

Utilities Location and Provision Guidance

Additional Guidance – Utilities Location and Provision

Purpose

The purpose of the Utilities land use regulations is to ensure the location and provision of utility services is carried efficiently and effectively while ensuring that the community and environment are not impacted on or unreasonably inconvenienced.

Utilities are services and facilities such as water, sewage, stormwater, shallow groundwater, telecommunications, radio communications, electricity and gas networks. Network utilities are provided by public and private organizations.

The successful functioning of Qatar depends on network utilities. It is therefore vital that construction, maintenance and operation of these services and facilities be effectively provided in a timely manner.

While the core function of a utilities (e.g. water supply or telecommunications) will have overall positive effects, some may incidentally have adverse impacts, for example from noise, odour or visual impacts. Amenity values, landscape character, streetscape, heritage values, and public health and safety are all issues managed, while still allowing utilities to function efficiently.

The provisions generally apply to utilities in all zones (except for the Transportation and Utilities Zone) which specify particular compliance standards. The underlying zone objectives and regulations do not apply to utility services, unless specifically referred to.

Objectives

Operational

1. The operation, maintenance of and access to existing utilities shall not be adversely affected by subdivision, land use and development.
2. Common trenching of underground services shall be provided wherever possible
3. Construction of utility services shall be undertaken in a manner which minimizes the impact on communities and the environment.

Servicing

All urban development shall be adequately serviced by network utilities including water, sewage, storm water, shallow groundwater, gas, electricity, street lighting, and telecommunications

Adverse Impacts

Utilities are located and operated to avoid, remedy or mitigate adverse impacts on amenity and the surrounding environment

Structures

1. Utility structures and buildings must be designed and constructed to ensure functionality and ready maintenance, ease of access, longevity and minimum life-cycle costs, and adequate capacity for expected future demand.
2. The appearance of utility structures and buildings shall be appropriate to the character and amenity of the surrounding area.
3. Utility structures and buildings shall avoid impacting on public reserves, major areas of vegetation or wildlife habitat, and avoid crossing environmentally sensitive areas and amenities

THIS TABLE SPECIFIES THE TYPE AND SCALE OF UTILITY SERVICES THAT ARE PERMITTED (DO NOT REQUIRE A DEVELOPMENT APPLICATION) OR CONDITIONAL (REQUIRE A DEVELOPMENT APPLICATION)

PERMITTED	CONDITIONAL
<p>All Network Utilities</p> <ol style="list-style-type: none"> 1. The operation of existing utilities whether underground or above ground. 2. The installation and upgrading of utilities located underground (excluding electricity transmission lines). 3. The maintenance and repair of any existing network utility. 4. The removal of existing network utilities, whether underground or above ground. 5. The trimming and pruning of vegetation necessary to protect electric or telecommunication lines. 	<p>All Network Utilities</p> <p>Network utility development, operation, or maintenance not otherwise mentioned in any section of this table.</p> <p>Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 50,000sqm.</p>
<p>Electricity Distribution up to 33kV</p> <ol style="list-style-type: none"> 1. Underground lines, including underground connections from buildings and sites. 2. Minor upgrading of existing above-ground lines and support structures. 	<p>Electricity Distribution up to 33kV</p> <ol style="list-style-type: none"> 1. New above-ground single-pole lines and support structures. 2. Upgrading of existing above-ground lines and support structures. 3. New and upgraded transformers, substations and switching stations distributing electricity at a voltage up to, and including 110kV, and ancillary buildings.
<p>Electricity Transmission at and above 66kV</p> <ol style="list-style-type: none"> 1. New underground lines and associated structures. 	<p>Electricity Transmission at and above 66kV</p> <ol style="list-style-type: none"> 1. New above-ground lines and support structures (other than relocation). 2. Substations. 3. Switching stations.
<p>Water and Drainage Infrastructure</p> <ol style="list-style-type: none"> 1. New underground pipelines conveying water, storm water, shallow groundwater and sewage. 2. Overland storm water conveyances (open drains and channels). 3. Temporary overland pipes for shallow groundwater. 4. Small scale pump stations 	<p>Major Water Infrastructure, Major pump stations.</p> <ol style="list-style-type: none"> 1. Desalination plants, water and wastewater treatment plants. 2. On-site sewerage treatment package plants. 3. Water supply reservoirs and gravity storage tanks. 4. Storm water detention, treatment and/or soakage facilities to service more than 1 site.

<p>Telecommunications</p> <ol style="list-style-type: none"> Underground telecommunication lines, including underground connections from buildings and sites. Minor upgrading of existing telecommunication equipment. New overhead connections from buildings and sites to existing overhead line networks. Addition of telecommunications lines to existing supporting structures. Up to two low-impact satellite dishes attached to a building, per site. Card and coin operated telephone booths. Installation of equipment internally within any telephone exchange. 	<p>Telecommunications</p> <ol style="list-style-type: none"> New above-ground single-pole structures and associated telecommunication lines. Antenna. Antenna for the purposes of amateur radio operation. Cabinet. Masts and towers for high-impact satellite dishes and telecommunications transmitters/receivers.
<p>Meteorological</p> <ol style="list-style-type: none"> Meteorological enclosures and buildings, automatic weather stations, and voluntary observer sites and associated microwave links. Single metrological instrument sites. 	
<p>Navigational</p> <ol style="list-style-type: none"> Lighthouses, navigational aids beacons 	
<p>Gas</p> <ol style="list-style-type: none"> Underground gas transmission pipelines at a pressure less than 2000 kilopascals, including aerial crossings of bridges, structures or streams, and ancillary equipment, including regulator stations, but not compressor stations. Gas valve and takeoff stations, sales gates and regulator systems. 	<p>Gas</p> <ol style="list-style-type: none"> Underground gas transmission pipelines at a pressure of 2000 kilopascals or greater, including aerial crossings of bridges, structures or streams, and ancillary equipment, including compressor compounds with compressor houses.
<p>Energy</p> <ol style="list-style-type: none"> Solar panels and solar heating systems for the purposes of serving the site on which they are located. Generators required for a temporary period. 	<p>Energy</p> <ol style="list-style-type: none"> Electricity generation plants for bulk power supply. Renewable energy generation plants including solar-farms and wind turbines.
<p>District Cooling</p> <ol style="list-style-type: none"> New underground pipelines conveying district cooling. 	<p>District Cooling</p> <ol style="list-style-type: none"> District Cooling production facility for the purposes of serving more than one site.

Public Facilities

1. Public toilets and associated ablution buildings required as part of a park, recreation area, sports-field, or community facility.
2. Shade structures, street furniture, seating, lighting, water fountains, etc. required as part of public parks and reserves, and community facilities.
3. Public art structures and amenities.