

Transpower New Zealand Limited (submission reference 191) – Plan Change 31 to the Operative Waimakariri District Plan: Proposed National Grid Provision

The following sets out amendments to the Operative Waimakariri District Plan to address the relief sought in the submission made by Transpower New Zealand Limited. The amendments proposed are shown in purple underlined text. The amendments proposed by the applicant are shown in black underlined text.

Chapter 23 Land and Water Margins (Earthworks)

Amend Condition 23.1.1.10 as follows:

- 23.1.1.10 *In relation to any overhead high voltage transmission line as shown on the District Plan Maps, earthworks shall not:*
- a. *exceed a depth of 300mm within 12 metres of any support structure foundation; or*
 - b. *reduce in the ground to conductor clearance below that which is specified in Table 4 of NZECP 34:2001; ~~or~~*
 - c. *compromise the stability of any support structure; or*
 - d. *in the Residential 4A Zone (Ōhoka) identified on District Plan Map 185, result in existing vehicle access to any National Grid support structure being permanently obstructed.*

Chapter 31 Health, Safety and Wellbeing (Buildings, structures and sensitive activities)

Replace proposed Rule 31.1.1.15A with the following:

Land use near the National Grid (Residential 4A (Ōhoka))

31.X Permitted Activities

In the Residential 4A Zone (Ōhoka) identified on District Plan Map 185, any land use located within 12 metres from the outer visible edge of a foundation of a National Grid support structure or located within 10 metres of the centre line of an overhead 66kV National Grid transmission line is a permitted activity if it:

- i. *complies with the conditions under Rule 31.X.1; and*
- ii. *complies with all the conditions and provisions for permitted activities in this and all other chapters.*

31.X.1 Conditions

31.X.1.1 *The activity is not a school, residential building or hospital.*

31.X.1.2 *A building or structure complies with NZECP 34:2001 and is:*

- i. *a network utility;*
- ii. *a fence not exceeding 2.5m in height; or*
- iii. *a non-habitable building used for agricultural or horticultural activities other than a milking/dairy shed, a wintering barn, a building for intensive farming activities, a commercial greenhouse or produce packing facility.*

31.X.1.3 *A building or structure permitted under 31.X.1.2 must:*

- i. *not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;*
- ii. *not permanently obstruct vehicle access to a National Grid support structure;*
- iii. *be located at least 12 metres from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence located at least 6*

metres from the outer visible edge of a foundation of a National Grid support structure.

31.Y Non-complying Activities

31.Y.1 Any land use that does not comply with Rules 31.X is a non-complying activity.

Chapter 32 Subdivision

Insert the following new restricted discretionary activity rule in Chapter 32:

32.2.X In the Residential 4A Zone (Ōhoka) identified on District Plan Map 185, any subdivision of land located within 32 metres of the centre line of an overhead 66kV National Grid transmission line is a restricted discretionary activity where a building platform is identified on the subdivision plan that is located more than 12 metres from the outer from the outer visible edge of a foundation of a National Grid support structure and more than 10 metres from the centre line of an overhead 66kV transmission line, to be secured by way of a consent notice.

In considering any application for a resource consent under Rule 32.2.X, the Council shall, in deciding whether to grant or refuse consent, and in deciding whether to impose conditions, restrict the exercise of its discretion to the following matters:

- i. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.
- ii. The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.
- iii. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of an identified building platform or platforms.
- iv. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines.
- v. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid.
- vi. The outcome of any consultation with Transpower New Zealand Limited.
- vii. The extent to which the subdivision plan clearly identifies the National Grid and identified building platform or platforms.

Insert the following new non-complying activity rule in Chapter 32

32.4.X Any subdivision of land Residential 4A Zone (Ōhoka) identified on District Plan Map 185 that does not comply with Rule 32.2.X is a non-complying activity.

Outline Development Plan

Include the OPD Text as follows [note: this is consistent with the text provided to the Hearings Panel by the applicant]:

The National Grid

The National Grid Islington – Southbrook A (ISL-SBK-A) 66kV transmission line traverses the site. The line starts at the Islington Substation in Christchurch and extends through the Christchurch,

Waimakariri and Hurunui districts. The following matters will assist in ensuring the ability for Transpower to operate, maintain, upgrade and develop the National Grid is not compromised by future subdivision and land use.

Consultation

Transpower shall be consulted as part of any application for subdivision consent affecting the National Grid. Evidence of this consultation shall be provided to Council as part of any subdivision consent application.

Planting and maintenance of landscaping beneath the National Grid

Any landscaping in the vicinity of the National Grid shall be designed and implemented to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and the Electricity (Hazards from Trees) Regulations 2003, including when planting reaches maturity.