

PRACTICE NOTE 10/2015



INTERPRETATION OF SECTION 17 – UTILITIES

RELATING TO TELECOMMUNICATION FACILITIES
IN THE RURAL GENERAL ZONE

This practice note confirms Council's practice in relation to Site Standards 17.2.5(ii) – Landscaping and 17.2.5(iv) – Colour for telecommunication facilities in the Rural General zone.

RULE 17.2.3.2

Rule 17.2.3.2 – Controlled Activities states:

ii) TELECOMMUNICATION, NAVIGATION, METEOROLOGICAL FACILITIES

Any **telecommunication, navigation or meteorological communication facility** where it involves erecting:

- (a) In zones with a maximum building height of less than 8m and in the Rural General zone, a mast greater than the maximum height permitted for buildings of the zone in which it is located; or
- (b) an antenna greater than 1.2m in diameter but less than 2.4m in diameter.

The Council has reserved its control in respect of location, external appearance, access and landscaping.

iii) BUILDINGS

Where any **utility** involves addition, alteration or construction of **buildings** other than masts for any telecommunication, navigation or meteorological communication facility or supporting structures for lines.

This rule shall not apply to structures up to 10m² in area and in addition less than 3m in height above ground level except where buildings are:

- *Specified as being a discretionary activity in the zone which they are located; or*
- *Located in the Rural General zone; or*
- *Located on the site of a protected feature as identified in Appendix 3*

The Council has reserved control in respect of the location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on heritage values, landscape and visual amenity values, nature conservation values and the natural character of the rural environment.

SITE STANDARD 17.2.5(ii)

Site Standard 17.2.5(ii) – Landscaping states:

ii) LANDSCAPING

Landscaping shall be established to mitigate the visual effects of buildings, structures and access, to ensure they are integrated with the surrounding environment when viewed from adjoining sites and public places. Landscaping shall include planting with trees or shrubs of at least one metre which at maturity reach a height of at least 2m and shall be maintained or replaced.

Interpretation

The Council acknowledges that the visual effects of a telecommunications mast can never be completely mitigated by landscaping due to the height of the mast and the need for the top of the mast to be unobstructed to allow transmission. Furthermore, planting to the maximum height of a mast could result in landscape effects of its own.

Accordingly, Council only applies *Site Standard 17.2.5 (ii) – Landscaping* to the base of the mast and any other ground level infrastructure and access.

This site standard will be considered to be met where the proposed landscaping will reach a mature height of at least 2m to mitigate the impacts of the base of the mast, any other ground level infrastructure and access when viewed from adjoining sites and public places.

SITE STANDARD 17.2.5(iv)

Site Standard 17.2.5(iv) – Colour states:

iv) COLOUR

Any visible part of utility shall be finished with low reflective colours derived from the background landscape and which blend into the surrounding environment.

Interpretation

The Council does not consider that ‘galvanised steel’ meets the above site standard.

Notes

- Cabinets (less than 2m high and 5m² in area) fall outside of the definition of building in the District Plan therefore do not trigger the need for a Controlled Activity resource consent.
- Earthworks associated with permitted utilities (other than earthworks for the development of access to the utility) are also permitted.

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