

Proposed Plan Change 26 - Residential - Submission Summary (Addendum 2)

Sub #	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
3	Transpower New Zealand Limited	c/- Georgina McPherson Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland	04/12/12	<p>Plan Change 26 amended to ensure: Full effect is given to the National Policy Strategy for Electricity Transmission 2008; Effect is given to the policies of the Regional Policy Statement: Recognition of the National Environmental Standards for Electricity Transmission Activities and ensure that there are no conflicts with provision of the District Plan and the NESETA; The protection of the existing network from issues of reverse sensitivity and the effects of others' activities through the provision of appropriate transmission corridors; Provide an appropriate policy framework for the development of new electricity transmission lines; and Provide for the on-going operation, maintenance, upgrading and development of existing transmission lines.</p>	<p>1. Amend the planning maps to shown all of Transpower's transmission lines, including where they traverse the Residential Zone. 2. Insert a new definition of 'electricity transmission yard' and 'electricity transmission corridor' as follows: Electricity Transmission Yard (shown in red) Means: - the area located 10 metres either side of the centreline of a 110kV electricity transmission line on poles - the area located 12 metres either side of the centreline of a 110kV electricity line on pi-poles or towers - the area located 8 metres in any direction from the outside visible edge of an electricity transmission pole - the area located 12 metres in any direction from the outside visible edge an electricity transmission tower. Electricity Transmission Corridor (shown in red and green) measured either side of the centreline of the electricity transmission line equals: - 14m for 110kV transmission lines on poles - 16m for 110kV transmission lines on pi-poles or towers - 32m for 110kV transmission lines on towers - 37m for 220kV transmission lines on towers</p>	Y	Y

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	<p>Transpower New Zealand Limited (Continued)</p>				<p>Advice Note: Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</p> <p>Advice Note: Vegetation to be planted within the Electricity Transmission Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazard from Trees) Regulations 2003 or prevent access to support structures. To discuss works, including tree planting near any electricity line especially works, within the Electricity Transmission Corridor contact the relevant network utility operator.</p> <p>Retain Objective 39(c) without the modification as follows: O39 High quality residential areas which consist of; ... c. Development that is integrated with infrastructure:</p>		
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	<p>Transpower New Zealand Limited (Continued)</p>				<p>Definition of sensitive activities to be included as below: Sensitivity Activity: mean those activities within an Electricity Transmission Corridor that are particularly sensitive to the risk associated with electricity transmission line because of either the potential or prolonged exposure to the risk or the vulnerability of the equipment or population that is exposed to the risk. Such activities include childcare and education facilities, residential buildings, hospitals and health care facilities.</p>		
	<p>Transpower New Zealand Limited (Continued)</p>				<p>R255 Non Complying Activities The following are Non Complying activities: a. Manufacturing activities b. The establishment or expansion of any sensitive activity within an electricity transmission yard. d. Buildings and structures located within the electricity transmission yard, which are more than 2.5m in height and/or 10m2 in area.</p>		

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	<p>Transpower New Zealand Limited (Continued)</p>				<p>Amend R12 to clarify the link between the activity status of network utilities in the Residential zone and those provided for by General Rule R15. This could be achieved by adding the following or text to the same effect (additional text underlined): <u>R1 Permitted Activities</u> The following are permitted activities in the Residential Zone. b. 'network utilities not provided for as permitted activities by General Rule - Utilities (Rule R15)'. Amend R12 to clarify the link between the activity status of network utilities in the Residential zone and those provided for by General Rule R15. This could be achieved by adding the following or text to the same effect (additional text underlined): <u>R12 Discretionary Activities</u> The following are discretionary activities: ... b. network utilities not provided for as permitted activities by General Rule - Utilities (Rule R15) of the Plan.</p>		
	<p>Transpower New Zealand Limited (Continued)</p>				<p>9. Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>		