects of the location of new facilities and in addition the maintenance of existing under ground facilities where the ground is being disturbed.*

**16.3.3 Encourage network utility operators to co-locate utility structures where technically viable and operationally viable and where cumulative effects will not be adverse in order to minimise adverse effects on the environment.***Explanation:*

*The co-location of utility structures will help create less visual disruption. Recognition also needs to be given to potential adverse effects of co-location. For example,*

*interference between the radio waves of different facilities can create problems with operation. The cumulative effects of co-location may include increased effects on health and safety and consideration must be given to the requirements of the N.Z. Standard dealing with electromagnetic radiation for radio frequency.*

**16.3.4 Recognise that network utility infrastructure is essential to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.**

*Explanation:*

*Network utility operators provide networks throughout the Carterton District and New Zealand which perform essential services. They are important for the social and cultural wellbeing of the community, vital in the event of civil disaster and fundamental for the economic welfare of the district. Network utilities are a fundamental component of the district's infrastructure and as such a significant physical resource.*

**16.4 METHODS**

**16.4.1 District Plan**

- (a) Designated sites are listed in a schedule to the Plan and identified on the Planning maps. The Plan rule provisions will be used to help assess requirement notices where required for development on a designated site.
- (b) Utility structures which do not have significant effects are generally permitted except in any important natural area, heritage feature or natural hazard area identified in the plan.

**Reasons**

The schedule of designations and plan maps will enable the public to clearly identify those sites subject to a designation. Section 168 of the Resource Management Act requires certain information to be provided from those requiring authorities who choose to use the designation process, and rule provisions in the Plan will be used to assess the effects on the environment that may be created by a designation.

In particular, careful consideration will be given to the effects of activities within

natural features and areas, natural hazard areas and significant heritage features.

#### **16.4.2 Annual Plan**

- (a) Co-ordinate the maintenance and development of the network infrastructure controlled by Council through the annual plan process.

#### **Reasons**

To ensure an efficient approach is taken to the provision of Council network utilities the annual plan will consider an integrated approach to the development and management of the Council network infrastructure. In addition environmental effects can be minimised if work is prioritised and undertaken together.

#### **16.4.3 Other Mechanisms**

- (a) Recognition of industry codes of practice.

#### **Reasons**

Where industries operate under codes of practice it is appropriate that consideration be given to their provisions and the degree to which the industry is complying with the provisions of the appropriate code of practice.

### **16.5 ANTICIPATED ENVIRONMENTAL RESULTS**

The implementation of the policies and methods is expected to result in the following outcomes:

- (a) An efficient operation of network utilities while avoiding, remedying or mitigating adverse effects on the environment.
- (b) Minimal adverse effects of utility structures in significant heritage sites, natural features and areas, and natural hazard areas.

### **16.6 DISTRICT RULES**

The following rules shall apply to utility structures in lieu of the zoning rules in chapters 2 to 6 of the Plan - except where specifically cross-referenced in which case the cross-referenced rules will also apply. In addition the District wide provisions of Chapters 7 to 15 shall apply to utility structures.

#### 16.6.1 PERMITTED ACTIVITIES

The following activities are permitted subject to compliance with the conditions:

- (a) The construction, alteration of, addition to and operation of a utility structure **underground**.
- (b) The construction, alteration of, addition to and operation of a utility structure **above ground**.
- (c) Any utility structure enclosed within an existing building.
- (d) Operation, maintenance, removal, replacement and upgrading of existing utility structures.
- (e) Subdivision for an existing or proposed utility structure.
- (f) All ancillary activities required to access existing utility structures and to create access for the installation of new utility structures.

Note: The repair, maintenance, realignment or upgrading of existing road/rail systems within their legal boundary is a permitted activity under Chapter 15, Transport.

#### 16.6.2 Conditions for Permitted Activities

##### 16.6.2.1 The construction, alteration of, addition to and operation of a utility structure under ground.

**Conditions:**

- (a) the ground surface and any existing trees, bush or vegetation are to be reinstated as far as is reasonably practicable.
- (b) in respect of natural or manufactured gas, pipes are limited to the distribution (but not transmission) of gas at a gauge pressure not

exceeding 2000 kilopascals.

Note: These Permitted Activity Conditions do not apply to the operation, maintenance, removal, replacement and upgrading of existing utility structures (see instead rules 16.6.1(d) and 16.6.2.4).

**16.6.2.2 The construction, alteration of, addition to and operation of a utility structure above ground.**

**Conditions:**

- (a) The maximum height, setback (the setback requirements will not apply if established on road reserve or in the Rural Environment zone), lighting, sign and noise requirements of the area in which it is located, except where the site adjoins a residential area and then the provisions of the residential area apply.
- (b) Is located more than 10 metres from mean high water spring and any body of surface water. This setback will not apply to below ground telecommunication or electricity lines and cables.
- (c) New Zealand Standard NZS 6609:1990 (Radio Frequency Radiation) where applicable. The standard shall apply at the boundary of the site upon which the radio transmitter is located.
- (d) Any site exceeding 200m<sup>2</sup> shall be landscaped and screened having regard to integrating the development with the surrounding environment in terms of scale, size and visual impact of the development.
- (e) Antennas shall not exceed 5 metres in diameter except for antennas located within 50 metres of a residential area or within a residential area where the maximum diameter is 2.5 metres.
- (f) Parking shall be provided if the site is staffed at the rate of one space per person normally working at the site plus one visitor car park per site.
- (g) In respect of transformers and lines the limit for conveying electricity at a voltage up to and including 110 KV with a capacity up to and including 100 MVA per circuit.

Note: These Permitted Activity Conditions do not apply to the operation, maintenance, removal, replacement and upgrading of existing utility structures (see instead rules 16.6.1(d) and 16.6.2.4).

**16.6.2.3 Any utility structure enclosed within an existing building.****Conditions:**

- (a) If the site is staffed parking shall be provided at the rate of one space per person normally working at the site plus one visitor car park per site.
- (b) Vehicle loading and manoeuvring areas shall be provided as specified in Appendix 15A.

**16.6.2.4 Operation, maintenance, removal, replacement and upgrading of existing utility structures.**

No Permitted Activity Conditions apply.

**16.6.2.5 Subdivision for an existing or proposed utility structure.****Conditions:**

- (a) Legal and practical vehicle access to sites to be provided but is exempt from the access requirements of section 1 in Appendix 15A.

Note: The other permitted activity conditions as specified for the District wide provisions will apply.

**16.6.2.6 All ancillary activities required to access existing utility structures and to create access for the installation of new utility structures.***Explanation:*

*The provisions aim to recognise the essential nature of utilities but achieve minimal effects on the environment. Minimal effects are encouraged through providing for underground reticulation as long as the ground is restored in order to minimise visual impact.*

*In addition the size of utility structures is limited to retain amenity. Antenna size has been limited to retain residential amenity standards.*

*Section 10 of the Resource Management Act 1991 sets out the requirements for the*

*continuation of existing utility structures.*

**16.6.3 LIMITED DISCRETIONARY ACTIVITIES**

- (a) The construction, alteration of and addition to a utility structure located **underground** in important natural areas and features, sites associated with significant heritage features, and within natural hazard areas.
- (b) The construction, alteration of and addition to a utility structure located **above ground** in important natural areas and features, sites associated with significant heritage features and natural hazard areas.

**16.6.4 Standards and Terms and Matters of Council Discretion**

Except for the matters specified in this rule the activity must comply with the conditions specified within the permitted activity category for utility structures under ground.

*Explanation*

*If an alteration or addition to a utility structure results in effects that are the same or similar in character, intensity and scale to the previous activity and the use was lawfully established then the activity may proceed under section 10 of the RMA (existing use rights).*

**16.6.4.1 The construction, alteration of, or addition to a utility structure located under ground within natural hazard areas, in sites associated with heritage features, and within important natural areas and features, . (Refer Appendices 10A, 12A, 13A).**

**Council has limited the exercise of discretion to the following:**

- (a) Location:

Whether alternative locations can be found to protect the natural environment and heritage features;

Note: The written approval of the Department of Conservation will be required for utility structures in important natural areas and features before consideration will be given to dealing with this matter on a non-notified basis.

In addition the written approval of the New Zealand Historic Places Trust, local iwi or other user groups may be required for utility structures in important heritage features before consideration will be given to dealing with this matter on a non-notified basis.

- (b) Ground disturbance and disturbance of habitats and ecosystems:

Whether in disturbing the ground, habitats or ecosystems are being lost or damaged; and

- (c) Cultural significance of the site or area:

Whether the cultural significance of the site or area is lost or damaged through the construction of the utility structure.

- (d) Vehicle access, parking, loading and manoeuvring spaces:

The extent to which the standards specified in Appendix 15A for vehicle access, parking, loading and manoeuvring are complied with.

*Explanation:*

*It may not be appropriate to locate utility structures within heritage, natural hazard and significant natural features and areas. The impact of utility structures on the significance of the area or feature will be assessed as part of the application.*

**16.6.4.2 The construction, alteration of and addition to a utility structure located above ground in important natural areas and features, sites associated with significant heritage features and natural hazard areas).**

**Council has limited the exercise of discretion to the following:**

- (a) Maximum height and diameter:

Whether the height and diameter affect views or sunlight and whether there is a significant visual impact in particular the effects on residential areas or public places;

(b) Location, Landscaping and Design:

- The extent to which the utility structure can be co-located with other utility structures in order to minimise visual effects; and
- whether alternative locations are possible;
- whether alternative designs or screening (where these are technically and operationally viable) will reduce the impact of the utility structure; and
- whether landscaping has been proposed to remedy any adverse effects.

(c) Safety:

- Whether New Zealand Standard NZS 6609:1990 (Radio Frequency Radiation) is met at any point where the public may approach antennas; and
- whether the safety of road users will be maintained.

**[In considering dealing with this matter on a non-notified basis the written approval of affected persons will not be necessary in respect of whether New Zealand Standard NZS 6609:1990 is met at any point where the public may approach antennas.]**

(d) Vehicle access, parking, loading and manoeuvring spaces:

The extent to which the standards specified in Appendix 15A for vehicle access, parking, loading and manoeuvring are complied with.

*Explanation:*

*The height, diameter, location and safety of utility structures are assessed in order to deal with the most significant effects.*

<b>16.6.5 DISCRETIONARY ACTIVITIES</b>
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Utility structures and their construction, alteration, maintenance and maintenance of existing network utilities, and subdivision for an existing or proposed utility structure not provided for as Permitted, Controlled or Limited Discretionary Activities.

**16.6.6 Council may have regard to the following matters:**

- (a) The appropriateness of the location of the utility structure. Locations on ridgelines and hilltops will not be encouraged but where they are the only practicable siting co-location will be encouraged;
- (b) the extent to which alternative locations have been considered and the reasons why they are not appropriate will also be considered;
- (c) the extent to which the height and diameter of the utility structure adversely affects the amenity of residential areas and public places;
- (d) the extent to which the external appearance of the utility structure adversely affects the visual character of the area;
- (e) the degree to which adverse effects are to be remedied or mitigated; and
- (f) the effects on people's health and safety. Buffer distances appropriate to the nature and scale of the utility structure will be considered;
- (g) the design and location of vehicle accesses, parking, loading facilities, manoeuvring spaces and screening in terms of adequacy and effects on road safety and efficiency;
- (h) the extent to which the activity complies with any relevant New Zealand Standard and/or other industry codes of practice.

*Explanation:*

*The activities considered as discretionary activities have greater effects and Council will exercise some control over these activities in order to minimise effects, in particular, visual, health and safety effects.*

*Council encourages the co-locating of utility structures wherever possible.*

APPENDIX 16A

SCHEDULE OF DESIGNATIONS

Sites subject to designations are included in this schedule and identified on the planning maps. Land is designated by a local authority, a Minister of the Crown or a network utility operator (section 167 of the Resource Management Act 1991) (Refer to the utilities section for a definition of the terms).

The following abbreviations have been used in the attached schedule:

TP	Trans Power NZ Ltd
TNZ	Transit New Zealand
TRL	Tranz Rail Ltd
Tele	Telecom New Zealand Ltd
MoP	Minister of Police
CDC	Carterton District Council
MoE	Minister of Education

<b>Telecom New Zealand Ltd</b>				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zoning
Tele 1 U.3	Tele-communication and Radio-Communication and ancillary purposes	Sec 1 SO 18562	Carterton Exchange. High Street South, Carterton  950m5	Urban Commercial
Tele 2 R.6	Tele-communication and Radio-Communication and ancillary purposes	Sec 1 SO 25451	Gladstone Exchange. Martinborough - Masterton Road  278m5	Rural Environment

Transit New Zealand				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zone
TNZ 1 R 4 & 6	Limited Access Road (State Highway 2).	From the District boundary to the southern boundary of the Carterton Urban Ward and from the northern boundary of the Carterton Urban Ward to the northern boundary of the District as shown on Planning Maps Sheet U4 and Sheet U1 respectively	State Highway 2	Rural Environment
TNZ 2 U 1 - 4	Road (State Highway 2)	Through Carterton Urban Ward	State Highway 2	Residential (except from Seddon Street to Nobel Street where the underlying zoning is Urban Commercial)

These designations provide for Transit New Zealand, either itself or through its agents, to control, manage and improve the state highway network (State Highway No 2) including planning, design, research, construction and maintenance relating to all land within the designation. Such activities may also involve, but not necessarily be limited to realigning the road, altering its physical configuration, culverts, bridges and associated protection works.

The objective of the Limited Access Road (LAR) is to protect and maintain the safety and high level of traffic services on this important route which may otherwise be adversely affected by traffic generation of property alongside. Existing legislation controls conditions relating to access to and from land adjoining Limited Access Roads. The effect is to prevent the proliferation of new access points and to reduce the number of accesses and volumes of traffic using them.

<b>TransPower New Zealand Ltd</b>				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zone
TP 1 R.4	Electricity Substation	Lot 1 DP 7208 (CT 34D/635), Lot 1 DP 75896 (CT 42B/756), Lot 2 DP 75896 (CT 42B/757) in block VIII, Tiffin SD. District of Carterton.	Masterton Substation. Cornwall Road.	Rural Environment

<b>Minister of Police</b>				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zone
MoP 1 U.3	Police Station and associated residence	Part subdivision 5 of Sect 3, CT 565/133 and Sect 152, CT 84/168 Town of Carterton. Part Sect 154, CT 10B/902, Part Sect 153 Town of Carterton SO Plan 28733.	Carterton Police Station. Holloway Street, Carterton.  1300m5	Urban Commercial

Tranz Rail Ltd				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zone
TRL 1 U.1, 2 & 3 R.4, 5 & 6	Railway Purposes		Wairarapa Branch Railway	Urban Industrial - Lincoln Road to Brooklyn Road  Urban Residential - Brooklyn Road to Pembroke Road  Urban Industrial - Pembroke Street to Belvedere Road  Urban Residential - Belvedere Road to Kent Street  Urban Industrial - Kent Street to the urban area boundary

Carterton District Council				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zone
CDC 1 U. 3	Library	Pt Subdivision 5 of Section 3 Carterton Township	Holloway Street	Urban Commercial
CDC 2 U.3	Council Depot	Pt Subdivision 5 of Section 3 Carterton Township	Holloway Street	Urban Commercial
CDC 3 U. 3	Council Offices	Section 149 Carterton Township	Holloway Street	Urban Commercial
CDC 4 U. 2	Supplementary Water Supply	Lots 72, 73, 216-218 DP 126	Cnr Lincoln Road/Frederick Street	Urban Residential
CDC 5 R. 3	Water Supply	Section 12, parts sections 2, 3, Section 1 SD 26541 Blk Tiffin SD	Kaipaitangata Road	Rural Environment
CDC 6 U. 4	Sewage Treatment Plant	Lots 1, 2, DP 24549	Dalefield Road	Rural Environment
CDC 7 U. 4	Landfill	Lots 1, 2 DP 30724 Blks KX Tiffin SD	Dalefield Road	Rural Environment
CDC 7 U. 3	Council Depot	Pt Section 40 Carterton Township	Park Road	Rural Environment
CDC 8 R. 6	Cemetery	Pt Sections 300, 348 Blk VII Tiffin SD	Chester Road	Rural Environment

All roads vested in the Council within the District are designated for roading purposes.

<b>Minister of Education</b>				
Designation No and Map No	Designation Title	Legal Description	Description	Underlying Zone
MoE 1 R. 6	School	Pt Sec 237, DP 891 CT 354/98	Dalefield School. Thomas Road, RD 1, Carterton  0.8524 ha	Rural Environment
MoE 2 R. 7	School	Lots 2,4,6,8,93,95, 97 and 99 DP 30 CT 401/165	Gladstone Primary. Martinborough - Masterton Road, Gladstone.  3.2374 ha	Rural Environment
MoE 3 U. 3	School	Pt Sec 15, Town of Carterton CT 350/243. Pt Sec 14, Town of Carterton Blk X Tiffin SD CT 127/113	South End Primary. High Street, Carterton.  3.2830 ha	Urban Residential
MoE 4 U. 3	School	Sec 150 and Pts 1 of Sec 3, Town of Carterton CT 602/118. Lots 25 and 26 DP 143 Blk XI Tiffin SD CT 350/215	Carterton Primary. Holloway Street, Carterton.  2.0609 ha	Urban Residential