

Further Submitter #57

Online Further Submission

Further Submitters Name	Robert Sintes
Further Submitter Number	FS57
Wish to be heard	Yes
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)
FS qualifier reason	I am a ratepayer in the Far North District and an affected owner
Joint presentation	No
Attention:	nil nil
Contact organisation	
Address for service	1 Carnarvon Ave Glendowie Auckland
Telephone	0274587107
Mobile	
Email	robsintes@hotmail.com
Online further submitter?	Yes
Date raw FS lodged	17/08/2023 11:00am

FS 57.1 - 57.5

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS57.1	Top Energy Limited	S483.069	Infrastructure	I-R12	Amend Rule I-R12 to exempt works with the CEL undertaken by the electricity network utility provider. Review Plan and amend as necessary to ensure the rule applies to all plan users, not just network utility providers.	Oppose	Disallow in part	

Top Energy submissions (483)
surrounding set backs under
sections 1-R12.....(two

areas...trees and set backs) and
SUB-R10 relating to subdivisions.

There seems to be some confusion on the part of Top Energy in not deliniating between overhead lines and underground lines located on Councils land and berm areas, and the set back rules applied for.

Clearly with respect to underground cables located at the front of 90 Wiroa Road Kerikeri and located on Council land....setbacks have no meaning or effect in terms of Top Energys ability in later years to access and service those lines..or indeed their concerns about trees planted on private land....If you look at the power overlay map along Wiroa Road Kerikeri, you will see these lines are underground and on councils land. My submission is that Top Energy and Council seperately define rules surrounding the protection and servicing of overhead lines v/s underground lines, in dealing with building set backs and trees and the PDP.

With respect to subdivisions under SUB R-10.....Again Council should note that with respect to land at 90 Wiroa Road Kerikeri.....power is already provided for subdivision purposes and installed and approved by Top Energy via a transformer and then underground power on site. Therefore in addressing the previously mentioned sections, there exist no meaningful reasons why a 32 metre set back rule should apply....given as previously mentioned...the existing line is underground..on Council land..and laid by Top Energy contractors...(and in one area concrete capped)..... (Submitters note)....The proposed set back rule of 32 metres might

perhaps be sensible and applicable with respect to overhead lines, however appears to be meaningless with respect to underground cables on council land.

Submitters resolution.... DEFINE SEPERATE RULES DEPENDING ON FIRSTLY WHETHER THE LINES ARE OVERHEAD OR UNDERGROUND...AND SECONDLY TAKE NOTE OF THE LOCATION OF UNDERGROUND SUPPLY LINES IN TERMS OF THE APPLICATION OF ANY SET BACK RULES

FS57.2	Top Energy Limited	S483.066	Infrastructure	I-R10	Retain Rule R-10 as notified , and include an additional rule for substations in zones other than Rural Production and Rural Lifestyle as a permitted activity where located within a building that complies with the relevant performance standards of the underlying zone, I-S1 and I-S2 and the thresholds contained within I-R10 PER-1.	Support	Allow	Provision of power supply is integral to the ability of landowners to address intensification demands as populations increase....and smaller lots required. Thus Top Energy must retain the capacity to deliver such services, whilst addressing any negative environmental and visual effects.
FS57.3	Top Energy Limited	S483.071	Infrastructure	I-R12	Amend Rule I-R12-PER-1 as follows: 1.The building or structure is less than 3m in height and does not require a building consent; or ... Top Energy also seeks that: <ul style="list-style-type: none">● I-R12 be amended to exempt work undertaken by the electricity network utility provider● I-R12 is replicated in Zones so the rule applies to all development.● Reference to Electricity (Hazard from Trees) Regulations 2003 be included.	Oppose	Disallow	Top Energy submissions (483) surrounding set backs under sections 1-R12.....(two areas...trees and set backs) and SUB-R10 relating to subdivisions. There seems to be some confusion on the part of Top Energy in not deliniating between overhead lines and underground lines located on Councils land and berm areas, and the set back rules applied for. Clearly with respect to underground cables located at the front of 90 Wiroa Road Kerikeri and located on Council land....setbacks have no meaning or effect in terms of Top Energys ability in later years to access and service those

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FS57.4	Top Energy Limited	S483.066	Infrastructure	I-R10	Retain Rule R-10 as notified , and include an additional rule for substations in zones other than Rural Production and Rural Lifestyle as a permitted activity where located within a building that complies with the relevant performance standards of the underlying zone, I-S1 and I-S2 and the thresholds contained within I-R10 PER-1.	Support	Allow	
FS57.5	Top Energy Limited	S483.070	Infrastructure	I-R13	Amend Rule I-R13 to exempt work undertaken by the electricity network utility provider. Review Plan and amend as necessary to ensure the rule applies to all Plan users, not just network utility providers. Include reference to Electricity (Hazard from Trees) Regulations 2003.	Oppose	Disallow	Top Energy submissions (483) surrounding set backs under sections 1-R12.....(two areas...trees and set backs) and SUB-R10 relating to subdivisions. There seems to be some confusion on the part of Top Energy in not deliniating between overhead lines and underground lines located on Councils land and berm areas, and the set back rules applied for. Clearly with respect to underground cables located at the front of 90 Wiroa Road Kerikeri and located on Council land....setbacks have no meaning or effect in terms of Top Energys ability in later years

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