

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: DDS-14-05-08/ 240416059698

DATE: 9 July 2024

MEMO TO: Hearing Commissioners

FROM: Mark Buckley, Principal Policy Planner – Development Planning Unit

SUBJECT: Hearing Stream 8 Subdivision Rural S42A Report - MainPower Conferencing

1. The purpose of this memorandum is to inform the Hearing Panel of the outcome of conferencing with respect to the MainPower submission [249.100] on the addition of a new rule around subdivision within 24m from the centreline of the major electricity distribution network, and a corresponding new matter of control and discretion submission [249.233].
2. The conferencing resulted from a question from the Hearing Panel in Minute 23 Appendix 1 Subdivision Rural question 1, regarding the MainPower's evidence in respect to subdivision proximity to major electricity distribution lines. Paragraphs [13] to [19] of the Subdivision- Rural right of reply detail the outcome of the discussion with Mr McLennan and spells out the concerns regarding the proposed wording in the MainPower submission having unintended consequences on subdivision development within the Rural Zones.
3. Discussions were held with Ms Foote from 30th April to 5th June 2024 on issues raised in paragraphs [193] and [194] of the S42A Subdivision Rural officer report. Ms Foote liaised with MainPower on the amendments to the proposed rule.
4. Ms Foote and myself agree that MainPower do not need to be considered as an affected party on all rural subdivisions within 24m of the lines, as MainPower's concerns related to:
 - a. The major electricity distribution lines that are located on land being subdivided; and
 - b. Where assets are located within the road reserve they are only concerned about land being subdivided that is on the same side of the road as the major electricity distribution lines.

5. At the conclusion of discussions, I recommend that the following new rule and matter of control and discretion (additions in red):

SUB-RX Subdivision and Major Electricity Distribution Lines	
Activity status: RDIS	
<u>Where:</u>	
<ol style="list-style-type: none"> 1. <u>the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u> <ol style="list-style-type: none"> a. <u>is located on the same site as a Major Electricity Distribution Line; or</u> b. <u>adjoins a Major Electricity Distribution Line located in the road reserve on the same side of the road as the site being subdivided; and</u> c. <u>a building square for the principal building(s) and any building(s) for sensitive activities, is positioned at least 6m from the:</u> <ol style="list-style-type: none"> i. <u>Centreline of the major electricity distribution lines as shown on the planning maps; and</u> ii. <u>Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u> 2. <u>SUB-S1 to SUB-S18 are met.</u> 	
Matters of discretion are restricted to:	
<ul style="list-style-type: none"> • <u>Matters of control listed in SUB-MCDX – Effects on Major Electricity Distribution Lines</u> 	
Notification	
<u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to MainPower New Zealand Limited, where the consent authority</u>	
<u>All zones</u>	<p>Activity status when compliance with SUB-RX not achieved: NC</p> <p><u>Activity status when compliance with SUB-RX (2) not achieved: as set out in the relevant subdivision standards.</u></p>

considers this is required, absent its written approval.

SUB-MDCX Effects on or from the Major Electricity Distribution Lines

1. 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.

2. The provision for the ongoing efficient operation, maintenance, development and upgrade of the Electricity Distribution Network, including the ability for continued reasonable access to existing distribution lines for maintenance, inspections and upgrading.

3. 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.

4. The extent to which the design and construction of the subdivision allows for activities to be set back from the Major Electricity Distribution, including the ability to ensure adverse effects on, and from, the Electricity Distribution Line and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the distribution lines.

5. The nature and location of any proposed vegetation to be planted in the vicinity of the Electricity Distribution Lines.

6. The outcome of any consultation with MainPower New Zealand Limited.

7. The extent to which the subdivision plan clearly identifies the Major Electricity Lines and identified building platform or platforms.