

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1.4 Electricity Transmission Corridor

1. Activity table

1. The location of the electricity transmission corridor overlay must be updated if any electricity transmission line support structure is relocated or replaced.
2. The electricity transmission corridor overlay rules cease to have effect from the time an electricity transmission line is dismantled if Transpower has advised the Council in writing that the corridor is no longer required for that line, or where the line is no longer in Transpower's ownership.

The following table specifies the development activities within the electricity transmission corridor.

Activities and structures	Activity Status
Alterations to existing buildings for activities sensitive to transmission lines that do not increase the building envelope or footprint	P*
Establishing activities sensitive to transmission lines in an existing building	NC
Extensions and additions to buildings for activities sensitive to transmission lines within Electricity Transmission Corridor which: a. comply with the NZECP34:2001; and b. do not increase the number of habitable rooms	P
New buildings and structures for activities sensitive to transmission lines within the Electricity Transmission Corridor except as provided for in (i) below:	NC
i. the building or structure is less than 10m ² in area and 2.5m high	P*
New buildings in the Future Urban zone	D
Rural production activities in rural zones	P
Activities that do not comply with the NZECP 34:2001	NC
Any activity including earthworks that physically impedes existing vehicular access to a transmission line support structure on the site or an adjoining site.	NC
All activities, including extensions and additions to buildings, but excluding activities sensitive to transmission lines in the Electricity Transmission Corridor, which comply with the NZECP 34:2001	P
Structures for network utilities	P
Subdivision for a network utility	P
Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease or unit title is not involved	P
Conversion of cross-lease to fee simple titles	C
Amendments to a cross-lease, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners	C
Cross leases, company leases, unit titles and strata-title subdivision	C
Boundary adjustments of less than 10% of the net site area	C
Subdivision around existing buildings	C
Subdivision in accordance with an approved land use resource consent	C
Creation of fee simple lots involving the location of a building platform for activities sensitive to transmission lines in the Electricity Transmission Corridor	NC

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Activities and structures	Activity Status
All other subdivision	RD

Notes

* Compliance with the NZECP34:2001 is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including any activities that are otherwise permitted by the Unitary Plan, must comply with this regulation.

2. Notification

1. The council will consider the controlled and restricted discretionary activities listed in the activity table without the need for public or limited notification. However, limited notification may be given to Transpower New Zealand Limited.

3. Assessment - Controlled activities

3.1 Matters of control

The council will reserve its control to the extent to which the design and construction of the subdivision allows for earthworks, buildings and structures to comply with NZECP34:2001 and maintains adequate vehicular access to any transmission line support structures on the site or adjoining site.

4. Assessment - Restricted discretionary activities - subdivision

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table:

1. Subdivision
 - a. Impacts on the operation, maintenance and development of the transmission network.
 - b. Compliance with NZECP34:2001.
 - c. The outcome of any consultation with Transpower New Zealand Limited.
 - d. The ability of the applicant to provide a complying building platform.
 - e. Location, design and use of the proposed building platform or structure as it relates to the transmission line.

5.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Subdivision
 - a. The effects on the ability of the transmission line owner (Transpower) to operate, maintain, upgrade and develop the transmission network.
 - b. The extent to which the design and construction of the subdivision allows for earthworks, building and structures to comply with NZECP34:2001.
 - c. The outcome of any consultation with Transpower New Zealand Limited.
 - d. The ability to provide a complying building platform.
 - e. Location, height, scale, orientation and use of the proposed building platform or structure as it relates to the transmission line.

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6. Special information requirements

1. In addition to the general information requirements in [section 2.7](#) of the general provisions, an electrical engineering assessment prepared by a suitably qualified person will also be required.

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