

***Summary of Submissions  
Proposed District  
Plan Change 47 -***

**Takapu Island Rezoning**



# Proposed District Plan Change 47

## Takapu Island Rezoning

### Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	Tranzpower New Zealand Ltd	C/O Burton Planning Consultants Ltd Attn: Yana Bosseva PO Box 33-817 Takapuna Auckland	Yes

The Takapu road – Wilton A transmission line traversing the site subject to the proposed plan change is part of the linear network of the National Grid. The interface between the National Grid and proposed development needs to be properly managed to ensure that:

- The adverse effects of the National Grid; and
- The adverse effects of others' activities on the National Grid,

are avoided, remedied and mitigated.

#### Decision Requested:

That the provisions for Takapu Island contain triggers for assessing development proposed in close proximity to the Takapu Road – Wilton A transmission line.

**A** Insert a new rule in Appendix 8 as follows:

1.2 The construction, alteration of, and addition to buildings and structures within 30 metres of the Takapu Road - Wilton A high voltage transmission line is a Discretionary Activity (Restricted) in respect of:

- 1.2.1 The adverse effects on the transmission line;  
1.2.2 The adverse effects on public safety.

#### Assessment Criteria:

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

(a) Location of building sites and works

Whether the location of the building site or works will inhibit the safe and efficient operation of the Takapu Road – Wilton A high voltage transmission line, or result in adverse effects on people's safety including:

- The ability for maintenance and inspection of transmission lines and supporting structures and the minimising of risk of injury or property damage from or to such lines;
- The extent to which any buildings, structures, mobile plant or earth works could affect transmission lines and support structures;
- How the separation distances in the New Zealand Electrical Code of Practice of Electrical Safety Distances (NZECP:34 1993) are met;
- Availability of access the Takapu Road – Wilton A high voltage transmission line.

(b) Landscaping

- The ability for tree planting adjoining transmission lines and support structures to comply with the Electricity (Hazards from Trees) Regulations 2003.

<b>B. Any consequential changes required as a result of the above changes.</b>			
2	Powerco Ltd	C/O Opus International Consultants Ltd Attn: Cathy Swan PO Box 12-003 Wellington	Yes
<p>Powerco Limited (Powerco) support Proposed District Plan Change 47 insofar that it creates additional commercial land in the Wellington Region. But has concerns that the Proposed Plan Change may erode their rights as a network utility provider with existing use rights under Section 10 of the Resource Management Act 1991.</p> <p>Powerco's gas gate is situated adjacent to the Takapu Road entrance to the land and is a vital component of their existing infrastructure in Wellington – and the submitter seeks that this be recognised in the plan change.</p> <p><b>Decision Requested:</b></p> <p>That the following assessment criteria be added to Appendix 8, rule 1.1:</p> <p><u>1.1.8 The efficient operation of any existing nearby network utility infrastructure.</u></p>			
3	Armstrong Jones Management (PTY) Ltd	C/O Barker & Associates Ltd Matt Norwell PO Box 37806 Parnell Auckland	Yes
<p>This submission opposes all the provisions of the proposed plan change noting in particular concerns that the Plan Change fails to emphasise the risks to the viability and vitality of existing suburban centres. The submitter also considers that PC47 has misinterpreted the NGMF.</p> <p><b>Decision Requested:</b></p> <p>That Plan Change 47 be declined in its entirety.</p>			
4	Kiwi Income Property Trust	C/O Barker & Associates Ltd Attn: N J Roberts PO Box 37806 Parnell Auckland	Yes
<p>The submitter opposes Plan Change 47 in its entirety, for several reasons. These include the effect on the Porirua commercial centre, misinterpretation of the NGMF, adverse traffic on the Johnsonville-Porirua motorway, and that it is inappropriate in terms of Section 32 of the RMA.</p> <p>As the owner and operator of North City Shopping Centre in the Porirua commercial core, the submitter is concerned to ensure that the level of public amenity provided by the core, the range of services within it and the efficiency and effectiveness of the core for the residents of Porirua is maintained.</p> <p><b>Decision Requested:</b></p> <p>The submitter seeks that Plan Change 47 be declined in its entirety.</p>			
5	Richard Herbert	8 Duval Grove Tawa Wellington	No
<p>Submitter supports the proposal subject to suitable earthworks and subdivision consents being obtained.</p> <p><b>Decision Requested:</b></p>			

Approve DPC 47 subject to conditions: -

- Retail activity be limited so as not to detract from existing suburban centres in Tawa, or drive unacceptable traffic flow to the access.
- Porirua Stream is protected from earthworks run-off sediment, accidental spillages, and additional surface water run-off, by the provision of suitable esplanade reserves and walkway reserve and associated plantings along the western boundary.
- That the provisions of the NGMF “Blue and Green” strategy be upheld.
- That the provisions of the NGMF for additional “Park and Ride” area be upheld.