

## **PART 6 INFRASTRUCTURE, SERVICES AND OTHER ACTIVITIES DISTRICT WIDE**

### **6.1. Introduction**

- 6.1.1. Most infrastructure and servicing facilities and activities with minimal environmental impact are provided for throughout the District as permitted activities by this rule. Other activities are controlled or discretionary throughout the District. The Council has a duty to ensure that all buildings are adequately serviced in a manner that preserves the amenity values of an area or neighbourhood. Certain services are essential to the safe and efficient functioning of the District and to ensuring that the health of communities is not jeopardised. Accordingly a number of infrastructure and servicing facilities are specified as permitted and discretionary activities.
- 6.1.2. The rules contained in this section of the Plan override any rules in the District Plan, unless specifically stated to the contrary in this section.

### **6.2. Permitted Activities**

- 6.2.1. Household, commercial and industrial connections to gas, water, drainage and sewer reticulation systems.
- 6.2.2. Pipes for the conveyance of water or sewage and necessary incidental equipment including household connections.
- 6.2.3. Irrigation systems, open drains and channels for the conveyance of water.
- 6.2.4. Any stopbank or culvert.
- 6.2.5. Electric lines for conveying electricity at a voltage up to and including 110KV with a capacity up to and including 100MVA, where those lines are underground.
- 6.2.6. All existing lines and support structures in existence on 16 December 1994 and their maintenance, replacement and minor upgrading.
- 6.2.6.1. For the purposes of this provision minor upgrading means an increase in the carrying capacity, efficiency or security of electricity and associated telecommunication lines, utilising the existing support structures or structures of a similar scale of character, and includes:
- (i) the addition of circuits and/or conductors;
  - (ii) the reconductoring of the line with higher capacity conductors;
  - (iii) the resagging of conductors;

- (iv) the addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods;
- (v) the installation of pole mounted transformers and associated equipment where no new above ground lines are proposed or those lines are permitted.

Minor upgrading shall not include:

- (i) an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.

6.2.7. Underground pipe networks for the distribution (but not transmission) of natural or manufactured gas at a gauge pressure not exceeding 2000 kilopascals and necessary incidental connections and compressor stations.

6.2.8. Lighthouses, navigational aids and beacons.

6.2.9. Normal maintenance and replacement works on existing formed and private roads within the legal road reserve, or partially formed roads within the legal road reserve including any activity related to improvement or realignment of the road, and all works to preserve the integrity of the road, or to prevent further damage as a result of any act of nature.

6.2.10. Normal maintenance works on existing railway lines, bridges and signals within the existing railway corridors.

6.2.11. Normal maintenance, operation and replacement works on existing meteorological activities and structures at Westport Airport.

6.2.12. Activities carried out in response to the effects of natural events on public roads including earthquakes, flooding and landslides.

6.2.13. Telecommunication and radiocommunication facility lattice support structures where the following maximum height standards are met:

6.2.13.1. Urban Character Area

6.2.13.1.1. Residential Zone, Scenically Sensitive Residential Zone: 10m

6.2.13.1.2. Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone: 15m

6.2.13.1.3. Port Zone: 20m

6.2.13.2. Rural Character Area

6.2.13.2.1. Rural Zone: 20m

6.2.13.2.2. Rural Airport Zone: 1.2m

6.2.13.3. Natural Environments Character Area, Paparoa Character Area: 10m

6.2.14. Telecommunication and radiocommunication facility non-lattice support structures where the following maximum height standards are met:

6.2.14.1. Urban Character Area

6.2.14.1.1. Residential Zone, Scenically Sensitive Residential Zone: 20m

6.2.14.1.2. Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone: 25m

6.2.14.1.3. Port Zone: 30m

6.2.14.2. Rural Character Area

6.2.14.2.1. Rural Zone: 30m

6.2.14.2.2. Rural Airport Zone: 1.2m

6.2.14.2.3. Paparoa Character Area, Natural Environments Character Area: 25m

6.2.15. For the purposes of rule 6.2.13 and 6.2.14, aerials and antennas (other than dish antennas), lightning conductors and associated mounting structures shall in all cases be excluded from the calculation of height.

6.2.16. Dish Antenna:

6.2.16.1. Urban Character Area: 2m diameter

6.2.16.2. Other Character Areas: 5m diameter

6.2.17. Buildings - Telecommunication and radiocommunication facilities:

6.2.17.1. Maximum height: 7.5m

6.2.17.2. Ground Coverage: 50 m<sup>2</sup>.

6.2.18. Temporary activities that comply with the following:

6.2.18.1. Activities incidental to building and construction limited either to the duration of the project or a period of 12 months whichever is the lesser, and provided they comply with the noise limits set out in 7.8.

6.2.18.2. Sporting events, galas and activities of a similar character provided that they do not occur more than five days per year.

6.2.18.3. Temporary storage and buildings other than above limited in duration to six months.

6.2.19. Activities on the surface waters of lakes, waters and streams unless otherwise defined as activities requiring consent within this Plan.

6.2.20. Temporary Military Training Activities that comply with the following:

- (a) The written consent of the owner has been obtained; and
- (b) The activity does not require the construction of permanent structures; and
- (c) The activity does not require excavation (permanent or mechanical) unless provided for in the plan; and
- (d) Flying activity is in compliance with civil aviation regulations or in agreement with the local controlling authority; and
- (e) The activity is limited to a period not exceeding 31 days.

6.2.21. Any underground telecommunication lines.

### **6.3. Controlled Activities**

6.3.1. The following activities involving hazardous substances are controlled activities where:

6.3.1.1. The hazardous substances to be stored in underground tanks comply with the “Code of Practice for Design, Installation and Operation of Underground Petroleum Storage Systems” (Department of Labour, OSH, 1992), OR where other methods are adopted such as current industry codes of practice, which will ensure that standards 6.3.1.3 and 6.3.1.4 below are met.

6.3.1.2. All sites (or part thereof) where hazardous substances are stored, used, loaded or unloaded are sealed, banded and roofed or covered. Such bunds are to be of impervious material and be capable of containing the total volume of material stored or used on the site (in the event of a spill).

6.3.1.3. Drainage from sealed areas is to an appropriate waste treatment system and there is no direct discharge of contaminated stormwater or waste to natural waters, land or air.

6.3.1.4. No hazardous substance is discharged into or onto water, land or air except where this is provided for within a regional plan, or other rule or regulation.

6.3.1.5. A management plan for all sites where hazardous substances are stored, used or transported is prepared.

6.3.1.6. A spill response contingency plan is prepared.

6.3.2. Matters over which Council reserves control:

6.3.2.1. Planning or control measures to prevent accidents and/or avoid, remedy or mitigate any adverse effects on the environment.

6.3.2.2. Provision of monitoring information.

6.3.3. Temporary Military Training Activities that do not comply with the standards and terms for permitted activities. Council to reserve control over avoidance, remediation, or mitigation of adverse effects and consent conditions.

## **6.4. Discretionary Activities**

6.4.1. The following are discretionary activities and will be assessed according to the criteria in Part 9.

6.4.2. The following activities are discretionary throughout the District:-

6.4.2.1. Pipes for the transmission of natural or manufactured gas at a gauge pressure exceeding 2000 kilopascals and necessary incidental equipment including compressor stations.

6.4.2.2. All electric lines and telecommunication lines which are not permitted activities and any associated above ground network utility or structure.

6.4.2.3. Telecommunication and radiocommunication facilities which are not permitted activities.

6.4.2.4. Electricity substations.

6.4.2.5. Depots for the maintenance, security or construction of lines or pylons.

6.4.2.6. New roads and associated facilities including retaining walls, culverts, bridges and traffic signs and control devices on legal road.

6.4.2.7. Activities involving hazardous substances which do not meet all the performance standards for controlled activities.

6.4.2.8. Meteorological service facilities.

## **6.5. Explanation/Reasons**

- 6.5.1. Infrastructure and network utilities are essential to the continued functioning of the District. The provisions are designed to give operators certainty as to provisions and enable expansion and further development. Certain other activities can also be permitted throughout the District.
- 6.5.2. Lighthouses, navigational aids and beacons are permitted as they are important for safety at sea and are erected in site specific locations.
- 6.5.3. Activities involving hazardous substances are controlled in order to prevent, as far as possible, any adverse effects. The rules also acknowledge however, that appropriate contingency plans are important in case of unforeseen events.
- 6.5.4. Where activities cannot meet the standards to be a controlled or discretionary activity, an application for a non-complying activity will be required.
- 6.5.5. Telecommunication and radiocommunication support structures have the potential for creating adverse visual effects. The split between lattice and non-lattice structures recognises that the former type of structure has a greater potential for visual impact. Non-lattice structures, due to their lower bulk and slim profile, have greater potential to be absorbed into the environment.
- 6.5.6. The maximum height of support structures include dish antenna, but is exclusive of whip aerials, and associated mounting arrangements, including lightning conductors.