Evidence L - Tabled.

TRANSPOWER

Keeping the energy flowing

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20 July 2015

Waimakariri District Council
Private Bag 1005
Rangiora 7440

Attention: Victoria Caseley
District Plan Manager

Dear Victoria

HEARING STATEMENT: PROPOSED PRIVATE PLAN CHANGE 26 - WESTPARK RANGIORA LIMITED, LEHMANS & OXFORD ROADS

Transpower New Zealand Limited (Transpower) writes in relation to the hearing starting 27 July 2015 on Proposed Private Plan Change 26 (PPC26). Transpower's submission sought amendments to PPC26 to protect significant National Grid assets from potential adverse effects caused by the proposed residential development.

In summary, Transpower submission sought:

*"**Relief sought:***

1. *Either:*
   (a) *Confirm that no residential development (comprehensive or otherwise) will occur in an area 12m from the centreline of the National Grid lines in the Plan Change Area, or*
   (b) *Extend the boundary of the Local Purpose Reserve out to an area 12m either side of the centreline of the National Grid lines, or*
   (c) *Include a restriction in the ODP preventing buildings and large structures from locating within 12m either side of the centreline of the National Grid lines (for instance identifying a no-build zone within the ODP).*
2. *Amend the ODP to clearly show the location of the National Grid lines.*
3. *Amend the Private Plan Change provisions to clearly state that all structures, earthworks and other activities must comply with the requirements in NZECP34:2001 regardless of the rules in the WDP.*
4. *Transpower requests that the council's statutory assessment clearly acknowledge the National Grid lines as part of the existing environment and the need to give effect to the NPSET when assessing the Private Plan Change application."*

We have reviewed the Officer's Report and accept the recommendations as outlined below. As a result, we confirm that Transpower does not wish to be heard. Instead, we request that this letter be tabled at the hearing, in support of its position.

Transpower supports the Officers' recommendation (120.1) to accept the amendment to increase the boundary of the local purpose to 12m. The Officer acknowledges this would prevent buildings and large structures from locating within 12m of the centerline of the National Grid lines. The Officer's Report provides:

> "***Recommendation and reasons***
> *The request must show how it will meet the requirements of both the NPSET and NZECP.*
>
> ***Amendment to plan***
> *If required amend ODP to provide 12m of separation within reserve."*

Transpower strongly supports the recommendation that the boundary of the local purpose reserve is extended out to an area 12m either side of the centreline of the National Grid lines. This effectively creates a 12m buffer either side of the centreline within which no development could occur. As per our submission, this would give appropriate effect to Policies 10 and 11 of the National Policy Statement on Electricity Transmission 2008 (NPSET).

Transpower supports the Officers' recommendation (120.2) to accept the amendment to show the National Grid lines on the Outline Development Plan (ODP). The Officer's Report provides:

> "***Recommendation and reasons***
> *Showing the transmission lines on the ODP will assist with acknowledging their location and providing for the required separation distances from the lines. However, it is not necessary to provide provisions for separation distances for structures because the District Plan already contains these (Table 31.1). Restrictions for earthworks are also already provided (23.1.1.10).*
>
> ***Amendment to plan***
> *Amend Outline Development Plan to show transmission lines."*

Transpower supports the recommendation to show the transmission lines on the ODP. Transpower acknowledge the District Plan already has provisions for separation distances for structures (Rule 31.1.1.15 and Table 31.1) and restrictions for earthworks near high voltage transmission lines (Rule 23.1.1.10). However, Transpower wish to acknowledge that all structures, earthworks and other activities must comply with the requirements in NZECP34:2001.

Transpower understands that the ODP will likely enable the rezoning to Residential 2 to proceed, but then a further land use and subdivision process will be required. We understand that Transpower will have the opportunity to comment more specifically on proposed building platforms and earthworks at the point of future subdivision application when these details have been further developed.

Transpower respectfully requests that the Hearings Panel adopt the officer's recommendations in relation to the above amendments (120.1 and 120.2).

As such, we confirm that Transpower does not wish to be heard. Instead, we request that this letter be tabled at the hearing, in support of its position.

Please contact me on (04) 590 8586 or environment.policy@transpower.co.nz if you have any queries or should you require clarification of any matter.

Yours sincerely
TRANSPOWER NZ LTD

Kelly Parekowhai
Environmental Planner