

# SUBMISSION ON TRANSPOWER'S NOTICES OF REQUIREMENT AND APPLICATIONS FOR RESOURCE CONSENTS

Section 145 of the Resource Management Act 1991

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To: Minister for the Environment  
 Freepost Grid Upgrade Submissions  
 PO Box 4405  
 Hamilton East  
 HAMILTON 3247

OR

Email: tpcallin@mfe.govt.nz  
 Fax: 04 439 7700

[If you are emailing or faxing your submission, please make it for the attention of "Grid Upgrade Submissions"]

This submission relates to the notices of requirement and/or applications for resource consent, lodged by Transpower New Zealand Ltd for the North Island Grid Upgrade Project, and identified on the next page.

## CLOSING DATE FOR SUBMISSIONS: 5 OCTOBER 2007

Title: Mr Mrs Miss Ms (Please circle the appropriate title(s) or print clearly below)

My/Our Full Name(s): CAMPERDOWN HOLDINGS LIMITED

Postal Address: 21 LAND SOLUTIONS LIMITED PO Box 276477 MANUKAU CITY

Wk Ph: 09 9175134 Hm Ph: Cell: 021 769 646

Wk Fax: 09 9175135 Hm Fax: Email: jon@landsolutions.co.nz

Please tick the relevant boxes on the next page to identify whether you are making a submission on all notices of requirement and applications for resource consents or just some of them (please identify).

Please also indicate on the back of this form (✓) whether you support, oppose, or are neutral in relation to the notices of requirement and applications for resource consents. If you are making a submission only on parts of a notice of requirement or application for resource consents, please note this when specifying the reasons for your submission.

The reasons for my/our submission are: If you are attaching further information tick for yes

WE ARE AN AFFECTED PARTY IN THE PAKURANGA - BROWNHILL SECTION

SEE ATTACHED

Please use more pages if you need to.

I/we seek the following decision from the Board of Inquiry (provide precise details including the nature of any conditions sought):

SEE ATTACHED

Please use more pages if you need to.

Use a clear tick in the appropriate box below (✓)

I/we wish to be heard in support of my/our submission (to speak at the public hearing).

I/we DO NOT wish to be heard and hereby make my/our submission in writing only.

Signature(s): *Jonathan...* J. MAPLESDEN (DIRECTOR) Date: 4/10/07

AS AUTHORIZED AGENT - LAND SOLUTIONS LTD.

(Signature of submitter, or person authorised to sign on their behalf is required. Note signature is not required for electronic (email) submissions. If this is a joint submission by two or more individuals, each individual's signature is required.)



Ministry for the Environment  
 Manatū Ahu Te Taiao

Use the tick boxes below to indicate the called-in notices of requirement and applications for resource consents that your submission concerns. Use a clear tick in the appropriate box or boxes (✓).

I/we make my/our submission concerning all notices of requirement and applications for resource consents below

OR

My/our submission only concerns the notices of requirement and applications for resource consents that I/we have ticked below:

	Support	Oppose	Neutral
<b>Manukau City Council</b>			
Pakuranga Substation Notice of Requirement. Reference Number: 27619			
Otahuhu Substation Notice of Requirement. Reference Number: 27619			
Brownhill Substation Notice of Requirement. Reference Number: 27619			
Underground Cable – Pakuranga to Brownhill Notice of Requirement. Reference Number: 27619			✓
Underground Cable – Otahuhu to Brownhill Notice of Requirement. Reference Number: 27619			
Overhead Line Notice of Requirement. Reference Number: 27619			
<b>Franklin District Council</b>			
Overhead Line Notice of Requirement. Reference Number: L07089			
<b>Waikato District Council</b>			
Overhead Line Notice of Requirement. Reference Number: DES0011/07			
<b>Matamata-Piako District Council</b>			
Overhead Line Notice of Requirement. Reference Number: RMR200621			
<b>Waipa District Council</b>			
Overhead Line Notice of Requirement. Reference Number: DN/0006/07			
<b>South Waikato District Council</b>			
Overhead Line Notice of Requirement. Reference Number: 240/021			
<b>Taupo District Council</b>			
Overhead Line Notice of Requirement. Reference Number: RM070209			
Whakamaru and Whakamaru North Substation Notice of Requirement. Reference Number: RM070209			
<b>Auckland Regional Council – Resource Consents</b>			
<i>Pakuranga to Brownhill Underground Cable Resource Consents</i>			
Application 34102: Land Use Consent for earthworks			✓
Application 34370: Discharge of Contaminants to land from ancillary activities that produce wastewater or washwater			✓
Application 34372: Works in the Bed of a Watercourse			✓
Application 34373: Diversion of Surface Water			✓
<i>Overhead Line and Brownhill Substation Resource Consents</i>			
Application 34711: Land Use Consent for earthworks			
Application 34712: Discharge of Contaminants to land			
<b>Environment Waikato – Resource Consents</b>			
<i>Overhead Line and Whakamaru North Substation Resource Consents</i>			
Application 116902: Land Use Consent for vegetation clearance and earthworks			
Application 116903: Discharge Permit for the composting of vegetation			
Application 116904: Land Use Consent for the drilling of tower foundation below the water table			
Application 116905: Discharge Permit for the discharge of site water and drilling fluids from drilling activities into surface water.			

NOTE: A copy of this submission form must also be sent to Transpower as soon as possible at:

North Island Grid Upgrade Project, Transpower Freepost 182915, PO Box 1021, Wellington  
or email submissions@transpower.co.nz or fax 04 819 7624.

I/we have served a copy of my/our submission on the applicant per Section 96(4) of the RMA.



Ministry for the  
**Environment**  
Manatū Mā Te Taiao

## **SUBMISSION OF CAMPERDOWN HOLDINGS LIMITED**

### **A. Ownership**

Camperdown Holdings are the owners of a substantial land holding known as 680 Sandstone Road, Manukau City. This includes a number of certificates of title, either side of an unformed legal road known as Caldwell's Road.

The Notice of Requirement provided for the Underground Cable, Pakuranga to Brownhill section to be underground along the route of this legal road.

### **B. Town Planning**

The operative Manukau City Council District Plan includes the area in question in the Rural 4 zone. This provides for rural residential lots, generally in the 1ha – 4 ha size range, but subject to a range of criteria in respect of land modification, gradients of slopes, re-vegetation and the like.

The location is well known for areas of instability and the council are pursuing a prudent approach in any matters of earthworks, including provision of building platforms.

### **C. Development Proposals**

For a number of years Camperdown Holdings have been in dialogue with officers of the council in respect of subdivisional proposals. These discussions commenced following public notification of the proposed district plans in 1995, but were in abeyance for some years until the document was finally declared operative in October 2002.

Throughout the period of discussion it had been established that provided an acceptable alternative route was agreed with council, and formed by the developer, including a satisfactory intersection with Sandstone Road, then the present route of Caldwell's Road could be closed and transferred to Camperdown Holdings Ltd.

The underlying reasons for this are twofold:

- a) In some places the route of the existing legal road is simply impractical and the costs of construction would be prohibitive.
- b) To a certain extent the present route occupies prime building sites and a minor realignment would be at very little increased cost, but significant benefit to the overall development.

It is stressed that Camperdown Holdings has never been anxious to undertake the development and considers the project a low-priority one that will be pursued in due course.

### **D. Consultation with Transpower NZ Ltd.**

In recent months this has been cordial and the officers concerned fully understand the position of Camperdown Holdings. It has been agreed that Camperdown will contribute considerably towards site investigation work being undertaken by Transpower. On the basis that all of this is made available to them. It has also been agreed that in any location where

Camperdown propose earthworks or retaining walls to suit their proposals, which would not otherwise be required by Transpower, then they, Camperdown Holdings would be responsible for that work.

Conversely it has also been agreed that since Transpower will need to construct and maintain a working access track along the route of the cable, for their laying and maintenance purposes, this will be at their expense.

Camperdown holdings have also agreed that in the event of Transpower requiring a registered easement, effectively for the period until the new legal road is vested in council, they will execute the necessary documents. This may be able to be achieved by an alternative agreement device such as a covenant on the title.

### **E. Future Situation**

Assurances have been given on behalf of Transpower that the programme for the work affecting Camperdown Holdings, is for completion over the next 3-4 years. However, for their part Camperdown Holdings remain unsure of when they will wish to undertake subdivision and are also rather doubtful that Transpower will be able to perform to the programme indicated, given the overall scope of the project.

Some doubts also remain as to the overall safety and possible detrimental health aspects deriving from the cable proposals.

Matters of difficulties arising during cable construction, including silt generation, ground instability and detrimental visual and farm operational issues are also causing some concerns, particularly when taken together with the timing issues mentioned.

### **F. Outcomes Sought**

1. Assurances that Transpower will continue to fully consult with Camperdown Holdings.
2. That all matters arising will be dealt with on an equitable basis with appropriate compensation for all issues of disruption when and where they occur.
3. That all investigation and design reports undertaken by Transpower will be made available to Camperdown Holdings and at no cost to them, other than payment of any amounts agreed from time to time.