

30 Energy and Utilities

30.1 Purpose

Energy and Utilities are of strategic importance and require a coordinated approach in relation to the development of energy resources, the generation of electricity and the provision of essential infrastructure throughout the District.

30.1.1 Energy

Energy resources play a key role in the socio-economic wellbeing and growth of the District. Local energy needs may change over time and are dependent on the scale of demand, as well as measures to reduce demand through energy efficiency, conservation and small scale renewable generation.

In future, there may be a need for new generation sources to meet demand. Electricity generation by renewable energy sources is desired over non-renewable sources and this is reinforced in the National Policy Statement on Renewable Electricity Generation 2011. The generation of electricity from non-renewable sources is generally discouraged. However, standby generation may be necessary for essential public, civic, community and health functions, or in areas not connected to the electricity distribution network.

Energy efficiency and conservation go hand in hand with renewable energy. Conserving the use of energy together with the generation of renewable energy will be vital in responding to the challenges of providing enough energy to meet future energy needs and reducing greenhouse gas emissions. Small and community scale generation is encouraged and advantages of solar energy within the District are recognised. The benefits of solar energy may be realised through site design methods which promote solar efficient design, in addition to the inclusion of solar photovoltaic panels, solar hot water heating systems within buildings. Sustainable building forms which reduce energy demand and minimise heating costs are encouraged, including use of the Homestar™ rating system for residential buildings and Green Star for commercial buildings.

30.1.2 Utilities

Utilities are essential to the servicing and functioning of the District. Utilities have the purpose to provide a service to the public and are typically provided by a network utility operator.

Due to the importance of utilities in providing essential services to the community, their often high capital cost to establish; and their long life expectancy, the need for the establishment and on-going functioning, maintenance and upgrading of utilities is recognised. In addition, some utilities have specific locational needs that need to be accommodated for their operation. The co-location of utilities may achieve efficiencies in design and operation, reduce capital investment costs and also minimise amenity and environmental effects. The ability to co-locate compatible uses should be considered for all utility proposals.

It is recognised while utilities can have national, regional and local benefits, they can also have adverse effects on surrounding land uses, some of which have been established long before the network utility. The sustainable management of natural and physical resources requires a balance between the effects of different land uses. However, it is also necessary that essential utilities are protected, where possible, from further encroachment by incompatible activities which may be subject to reverse sensitivity effects.

30.2 Objectives and Policies

Energy

- 30.2.1 Objective - The benefits of the District's renewable and non-renewable energy resources and the electricity generation facilities that utilise such resources are recognised as locally, regionally and nationally important in the sustainable management of the District's resources.**

Policies

- 30.2.1.1 Recognise the national, regional and local benefits of the District's renewable and non-renewable electricity generation activities
- 30.2.1.2 Enable the operation, maintenance, repowering, upgrade and development of existing non-renewable electricity generation activities where adverse effects can be avoided, remedied or mitigated.
- 30.2.2 Objective - Recognise that the use and development of renewable energy resources have the following benefits:**
- **Maintains or enhances electricity generation capacity while avoiding, reducing or displacing greenhouse gas emissions;**
 - **Maintains or enhances the security of electricity supply at local, regional and national levels by diversifying the type and/or location of electricity generation;**
 - **Assists in meeting international climate change obligations; and**
 - **Reduces reliance on imported fuels for the purpose of generating electricity.**

Policies

- 30.2.2.1 Enable the development, operation, maintenance, repowering and upgrading of new and existing renewable electricity generation activities, (including small and community scale), in a manner that:
- Recognises the need to locate renewable electricity generation activities where the renewable electricity resources are available.
 - Recognises logistical and technical practicalities associated with renewable electricity generation activities.
 - Provides for research and exploratory-scale investigations into existing and emerging renewable electricity generation technologies and methods.
- 30.2.2.2 Enable new technologies using renewable energy resources to be investigated and established in the district.
- 30.2.3 Objective - Energy resources are developed and electricity is generated, in a manner that minimises adverse effects on the environment.**

Policies

- 30.2.3.1 Promote the incorporation of Small and Community-Scale Distributed Electricity Generation structures and associated buildings (whether temporary or permanent) as a means to improve efficiency and reduce energy demands.
- 30.2.3.2 Ensure the visual effects of Wind Electricity Generation do not exceed the capacity of an area to absorb change or significantly detract from landscape and visual amenity values.
- 30.2.3.3 Promote Biomass Electricity Generation in proximity to available fuel sources that minimise external effects on the surrounding road network and the amenity values of neighbours.
- 30.2.3.4 Assess the effects of Renewable Electricity Generation proposals, other than Small and Community Scale, on a case-by-case basis, with regards to:
- landscape values and areas with significant indigenous flora or fauna
 - recreation and cultural values, including relationships with tangata whenua

- amenity values
- The extent of public benefit and outcomes of location specific cost-benefit analysis.

30.2.3.5 Existing energy facilities, associated infrastructure and undeveloped energy resources are protected from incompatible subdivision, land use and development.

30.2.3.6 To compensate for adverse effects, consideration shall be given to any offset measures and/or environmental compensation including those which benefit the local environment and community affected.

30.2.3.7 Consider non-renewable energy resources including standby power generation and Stand Alone Power systems where adverse effects can be mitigated.

30.2.4 Objective - Site layout and building design takes into consideration energy efficiency and conservation.

Policies

30.2.4.1 Encourage energy efficiency and conservation practices, including use of energy efficient materials and renewable energy in development.

30.2.4.2 Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements, to assist in reducing energy consumption.

30.2.4.3 Encourage Small and Community-Scale Distributed Electricity Generation and Solar Water Heating structures within new or altered buildings

30.2.4.4 Encourage building design which achieves a Homestar™ certification rating of 6 or more for residential buildings, or a Green Star rating of at least 4 stars for commercial buildings.

30.2.4.5 Transport networks should be designed so that the number, length and need for vehicle trips is minimised, and reliance on private motor vehicles is reduced, to assist in reducing energy consumption.

30.2.4.6 Control the location of buildings and outdoor living areas to reduce impediments to access to sunlight.

Utilities

30.2.5 Objective - Co-ordinate the provision of utilities as necessary to support the growth and development of the District.

Policies

30.2.5.1 Essential utilities are provided to service new development prior to buildings being occupied, and activities commencing.

30.2.5.2 Ensure the efficient management of solid waste by:

- providing landfill sites with the capacity to cater for the present and future disposal of solid waste
- assessing trends in solid waste
- identifying solid waste sites for future needs
- consideration of technologies or methods to improve operational efficiency and sustainability (including the potential use of landfill gas as an energy source)

- providing for the appropriate re-use of decommissioned landfill sites.

30.2.5.3 Recognise the future needs of utilities and ensure their provision in conjunction with the provider.

30.2.5.4 Assess the priorities for servicing established urban areas, which are developed but are not reticulated.

30.2.5.5 Ensure reticulation of those areas identified for urban expansion or redevelopment is achievable, and that a reticulation system be implemented prior to subdivision.

30.2.5.6 Encourage low impact design techniques which may reduce demands on local utilities.

30.2.6 Objective - The establishment, efficient use and maintenance of utilities necessary for the well-being of the community.

Policies

30.2.6.1 Recognise the need for maintenance or upgrading of a utility to ensure its on-going viability and efficiency.

30.2.6.2 Consider economic costs and strategic needs when considering alternative locations, sites or methods for the establishment or alteration of a utility.

30.2.6.3 Encourage the co-location of facilities where operationally and technically feasible

30.2.6.4 Provide for the sustainable, secure and efficient use and development of the electricity transmission network, including within the transmission line corridor, and to protect activities from the adverse effects of the electricity transmission network, including by:

- Controlling the proximity of buildings, structures and vegetation to existing transmission corridors
- Discouraging sensitive activities from locating within or near to the electricity transmission National Grid Yard to minimise potential reverse sensitivity effects on the transmission network;
- Managing subdivision within or near to electricity transmission corridors to achieve the outcomes in (a) and (b) and to facilitate good amenity and urban design outcomes
- Not compromising the operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.

30.2.6.5 Recognise the presence and function of established network utilities, and their locational and operational requirements, by managing land use, development and/or subdivision in locations which could compromise their safe and efficient operation.

30.2.7 Objective - Avoid, remedy or mitigate the adverse effects of utilities on surrounding environments, particularly those in or on land of high landscape value, and within special character areas.

Policies

30.2.7.1 Reduce adverse effects associated with utilities by:

- Avoiding or mitigating their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines
- Encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment

- Ensuring that redundant utilities are removed,
- Using landscaping and or colours and finishes to reduce visual effects
- Integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.

- 30.2.7.2 Require the undergrounding of services in new areas of development where technically feasible.
- 30.2.7.3 Encourage the replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services where technically feasible.
- 30.2.7.4 Take account of economic and operational needs in assessing the location and external appearance of utilities.

30.3 Other Provisions and Rules

30.3.1 District Wide

Attention is drawn to the following District Wide Rules. If the District Wide Rules are not met, then consent will be required in respect of that matter.

All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 ODP)	25 Earthworks (22 ODP)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 ODP)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 ODP)	32 Protected Trees
33 Indigenous Vegetation	34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings
36 Noise	37 Designations	Planning Maps

30.3.2 National

- 30.3.2.1 Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009

Notwithstanding any other rules in the District Plan, the National Grid existing as at 14 January 2010 is covered by the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 (NESETA) and must comply with the NESETA.

The provisions of the NESETA prevail over the provisions of this Chapter, to the extent of any inconsistency. No other rules in the District Plan that duplicate or conflict with the Standard shall apply.

- 30.3.2.2 Resource Management (National Environmental Standards for Telecommunications Facilities “NESTF”) Regulations 2008

The Resource Management (National Environmental Standards for Telecommunications Facilities “NESTF”) Regulations 2008 provide for:

- The planning and operation of a telecommunication facility such as a mobile phone transmitter, that generates radio frequency fields as a permitted activity, provided it complies with the New Zealand Standard on Radiofrequency Fields Part 1: Maximum Exposure Levels 3kHz to 300 GHz (NZS 2772.1:1999).
- The installation of telecommunications equipment cabinets in the road reserve as a permitted activity, subject to specified limitations on their size and location.
- Noise from telecommunications equipment cabinets located in the road reserve as a permitted activity, subject to the specified noise limits.
- The installation or replacement of masts and antennas on existing structures in the road reserve as a permitted activity, subject to specified limitations on height and size.

The provisions of the NESTF prevail over the provisions of this Chapter, to the extent of any inconsistency. No other rules in the District Plan that duplicate or conflict with the Standard shall apply.

30.3.2.3 New Zealand Electrical Code of Practice for Electrical Safe Distances

Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001") is mandatory under the Electricity Act 1992. All activities regulated by the NZECP 34, including any activities that are otherwise permitted by the District Plan must comply with this legislation.

30.3.3 Clarification

- 30.3.3.1 A permitted activity must comply with all the rules listed in the activity and standards tables, and any relevant district wide rules.
- 30.3.3.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 30.3.3.3 The rules contained in this Chapter take precedence over any other rules that may apply to utilities in the District Plan, unless specifically stated to the contrary and with the exception of:
- 26 Historic Heritage
 - Hazardous Substances (16 ODP)
- 30.3.3.4 If District Wide Rules are not met, then consent will be required in respect of that matter.
- 30.3.3.5 Utilities can also be provided as designations. Refer to Chapter 37 – Designations of the Plan for conditions and descriptions of designated sites.
- 30.3.3.6 The following abbreviations are used in the tables.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

30.4 Rules - Activities

	Activities for Energy and Utilities	Activity Status
Rules for Energy Activities		
30.4.1	Energy Activities which are not listed in this table	NC
30.4.2	Small and Community-Scale Distributed Electricity Generation and Solar Water Heating with a rated capacity of less than 3.5kW (including any structures and associated buildings but excluding Wind Electricity Generation), and not located in any of the sensitive environments identified by Rule 30.4.3.	P
30.4.3	<p>Small and Community-Scale Distributed Electricity Generation and Solar Water Heating (including any structures and associated buildings) with a rated capacity of more than 3.5kW OR located in any of the following sensitive environments:</p> <ul style="list-style-type: none"> • Arrowtown Residential Historic Management Zone • Town Centre Special Character Areas • Open Space Zones • Any open space and landscape buffer areas identified on any of the Special Zones • Significant Natural Areas • Outstanding Natural Landscapes • Outstanding Natural Features • Heritage Features and Landscapes • Rural Zones (if detached from or separate to a building) 	D
30.4.4	<p>Renewable Electricity Generation Activities, limited to masts, drilling and water monitoring for the purpose of research and exploratory-scale investigations of a temporary nature.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • The duration of works and the research purpose • The location of investigation activities and facilities, including proximity to, and effects on, sensitive uses and environments • The height and scale of facilities and potential visual effects • Environmental effects • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal 	RD

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	Activities for Energy and Utilities	Activity Status
	will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated ¹ .	
30.4.5	Renewable Electricity Generation Activities , other than Small and Community-Scale Distributed Electricity Generation, and including any new or additional building housing plant and electrical equipment.	D
30.4.6	Non-renewable Electricity Generation where the generation only supplies activities on the site on which it is located and involves either: <ul style="list-style-type: none"> Standby generators associated with community, health care, and utility activities; or Generators that are part of a Stand-Alone Power System on remote sites that do not have connection to the local distributed electricity network. <p>Note – Diesel Generators must comply with the provisions of Chapter 36 (Noise) and Hazardous Substances (Chapter 16 ODP)</p>	P
30.4.7	Non-renewable Electricity Generation not otherwise identified.	NC
Rules for Utilities Note - The rules differentiate between four types of activities: lines and support structures; masts and antennae; utility buildings; and flood protection works & waste management facilities.		
30.4.8	Utilities which are not listed in this table	P
30.4.9	Minor Upgrading	P
30.4.10	Buildings, Structures and Earthworks within National Grid Corridors (subject to compliance with Rules 30.5.10 and 30.5.11)	P
30.4.11	Lines and Supporting Structures A conductor line, or support structure for overhead lines, to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purpose including telecommunications Control is reserved to all of the following: <ul style="list-style-type: none"> Location Route Height Appearance, scale and visual effects Where a site is subject to any natural hazard and the proposal results 	C

¹ Policies that guide the assessment of proposals on land affected by natural hazards are located in Chapter 28.

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	Activities for Energy and Utilities	Activity Status
	in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated ¹ .	
30.4.12	<p>Lines and Supporting Structures</p> <p>Any line or support structure where it involves:</p> <p>30.4.12.1 Erecting any lattice towers for overhead lines to convey electricity in all zones;</p> <p>30.4.12.2 Erecting any support structures for new overhead lines to convey electricity (at a voltage of more than 110kV with a capacity over 100MVA) in all zones;</p> <p>30.4.12.3 Erecting any support structures for overhead lines to convey electricity (at a voltage of equal to or less than 110kV at a capacity of equal to or less than 100MVA); or overhead lines for any other purposes including telecommunications in any Outstanding Natural Feature or Outstanding Natural Landscape or Significant Natural Areas;</p> <p>30.4.12.4 Utilising any existing support structures for the erection of cable television aerials and connections;</p> <p>30.4.12.5 Erecting any support structures for overhead lines for any purpose in the area in Frankton known as the "Shotover Business Park", except where any new poles are solely for the purpose of providing street lighting.</p>	D
30.4.13	<p>Telecommunication Facility and Radio communication Facilities Navigation, Meteorological Facilities</p> <p>Any telecommunication and radio communication facility, navigation or meteorological communication facility where it involves erecting:</p> <p>30.4.13.1 Within the Rural Zone any mast greater than 8m but less than or equal to 15m in height.</p> <p>30.4.13.2 Within the Town Centre Zones any mast greater than 8m but less than or equal to 10m in height.</p> <p>30.4.13.3 in zones with a maximum building height of less than 8m (except for the Business and Industrial Zones), a mast greater than the maximum height permitted for buildings of the zone or activity area in which it is located.</p> <p>30.4.13.4 If circular shaped an antenna greater than 1.2m in diameter but less than 2.4m in diameter. If another shape, an antenna greater than 1.2m in length or breadth but less than 2.4m in length and breadth.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Site location • External appearance 	C

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	Activities for Energy and Utilities	Activity Status
	<ul style="list-style-type: none"> • Access and parking • Visual amenity impacts • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated¹. 	
30.4.14	<p>Telecommunication and Radio communication Facilities, Navigation, Meteorological Facilities where it involves:</p> <p>30.4.14.1 Erecting any mast, or erecting any antenna greater than 1.2m in diameter (if circular in shape) or 1.2m in length or breadth (if another shape) in:</p> <ul style="list-style-type: none"> • Any Outstanding Natural Landscape or Outstanding Natural Feature • Significant Natural Area • The Arrowtown Residential Historic Management Zone. • Any open space and landscape buffer areas identified on any of the Special Zone structure plans • Town Centre Special Character Areas • Heritage Features and Landscapes <p>30.4.14.2 Erecting antenna greater than 2.4m in diameter or 3m in length or breadth, except omni directional (or "whip) antenna which shall not exceed 4m length, in the following zones: Residential (other than the Arrowtown Residential Historic Management Zone), Rural Lifestyle, Rural Residential, Township, Resort, Airport Mixed Use, Visitor, Town Centre, Corner Shopping Centre, Bendemeer, Penrith Park and Business Zones.</p> <p>30.4.14.3 Erecting any antenna greater than 2.4m in diameter length or breadth and/or 4m in length if a whip antenna, in the Rural Zone.</p> <p>30.4.14.4 Erecting a mast which is over 15m in height in the Rural Zone.</p> <p>30.4.14.5 In all other zones including the Town Centre Zones with a maximum building height of less than 8m (except the Business and Industrial Zones) and erecting a mast which is over 10m in height.</p> <p>30.4.14.6 In the Business and Industrial Zones, and in all other zones with a maximum building height of 8m or greater, erecting a mast which exceeds the maximum height of buildings in the zone it is located by more than 5m.</p>	D
30.4.15	<p>Buildings (associated with a Utility)</p> <p>The addition, alteration or construction of buildings greater than 10m² in area and 3m in height (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or</p>	C

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	Activities for Energy and Utilities	Activity Status
	<p>supporting structures for lines). However, this rule shall not apply where the provisions of the underlying zone or a District Wide matter specify a more restrictive activity status.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> • Location • External appearance and visual effects • Associated earthworks • Parking and access • Landscaping • Where a site is subject to any natural hazard and the proposal results in an increase in gross floor area: an assessment by a suitably qualified person is provided that addresses the nature and degree of risk the hazard(s) pose to people and property, whether the proposal will alter the risk to any site, and the extent to which such risk can be avoided or sufficiently mitigated. 	
30.4.16	<p>Buildings (associated with a Utility)</p> <p>Any addition, alteration or construction of buildings and structures, (other than masts for any telecommunication and radio communication facility, navigation or meteorological communication facility or supporting structures for lines) in:</p> <ul style="list-style-type: none"> • Any Significant Natural Areas • The Arrowtown Residential Historic Management Zone. • The Remarkables Park Zone <p>However, this rule shall not apply where the provisions of the underlying zone or a District Wide matter specify a more restrictive activity status.</p>	D
30.4.17	<p>Flood Protection Works for the maintenance, reinstatement, repair or replacement of existing flood protection works for the purpose of:</p> <p>(a) maintaining the flood carrying capacity of water courses and/or maintaining the integrity of existing river protection works</p> <p>(b) fill works undertaken within Activity Area 1f of the Shotover Country Special Zone</p>	P
30.4.18	Flood Protection Works not otherwise identified.	D
30.4.19	Waste Management Facilities	D
30.4.20	Water and Wastewater Treatment Facilities	D
30.4.21	In the Remarkables Park Zone , all lattice towers or overhead lines or support structures for overhead lines for any purpose (except any poles solely for the purpose of street lighting); or any mast for any purpose; or any antenna greater than 1.2m in diameter, length or breadth (except omni-directional or 'whip' antenna less than 4 metres in length).	NC

30.5 Rules – Standards

	Standards for activities	Non-compliance status
Standards for Energy Activities		
30.5.1	<p>Small and Community-Scale Distributed Electricity Generation and Solar Water Heating shall:</p> <p>30.5.1.1 not overhang the edge of any building</p> <p>30.5.1.2 Solar Electricity Generation cells, modules and panels and Solar Water Heating collector panels shall be recessive colours: black, dark blue, grey or brown. Frames, mounting, fixing hardware shall be finished in similar recessive colours. Recessive colours shall be selected to be the closest colour to the building to which they form part of, are attached to, or service</p> <p>30.5.1.3 be set back in accordance with the internal and road boundary setbacks for buildings in the zone in which they are located. Exemptions for accessory buildings shall not apply.</p> <p>30.5.1.4 not intrude through any recession planes applicable in the zone in which they are located.</p> <p>30.5.1.5 For solar panels on a sloping roof, may protrude a maximum of 0.5 m above the maximum height limit specified for the zone</p> <p>30.5.1.6 For solar panels on a flat roof, may protrude a maximum of 1.0 m above the maximum height limit specified for the zone, for a maximum area of 5m²</p> <p>30.5.1.7 not exceed 2.0 metres in height if for free standing Solar Electricity Generation and Solar Water Heating</p> <p>30.5.1.8 not exceed 150 m² in area if for free standing Solar Electricity Generation and Solar Water Heating.</p>	D
30.5.2	<p>Mini and Micro Hydro Electricity Generation shall:</p> <p>30.5.2.1 comply with Road and Internal Boundary Building Setbacks in the zone in which they are located.</p> <p>30.5.2.2 not exceed 2.5 metres in height.</p> <p>30.5.2.3 be finished in recessive colours consistent with the building it is servicing on site.</p> <p>Note: Reference should also be made to the Otago Regional Council Water Plan Rules.</p>	D
30.5.3	<p>Wind Electricity Generation shall:</p> <p>30.5.3.1 comprise no more than two Wind Electricity Generation turbines or masts on any site.</p> <p>30.5.3.2 involve no lattice towers.</p> <p>30.5.3.3 be set back in accordance with the internal and road boundary</p>	D

	Standards for activities	Non-compliance status
	<p>setbacks for buildings in the zone in which they are located. Exemptions for accessory buildings shall not apply.</p> <p>30.5.3.4 not exceed the maximum height or intrude through any recession planes applicable in the zone in which they are located.</p> <p>In the Rural and Gibbston Character Zones the maximum height shall be that specified for non-residential building ancillary to viticulture or farming activities (10m).</p> <p>The maximum height for a wind turbine shall be measured to the tip of blade when in vertical position.</p> <p>30.5.3.5 be painted in non-reflective paint.</p>	
30.5.4	<p>Biomass Electricity Generation</p> <p>30.5.4.1 Biomass Electricity Generation fuel material shall be sourced on the same site as the generation plant, except where the generation plant is located in Industrial Zones (and Industrial Activities Areas within Structure Plans).</p> <p>30.5.4.2 Any outdoor storage of Biomass Electricity Generation fuel material shall be screened from adjoining sites and public places.</p> <p>30.5.4.3 Biomass Electricity Generation plant and equipment shall be located inside a Building.</p> <p>Note: Reference should also be made to the Otago Regional Council Air Plan Rules.</p>	D
30.5.5	<p>Associated buildings</p> <p>Any building housing plant and electrical equipment associated with Renewable Electricity Generation activities, unless permitted in the zone in which it located or approved by resource consent, shall:</p> <p>30.5.5.1 not exceed 10m² in area and 2.5m in height; and</p> <p>30.5.5.2 be set back in accordance with the internal and road boundary setbacks for accessory buildings in the zone in which it is located; and</p> <p>30.5.5.3 be finished in recessive colours, consistent with the building it is servicing on site.</p>	D
Standards for Utilities		
30.5.6	<p>Setback from internal boundaries and road boundaries</p> <p>Where the utility is a building, it shall be setback in accordance with the internal and road boundary setbacks for accessory buildings in the zone in which it is located.</p>	D
30.5.7	<p>Buildings in Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF)</p>	D

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	Standards for activities	Non-compliance status
	Any building within an ONL or ONF shall be less than 10m ² in area and less than 3m in height.	
30.5.8	Height All buildings or structures, (excluding masts and antennas for any telecommunication and radio-communication facility, navigation or meteorological communication facility) shall comply with the relevant maximum height provisions for buildings of the zone they are located in.	D
30.5.9	New Zealand Standards All development of utilities including associated earthworks shall comply with NZS4404:2011.	D
30.5.10	Buildings and Structures within the National Grid Yard being: 30.5.10.1 A non-conductive fence located 5m or more from any National Grid Support Structure and no more than 2.5m in height 30.5.10.2 Any utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid 30.5.10.3 Any new non-habitable building less than 2.5m high and 10m ² in floor area 30.5.10.4 Any non-habitable building or structure used for agricultural activities provided that they are: a. Located at least 12m from a National Grid Support Structure b. Not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), or a commercial glasshouse 30.5.10.5 Alterations to existing buildings that do not alter the building envelope. Note – Refer to the Definitions for illustration of the National Grid Yard.	NC
30.5.11	Earthworks within the National Grid Yard being: 30.5.11.1 Earthworks within 2.2 metres of a National Grid pole support structure or stay wire shall be no deeper than 300mm 30.5.11.2 Earthworks between 2.2 metres to 5 metres of a National Grid pole support structure or stay wire shall be no deeper than 750mm 30.5.11.3 Earthworks within 6 metres of the outer visible edge of a National Grid Transmission Tower Support Structure shall be no deeper than 300mm 30.5.11.4 Earthworks between 6 metres to 12 metres from the outer visible edge of a National Grid Transmission Tower Support structure shall be no deeper than 3 metres 30.5.11.5 Earthworks shall not create an unstable batter that will affect a transmission support structure	D

	Standards for activities	Non-compliance status
	<p>30.5.11.6 Earthworks shall not result in a reduction in the existing conductor clearance distance below what is required by Table 4 of New Zealand Electrical Code of Practice 34:2001</p> <p>The following earthworks are exempt from the rules above:</p> <p>30.5.11.7 Earthworks undertaken in the course of constructing or maintaining utilities</p> <p>30.5.11.8 Earthworks undertaken as part of agricultural activities or domestic gardening</p> <p>30.5.11.9 Repair sealing, resealing of an existing road, footpath, farm track or driveway</p> <p>Note – Refer to the Definitions for illustration of the National Grid Yard.</p>	

30.6 Rules - Non-Notification of Applications

30.6.1 Any application for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

- 30.6.1.1 Stand-Alone Power Systems (SAP's).
- 30.6.1.2 Small and Community Scale Distributed Electricity Generation
- 30.6.1.3 Controlled activities
- 30.6.1.4 Discretionary activities for Flood Protection Works