

Submission by Transpower New Zealand Ltd on the Proposed Waikato District Plan

October 2018

Keeping the energy flowing



Transpower New Zealand Limited The National Grid

FORM 5

**SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED
ON THE PROPOSED WAIKATO DISTRICT PLAN 2018 (STAGE 1)
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO
THE RESOURCE MANAGEMENT ACT 1991**

To: Proposed Waikato District Plan 2018 (Stage 1)

Waikato District Council

By email: districtplan@waidc.govt.nz

Name of Submitter:

Transpower New Zealand Ltd

Address for Service and Correspondence

Boffa Miskell Ltd

Attn: Pauline Whitney

PO Box 11340

Wellington 6142

Email: pauline.whitney@boffamiskell.co.nz

Ph: 04 901 4290

This is a submission to the Proposed Waikato District Plan

Transpower could not gain advantage in trade competition through this submission

The specific provisions of the proposed plan that the submission relates to are:

Refer attached submission which outlines the specific provisions, sought amendments, reasons and decisions sought.

Transpower NZ Ltd wishes to be heard in support of its submission.



Signature of submitter

[or person authorised to sign on behalf of the submitter.]

Date: 9 October 2018

SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON THE PROPOSED WAIKATO DISTRICT PLAN

Overview

The following provides specific submission points from Transpower New Zealand Limited (“**Transpower**”) on the Proposed Waikato District Plan (“**PWDP**”).

The submission has been prepared to assist the Council in ensuring the planning framework under the PWDP appropriately recognises and provides for the National Grid. Specifically, from Transpower’s perspective, the provisions of the PWDP need to ensure that it:

- Gives effect to the National Policy Statement on Electricity Transmission 2008 (“**NPSET**” or “**NPS**”);
- Recognises the need to sustainably manage the National Grid as a physical resource of national significance;
- Recognises the benefits of the National Grid at local, regional and national levels; and
- Provides for the effective operation, maintenance, upgrading and development of the National Grid.

In general, the approach adopted in the PWDP is broadly supported by Transpower; specifically, the provision of a framework of objectives, policies and rules that recognises and appropriately provides for the National Grid. In particular, the inclusion of provisions specific to the National Grid are supported, and the provision of a buffer corridor management approach. However, Transpower considers that a number of amendments are still required to better reflect the direction and scope of the NPSET in the PWDP.

Introduction to Transpower

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand’s National Grid, the high voltage transmission network for the country. The National Grid links generators directly to distribution companies and major industrial users, feeding electricity to the local networks that distribute electricity to homes and businesses. The National Grid comprises towers, poles, lines, cables substations, a telecommunications network and other ancillary equipment stretching and connecting the length and breadth of the country from Kaikohe in the North Island down to Tiwai in the South Island, with two national control centres (in Hamilton and Wellington).

The National Grid includes approximately 12,000 km of transmission lines and substations, supported by a telecommunications network of some 300 telecommunication sites, which help link together the components that make up the National Grid.

Transpower’s role and function is determined by the State-Owned Enterprises Act 1986, the company’s Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions.

Transpower’s Statement of Corporate Intent for July 2017 to July 2020, states that:

Transpower is central to the New Zealand electricity industry, connecting New Zealanders to their power system through safe, smart solutions for today and tomorrow. Our principal commercial activities are:

- *As grid owner, to reliably and efficiently transport electricity from generators to distributors and large users.*
- *As system operator, to operate a competitive electricity market and deliver a secure power system*

In line with these objectives, Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to seek security of supply, thereby contributing to New Zealand’s economic and social aspirations. It has to be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs. Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient district plan where it may affect the National Grid, including possible future changes.

Waikato District Transmission Assets

Transpower has a number of overhead and underground transmission line, substation and telecommunications assets within the Waikato District, comprising the following:

- Huntly - Otahuhu A 220kV transmission line (HLY-OTA A);
- Bombay – Meremere A 110kV transmission line (BOB-MER A);
- Meremere - Takanini A110kV transmission line (MER-TAK A);
- Brownhill – Whakamaru North A 400 kV transmission line (BHL-WHN A) (**Designated**);
- Otahuhu – Whakamaru A 220kV transmission line (OTA-WKM A);
- Otahuhu – Whakamaru B 220kV transmission line (OTA-WKM B);
- Otahuhu – Whakamaru C 220kV transmission line (OTA-WKM C);
- Huntly – Taumarunui A 220kV transmission line (HLY-TMN A);
- Hamilton – Meremere A underground 110kV transmission line (HAM-MER A CBL);
- Hamilton – Meremere A 110kV transmission line (HAM-MER A);
- Hamilton – Meremere B 110kV transmission line (HAM-MER B);
- Hamilton – Meremere B underground 110kV transmission line (HAM-MER-B CBL);
- Hamilton Deviation A 220kV transmission line (HAM-DEV A);
- Hamilton - Waihau A 110kV transmission line (HAM-WHU A);
- Huntly Deviation A 220kV transmission line (HLY-DEV A);
- Huntly – Otahuhu A 220kV transmission line (HLY-OTA A);
- Hamilton – Karapiro A 110kV transmission line (HAM-KPO A);
- Arapuni - Hamilton A 110kV transmission line (ARI-HAM A);
- Arapuni - Hamilton B 110kV transmission line (ARI-HAM B); and
- Te Kowhai Deviation A 220kV line (**Designated**).
- Western Road Substation and Training Facility;
- Huntly Outdoor Switchyard;

- Meremere Switching Station;
- Te Kowhai Substation; and
- Ohinewai Switching Station.

These substations and switching stations are subject to designations that Transpower has requested be “rolled-over” as part of the Plan review process (clause 4 of the First Schedule of the Resource Management Act 1991 (RMA)).

Attached as Appendix 1 is a map of Transpower’s assets in the Waikato District.

Statutory Framework

National Policy Statement on Electricity Transmission

The National Policy Statement on Electricity Transmission was gazetted on 13 March 2008. The NPSET confirms the national significance of the National Grid and establishes national policy direction to ensure decision-makers under the RMA duly recognise the benefits of transmission, manage the effects of the National Grid and appropriately manage the adverse effects of activities and development close to the Grid. The NPSET only applies to the National Grid – the assets used or operated by Transpower – and not to electricity generation or distribution networks. A copy of the NPSET is attached as Appendix 2.

The NPSET sets a clear directive to councils on how to provide for National Grid resources (including future activities) when drafting all their plans. Thus, district councils have to work through how to make appropriate provision for nationally and regionally significant infrastructure in their district plans.

The one objective of the NPSET is as follows:

To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- a. Managing the adverse environmental effects of the network; and*
- b. Managing the adverse effects of other activities on the network.*

The NPSET’s 14 policies provide for the recognition of the benefits of the National Grid, as well as the environment effects of transmission and the management of adverse effects on the National Grid. The policies have to be applied by both Transpower and decision-makers under the RMA, as relevant. The development of the National Grid is explicitly recognised in the NPSET.

Policy 1 of the NPSET provides that decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. Explicit reference is made to the benefits of security of supply, efficient transfer of energy, development and use of new electricity generation, and enhanced supply.

Policies 2 to 9 provide RMA decision-makers direction for managing the environmental effects of transmission activities.

Recognition of the development of the National Grid is also required in Policy 2 of the NPSET, in that “decision makers must recognise and provide for ... the development of the electricity transmission network”. Policy 2 is as follows:

In achieving the purpose of the Act, decision-makers must recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network.

Policies 3 to 5 contain matters to which decision-makers must consider or have regard, including:

- the constraints imposed on avoiding, remedying or mitigating adverse effects by the technical and operational requirements of the network
- the role of the route, site and method selection process in avoiding, remedying or mitigating adverse effects for new or major upgrades of transmission infrastructure, and
- the enablement of the reasonable operational, maintenance and minor upgrade requirements of established electricity transmission assets.

Policies 6 to 8 relate to Transpower’s responsibilities under the NPSET, with Policy 6 promoting the reduction of existing adverse effects where substantial upgrades of transmission line infrastructure are undertaken. Policies 7 and 8 relate to circumstances in which the effects of transmission infrastructure could be reduced, minimised or avoided in urban and rural environments. Policy 9 specifically relates to standards for dealing with electric and magnetic fields.

Policy 8 of the NPSET directs that within rural environments, planning and development of the National Grid should seek to avoid adverse effects on certain identified environments (being outstanding natural landscapes, area of high natural character and recreation values and amenity and existing sensitive activities) areas. The wording of NPSET policy 8 (“should seek to avoid”) does not impose an absolute requirement for the National Grid to avoid all adverse effects. Rather, the NPSET recognises total avoidance is not always possible given the technical and operational requirements of the National Grid (as recognised in Policy 3 of the NPSET).

Policy 8 is as follows:

In rural environments, planning and development of the transmission system should seek to avoid adverse effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities.

Policies 10 and 11 of the NPSET provide the primary direction on the management of adverse effects of subdivision, land use and development activities on the transmission network. These policies are critical matters for a District Plan to address. Policy 10 is as follows:

In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.

Policy 11 relates to the development of buffer corridors, and is as follows:

Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).

Policy 12 requires the identification of the transmission network on territorial authority planning maps.

Policies 13 and 14 relate to the long-term strategic planning for transmission assets. Under Policy 14, regional councils must include objectives, policies and methods to facilitate long-term planning for investment in transmission infrastructure and its integration with land uses.

Section 75(3)(a) of the RMA requires that district plans must 'give effect' to a National Policy Statement. Case law has established that the words "give effect to" means to implement, which is a strong directive, creating a firm obligation on the part of those subject to it¹.

It is therefore a requirement that local policy reflects national direction and that the local policy is effective in helping support the integrated management of natural and physical resources within the district, as well as across the region as a whole.

Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009

The Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009 ("**NESETA**") came into effect on 14 January 2010, providing a national framework of permissions and consent requirements for the operation, maintenance and upgrading of National Grid lines existing at 14 January 2010: it does not apply to substations or electricity distribution lines, and nor does it apply to the construction of new transmission lines (which are typically designated).

Activities covered by the NESETA are activities relating to the operation, maintenance, upgrading, relocation or removal of an existing transmission line, including:

- a construction activity
- use of land or occupation of the coastal marine area
- activities relating to an access track to an existing transmission line
- undergrounding an existing transmission line.

Under Section 44A of the RMA, local authorities are required to ensure there are no duplications or conflicts between the provisions of the NESETA and a proposed plan. The NESETA regulates how Transpower's existing lines in the District are developed and maintained, rather than the District Plan Rules.

Waikato Regional Policy Statement

In terms of a regional context, the operative Waikato Regional Policy Statement (April 2016) ("**Operative RPS**") is of relevance. Section 75(3)(c) of the RMA, requires that a District Plan must 'give effect' to any RPS.

Transpower considers the following provisions of the RPS to be particularly relevant to the issues raised in this submission:

- Objective 3.5 *Energy* which requires energy transmission is operated, maintained and upgraded in a way that: recognises and provides for national significance and benefits, addresses adverse effects of natural and physical resources, recognises technical and operational constraints, and recognises the contribution to energy needs and security of supply.
- Objective 3.12 *Built Environment* which provides for development of the built environment in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes. Reference is made within the objective to protecting natural character and outstanding landscapes from inappropriate activities, ensuring development does not compromise infrastructure corridors, recognising and protecting the value and long-term benefits of regionally significant infrastructure; minimising land use conflicts, including minimising potential for reverse sensitivity; and providing for the development, operation, maintenance and upgrading of new and existing electricity transmission.
- Policy 6.3 *Co-ordinating growth and infrastructure* which provides for the management of the built environment and ensures the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained.
- Policy 6.6 *Significant infrastructure and energy resources* which provides that management of the built environment ensures particular regard is given to: protection of the effectiveness and efficiency of Regionally Significant Infrastructure (RSI), the benefits of RSI, and the technical and operational requirements of the electricity transmission network. Section 6.6.2 specifically refers to the "Transmission corridor management approach".

The RPS provisions are outlined in full in Appendix 3.

It is considered important that the PWDP provides for National Grid activities in order to give effect to the operative RPS.

Other Regulations

Regulation 10 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003, section 2(i) further acknowledges the importance of Transpower's National Grid assets, requiring Transpower to be directly served notice of applications or reviews that are publicly notified and that may affect the National Grid.

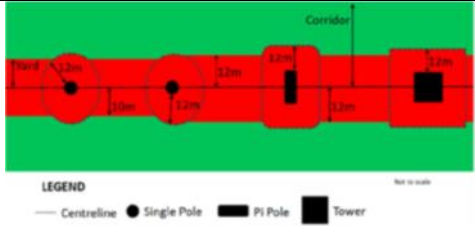
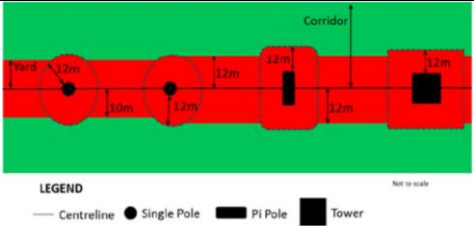
Specific Submission Points

Transpower is broadly supportive of the Proposed District Plan. However, there are some amendments sought by Transpower in this submission that would give effect to the NPSET and the Regional Policy Statement.

Specific submission points are included below and for the avoidance of doubt, include any consequential relief to the specific relief sought. Amendments sought through this submission are shown as red underlined or strikethrough text.

¹ Environmental Defence Society Inc v the New Zealand King Salmon Co Ltd [2014] NZSC 38, [2014] 1 NZLR593 (*King Salmon*) Most recently, reaffirmed in Royal Forest and Bird Protection Society of NZ Inc V Bay of Plenty Regional Council [2017] NZHC 3080 [12 December 2017]

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
Chapter 13: Definitions			
Building <i>Has the meaning in the Building Act 2004, excluding: ...</i>	Support	Transpower supports the proposed definition of ‘building’ in so far as the definition has the same meaning as that within the Building Act 2004, which excludes a Network Utility Operator pylon from the definition of a building.	The definition of ‘building’ be retained as notified.
Energy corridor <i>Means an energy corridor shown on the planning maps</i>	Neutral	Transpower is not opposed to the provision of a definition for ‘Energy Corridor’, however, it is unclear as to where the definition applies as it does not appear to be shown on the planning maps or identified on the planning legend.	The definition be removed if it is not shown on the planning maps, or that if it is shown on the maps, it be clearly identified in the maps legend so that plan users can readily identify where the corridor applies.
Functional need <i>Means for Chapter 14 Infrastructure and Energy, the need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment.</i>	Support	The term ‘Functional need’ is used within Policy 6.1.2(a)(i) (noting that the term ‘functional’ is also elsewhere in the plan but is not specific to ‘need’). On the basis the PWDP also contains the term ‘Operational need’ and this term is also used within Policy 6.2.1, the definition is supported.	The definition of ‘functional need’ be retained as notified.
Infrastructure <i>Means: .. (d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, ...</i>	Support with amendment	Transpower supports the proposed definition of ‘Infrastructure’, specifically reference to lines and support structures to convey electricity. It is noted the PWDP does not contain a definition of ‘Regionally significant infrastructure’. While the lack of such a definition is not in itself opposed on the basis specific recognition is provided within the PWDP to the National Grid, Transpower notes the provision of a definition for ‘Regionally significant infrastructure’ would reflect the provision of a definition as provided in the Waikato Regional Policy Statement 2016 and provide a distinction between infrastructure that is important at a regional level. The provision of a definition of Regionally significant infrastructure and its use throughout the plan would also reflect the approach used within the RPS.	The definition of ‘infrastructure’ be retained as notified. Transpower would support the provision of a definition for Regionally Significant Infrastructure, as provided in the Waikato RPS, and its use throughout the PWDP.
Minor upgrading of existing infrastructure <i>Means an increase in the capacity, efficiency or security of existing infrastructure where this utilises existing structures and networks and/or structures and networks of a similar scale and character.</i>	Support	The definition is supported on the basis it provides clarity for plan users as to what constitutes minor upgrading, and therefore assists in plan interpolation and application. It is noted the NESETA provides specific provisions for upgrade works to the National Grid which prevail over the PWDP rules.	The definition of ‘Minor upgrading of infrastructure’ be retained as notified.
National grid <i>Means the assets used or owned by Transpower NZ Limited.</i>	Support with amendment	The definition of ‘National grid’ is supported as it provides clarity for plan users as to what is the National Grid. The definition is consistent with that provided in the NPSET 2008. A minor grammatical correction is sought.	The definition of ‘National grid’ be amended as follows: <i>National Ggrid</i>
National grid yard <i>National grid yard Means the area measured either side of the centre line of any above-ground electricity transmission line as follows: (a) 14m for the 110kV national grid lines on single poles; (b) 16m for the 110kV national grid lines on pi poles; (c) 32m for 110kV national grid lines on towers; and (d) 37m for the 220kV transmission lines.</i>	Support with amendment	Transpower is supportive of the provision of definitions for National Grid Yard and National Grid Corridor as the provision of such definitions give effect to the NPSET in that they clearly articulate the framework in which to give effect to the NPSET. The subdivision ‘National Grid Corridor’ width of 37m (maximum) is based on the distance from the centreline between the support structures to a point where the conductor would swing under possible high wind conditions, and is the swing of the 95th percentile span across the country, as well as other variables. It is important that the swing of conductors can be taken into account in the subdivision process so that the allotment(s) can be safely developed and used. This is why differing widths are provided for different voltage lines. In essence the Corridor is wider than the Yard and it should be noted that the Corridor and Yard overlap. However, while generally supported, two amendments are sought as follows: <ol style="list-style-type: none">By way of summary, the National Grid yard applies to land use and the National Grid Corridor applies to subdivision. Amendment to the definition title would accurately reflect this. It is noted the terms are used correctly throughout the PWDP, it is only the definition titles which are incorrect.Removal of reference to pi poles as there are none in the district.	The definition of ‘National grid yard’ be amended as follows: <i>National Ggrid Subdivision Corridor yard</i> <i>Means the area measured either side of the centre line of any above-ground electricity transmission line as follows: (a) 14m for the 110kV national grid lines on single poles; (b) 16m for the 110kV national grid lines on pi poles; (be) 32m for 110kV national grid lines on towers; and (cd) 37m for the 220kV transmission lines.</i> <i><u>The National Grid Yard and National Grid Subdivision Corridor does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Grid lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</u></i>
National grid corridor <i>National grid corridor Means the area located: (a) 12 metres in any direction from the outer edge of a national grid support structure; and (b) 10 metres either side of the centre line of any above-ground 110kV national grid line on single poles; and (c) 12 metres either side of the centre line of any above-ground national grid line on towers.</i>	Support with amendment	Transpower is supportive of the provision of definitions for National Grid Yard and National Grid Corridor as the provision of such definitions give effect to the NPSET in that they clearly articulate the framework in which to give effect to the NPSET. The ‘National Grid Yard’, is a 12m width calculated as the distance from the centreline between the support structures to the point where the conductor would swing under everyday conditions (noting that maintenance is not generally undertaken in high wind conditions). However, while generally supported, three amendments are sought to the definition as follows: <ol style="list-style-type: none">By way of summary, the National Grid Yard applies to land use and the National Grid Corridor applies to subdivision. Amendment to the definition title would accurately reflect this.Inclusion of a statement to clarify when the term applies to assist in its application.Minor amendment to insert ‘foundation’ in relation to measurement from a support structure, and ‘within’.	The definition of ‘National grid corridor’ be amended as follows: <i>National Ggrid corridor-Yard</i> <i>Means the area located <u>within</u>:</i> <i>(a) 12 metres in any direction from the outer <u>visible</u> edge of a national grid support structure <u>foundation</u>; and</i> <i>(b) 10 metres either side of the centre line of any above-ground 110kV national grid line on single poles; and</i> <i>(c) 12 metres either side of the centre line of any above-ground national grid line on towers.</i>

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
			 <p><u>The National Grid Yard and National Grid Subdivision Corridor does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Grid lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</u></p>
Operational need <i>Means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical or operational characteristics or constraints.</i>	Support	The term ‘Operational need’ is used within Policy 6.1.2(a)(i) (noting that the term ‘operational’ is also elsewhere in the plan but is not specific to ‘need’). On the basis the PWDP also contains the term ‘Functional need’ and this term is also used within Policy 6.2.1, the definition is supported.	The definition of ‘Operational need’ be retained as notified.
Outstanding Natural Feature <i>Means a feature identified as an Outstanding Natural Feature on the planning maps.</i>	Support	The definition is supported on the basis it applies to the area as identified on the planning maps. Such identification assists plan users and provides clarity on the application of the PWDP provisions that relate to the definition.	The definition be retained as notified.
Outstanding Natural Character Area <i>Means an area identified as an Outstanding Natural Character Area on the planning maps.</i>	Support	The definition is supported on the basis it applies to the area as identified on the planning maps. Such identification assists plan users and provides clarity on the application of the PWDP provisions that relate to the definition.	The definition be retained as notified.
Outstanding Natural Landscape <i>Means a landscape identified as an Outstanding Natural Landscape on the planning maps.</i>	Support	The definition is supported on the basis it applies to the area as identified on the planning maps. Such identification assists plan users and provides clarity on the application of the PWDP provisions that relate to the definition.	The definition be retained as notified.
Sensitive land use <i>Means an education facility including a childcare facility, waananga and koohanga reo, a residential activity, papakainga building, rest home, retirement village, travellers’ accommodation, home stay, health facility or hospital.</i>	Support	The definition of ‘sensitive land use’ is used within Policy 6.2.5 and 6.2.6 specific to the National Grid, as well as within Chapter 14. The definition is supported in so far as it is applied to the National Grid corridor management provisions within the PWDP.	The definition be retained as notified.
Significant Amenity Landscape <i>Means an area identified as Significant Amenity Landscape on the planning maps.</i>	Support	The definition is supported on the basis it applies to the area as identified on the planning maps. Such identification assists plan users and provides clarity on the application of the PWDP provisions that relate to the definition.	The definition be retained as notified.
Significant Natural Area <i>Means an area of significant indigenous biodiversity that is identified as a Significant Natural Area on the planning maps.</i>	Support	The definition is supported on the basis it applies to the area as identified on the planning maps. Such identification assists plan users and provides clarity on the application of the PWDP provisions that relate to the definition.	The definition be retained as notified.
Temporary Infrastructure <i>Short-term structures and activities undertaken by a network utility operator as defined by the Resource Management Act 1991, including the operation of generators, including diesel-powered generators.</i>	Support	The definition is supported as it recognises and provides for infrastructure that is not permanent.	The definition be retained as notified.
Chapter 1: Introduction			
1.4.3.2 Protecting the rural environment - Clause (b) <i>(b) Activities affecting landscape, historic and amenity values including rural character, recreational activities, high quality soils, significant mineral resources and ecological values need to be managed to avoid adverse effects on the environment, including cumulative effects. This should occur through limiting the extent to which non-rural activities are able to establish in the Rural Zone. There is a need to uphold the increased level of control the Council has placed over subdivision activities in the Rural and Country Living Zones, particularly within the north Waikato and around the Hamilton City boundary. Any additional areas for rural residential development should be considered within identified growth areas of towns or villages. Non rural activities must occur in towns, villages and defined</i>	Oppose	Section 1.4.3.2 relates to protecting the rural environment. While Transpower does not oppose limiting the extent of non-rural activities within the rural environment, it does not support the absolute nature of the statement within Section 1.4.3.2(b) that “Non-rural activities must occur in towns, villages and defined growth areas, and the expansion of such areas should be managed so that adverse effects on rural areas are minimised.” The statement fails to recognise that some activities such as infrastructure, which can be of a linear nature, requires/is best placed in a rural location.	<p>That Section 1.4.3.2(b) be amended as follows:</p> <p><i>(b) Activities affecting landscape, historic and amenity values including rural character, recreational activities, high quality soils, significant mineral resources and ecological values need to be managed to avoid adverse effects on the environment, including cumulative effects. This should occur through limiting the extent to which non-rural activities are able to establish in the Rural Zone. There is a need to uphold the increased level of control the Council has placed over subdivision activities in the Rural and Country Living Zones, particularly within the north Waikato and around the Hamilton City boundary. Any additional areas for rural residential development should be considered within identified growth areas of towns or villages. Non-rural activities must occur in towns, villages and defined growth areas, and the expansion of</i></p>

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
<i>growth areas, and the expansion of such areas should be managed so that adverse effects on rural areas are minimised.</i>			<i>such areas should be managed so that adverse effects on rural areas are minimised.</i>
1.4.3.2 Protecting the rural environment - Clause (c) <i>(c) In line with the Regional Policy Statement, the district plan must ensure that rural-residential built development is directed away from natural hazard areas, regionally significant industry, high class soils, primary production activities on high class soils, electricity transmission, and locations identified as likely renewable energy generation sites and from identified significant mineral resources and their identified access routes.</i>	Support	Section 1.4.3.2 relates to protecting the rural environment. Transpower supports recognition within the section directing rural-residential built development away from electricity transmission.	That Section 1.4.3.2(c) be retained as notified.
1.5.5 Services and general infrastructure - Clause (a) <i>Inappropriate subdivision and use and development of land can adversely affect the efficient provision and use of existing and planned subregional and regional infrastructure and services, due to unanticipated demands and reverse sensitivity issues.</i>	Support	Section 1.5.5 relates to services and general infrastructure. Transpower supports recognition within the section that inappropriate subdivision and use and development can adversely affect regional infrastructure.	That Section 1.5.5(a) be retained as notified.
1.5.5 Services and general infrastructure - Clause (d) <i>Additionally, it is desirable that a consistent approach be maintained across boundaries to any necessary constraints on land use adjacent to the infrastructure. The district needs to ensure the protection of regionally and nationally-significant infrastructure, i.e. road and rail transport corridors, gas and transmission corridors and water infrastructure.</i>	Support	Section 1.5.5 relates to services and general infrastructure. Transpower supports recognition within the section of the need for a consistent approach, and protection of regionally and nationally significant infrastructure. Such an approach is consistent with the NPSET.	That Section 1.5.5(d) be retained as notified.
1.5.5 Services and general infrastructure - Clause (f) <i>(f) There are key transmission lines located in the district. The lines are critical for ensuring an efficient and secure supply of electricity throughout the district and beyond. In accordance with the National Policy Statement on Electricity Transmission 2008 and the Regional Policy Statement, the Council is required to manage development to ensure that any third-party development in the transmission corridor does not affect the ongoing operation, maintenance, upgrading, and development of the lines or result in any incompatibility or reverse sensitivity effects. It is important that Council manages third party activities in the vicinity of these lines as there could be significant impact on the reliability of electricity supply for the whole district and beyond if lines are damaged or their operation or ability to upgrade to meet demand is inappropriately constrained. Waikato District Council will continue to work with its Future Proof Strategy partners, Auckland Council and other infrastructure providers to ensure that growth and development occur in a planned, integrated, and sustainable manner.</i>	Support with amendment	Transpower supports Section 1.5.5(f) as the clause accurately reflects the issue of the effect of subdivision, land use and development activities on the National Grid. Transpower prefers the term ‘subdivision, land use and development’ over ‘third party’ in this context as it more appropriately relates to the activity as opposed to tenure. However, while the statement is supported, subdivision, land use and development (refer Policies 10 and 11 of the NPSET) are only one component of matters identified the NPSET. Policy 1 of the NPSET requires recognition of the benefits of the National Grid, and Policies 2-9 relate to managing the environmental effects of transmission. As such, in order to give effect to the NPSET, Transpower supports amendment to the section to recognise the other two matters provided in the NPSET, being the benefits of the National Grid, and the environment effects of transmission.	That Section 1.5.5(f) be amended as follows: <i>(f) There are key transmission lines located in the district. <u>The transmission of electricity in the National Grid plays a vital role in the well-being of New Zealand, its people and communities. The national significance of the National Grid is recognised in the National Policy Statement on Electricity Transmission 2008. Environmental effects of the National Grid are often experienced at a district level while the benefits of the National Grid extend to a regional or national level. These effects are a result of particular physical characteristics and operational/technical requirements and may not always be able to be avoided or mitigated.</u> The lines are critical for ensuring an efficient and secure supply of electricity throughout the district and beyond. In accordance with the National Policy Statement on Electricity Transmission 2008 and the Regional Policy Statement, the Council is required to manage development to ensure that any third-party <u>subdivision, land use and</u> development in the transmission corridor does not affect the ongoing operation, maintenance, upgrading, and development of the lines or result in any incompatibility or reverse sensitivity effects. It is important that Council manages third-party activities <u>subdivision, land use and development</u> in the vicinity of these lines as there could be significant impact on the reliability of electricity supply for the whole district and beyond if lines are damaged or their operation or ability to upgrade to meet demand is inappropriately constrained. Waikato District Council will continue to work with its Future Proof Strategy partners, Auckland Council and other infrastructure providers to ensure that growth and development occur in a planned, integrated, and sustainable manner.</i>
Chapter 3: Natural Environment			
Significant Natural Areas 3.2.3 Policy - Management hierarchy <i>(a) Recognise and protect indigenous biodiversity within Significant Natural Areas by:</i> <i>(i) avoiding the significant adverse effects of vegetation clearance and the disturbance of habitats unless specific activities need to be enabled;</i>	Support	Significant Natural Areas are identified on the planning maps and feature widely across the district. Although not defined in the PWDP, SNA are those areas containing significant habitats of indigenous fauna and flora. Transpower supports the identification of such areas, and the hierarchy approach provided within Policy 3.2.3, and in particular the reference within clause (i) to ‘unless specific activities need to be enabled’. The reference is supported as it recognises that there are some activities (for example the National Grid) which in some circumstances may need to be enabled. The policy gives effect to Policy 8 of the NPSET which recognises that within the rural environment, planning and development of the National Grid should seek to avoid adverse	That Policy 3.2.3 be retained as notified.

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<i>(ii) remedying any effects that cannot be avoided; then (iii) mitigating any effects that cannot be remedied; and (iv) after remediation or mitigation has been undertaken, offset any significant residual adverse effects in accordance with Policy 3.2.4.</i>		effects on outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities.	
Significant Natural Areas <i>3.2.6 Policy - Providing for vegetation clearance (a) Provide for the clearance of indigenous vegetation in Significant Natural Areas when: (i) maintaining tracks, fences and farm drains (ii) avoiding loss of life injury or damage to property (iii) collecting material to maintain traditional Maaori cultural practices (iv) collecting firewood for domestic use</i>	Support with amendment	Transpower supports the provision of policy providing for the clearance of indigenous vegetation in SNA for certain circumstances as the policy recognises there are some activities for which clearance is required. In light of the recognition, Transpower supports expansion of the policy to recognise vegetation associated with the operation, maintenance and upgrading of infrastructure. Such policy recognition would reflect the permitted activity rule 14.3.1. P5, and the need for vegetation clearance around the National Grid for safety reasons. While Transpower has recommended the policy apply to infrastructure generally, it would support the policy being specific to Regionally Significant Infrastructure (noting that this term is not defined or widely used in the PWDP), or the National Grid.	That Policy 3.2.6 be amended as follows: <i>3.2.6 Policy - Providing for vegetation clearance (a) Provide for the clearance of indigenous vegetation in Significant Natural Areas when: (i) maintaining tracks, fences and farm drains (ii) avoiding loss of life injury or damage to property (iii) collecting material to maintain traditional Maaori cultural practices (iv) collecting firewood for domestic use (v) associated with the operation, maintenance and upgrading of infrastructure</i>
Outstanding Natural Features and Landscapes <i>3.3.1 Objective – Outstanding natural features and landscapes (a) Outstanding natural features and outstanding natural landscapes and their attributes are recognised and protected from inappropriate subdivision, use and development.</i>	Support	Outstanding Natural Features and Landscapes are identified and mapped on PWDP planning maps. Transpower supports the mapping of such areas and their clear identification as it assists plan users and provides clarity as to the application of the PWDP provisions. Transpower supports reference within the objective to ‘inappropriate’ as such reference is consistent with Section 6(b) of the RMA, Waikato RPS Objectives 3.12 and 3.20, and also recognises that not all development is to be avoided, rather the emphasis is on that which is inappropriate.	That Objective 3.3.1 be retained as notified.
Natural Character <i>3.5.1 Objectives – Natural Character (a) The high and Outstanding Natural Character of the coastal environment is protected from inappropriate subdivision, use and development. (b) The natural character of wetlands, and lakes and rivers and their margins are protected from inappropriate subdivision, use and development.</i>	Support	Areas of Natural Character are identified and mapped on PWDP planning maps. Transpower supports the mapping of such areas and their clear identification as it assists plan users and provides clarity as to the application of the PWDP provisions. Transpower supports reference within the objective to ‘inappropriate’ as such reference is consistent with Section 6(a) of the RMA, Waikato RPS Objectives 3.12 and 3.22, and also recognises that not all development is to be avoided, rather the emphasis is on that which is inappropriate.	That Objective 3.5.1 be retained as notified.
Natural Character <i>3.5.4 Policy - Protecting the natural character of wetlands, and lakes and rivers and their margins (a) Protect the natural character qualities of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development by: (i) ensuring that location, intensity, scale and form of subdivision, use and development are appropriate; (ii) minimising, to the extent practicable, indigenous vegetation clearance and modification (including earthworks, disturbance and structures); (iii) encouraging any new activities to consolidate within, and around, existing developments or, where the natural character and landscape values have already been compromised, to avoid development sprawling; and (iv) requiring appropriate setbacks of activities from wetlands, lakes and rivers.</i>	Support	Transpower supports reference within the policy to “inappropriate” as such reference is consistent with Section 6(a) of the RMA, Waikato RPS Objectives 3.12 and 3.22 and also recognises that not all development is to be avoided, rather the emphasis is on that which is inappropriate. Clause (ii) is also supported in that it requires to ‘minimise, to the extent practicable’, thereby recognising it is not always practicable to minimise adverse effects.	That Policy 3.5.4 be retained as notified.
Chapter 4: Urban Environment			
4.7 Urban Subdivision and Development <i>4.7.11 Policy – Reverse sensitivity (a) Development and subdivision design minimises reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity.</i>	Support with amendment	The recognition of reverse sensitivity within Policy 4.7.11 is supported. However, given the importance of infrastructure and the need to ensure infrastructure is not compromised, Transpower would support specific recognition of the reverse sensitivity effects of locating new dwellings in the vicinity of infrastructure. The inclusion of reference to infrastructure would not be inconsistent with the notified references to intensive farming and extractive or industrial activities. It is noted that while the sought amendment refers to ‘Infrastructure’ to align with the terminology used in the PWDP, Transpower would support the reference being specific to Regionally Significant Infrastructure or the National Grid.	That Policy 4.7.11(b) be amended as follows: <i>4.7.11 Policy – Reverse sensitivity (a) Development and subdivision design minimises reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, <u>infrastructure</u>, extraction industry or industrial activity.</i>
Chapter 5: Rural Environment			
5.3 Rural Character and Amenity <i>5.3.9 Policy - Non-rural activities</i>	Oppose	Transpower opposes Policy 5.3.9 in so far as it fails to recognise those activities which require a rural location but may not be in keeping with rural character and amenity values.	That Policy 5.3.9 be amended as follows:

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<p>(a) Manage any non-rural activities, including equestrian centres, horse training centres, forestry and rural industries, to achieve a character, scale, intensity and location that are in keeping with rural character and amenity values.</p> <p>(b) Avoid buildings and structures dominating land on adjoining properties, public reserves, the coast or waterbodies.</p>			<p>5.3.9 Policy - Non-rural activities</p> <p>(a) Manage any non-rural activities, including equestrian centres, horse training centres, forestry and rural industries, to achieve a character, scale, intensity and location that are in keeping with rural character and amenity values.</p> <p>(b) Avoid buildings and structures dominating land on adjoining properties, public reserves, the coast or waterbodies.</p> <p><u>(c) Recognise that some activities require a rural location</u></p>
<p>5.5 Hamilton's Urban Expansion Area</p> <p>5.5.1 Objective – Hamilton's Urban Expansion Area</p> <p>(a) Protect land within Hamilton's Urban Expansion Area for future urban development.</p> <p>5.5.2 Policy – Activities within Hamilton's Urban Expansion Area</p> <p>(a) Manage subdivision, use and development within Hamilton's Urban Expansion Area to ensure that future urban development is not compromised.</p>	Neutral	<p>Hamilton's Urban Expansion Area is identified on PWDP map 27 and features the National Grid 110kV Hamilton - Meremere B Line. Transpower is not opposed to the development of the identified expansion area, subject to recognition of the existing National Grid Infrastructure and imposition of an appropriate National Grid corridor, and recognition that in the future, the existing line may require upgrade or development.</p> <p>Given the presence of the existing National Grid, Transpower seeks amendment to the policy wording to clarify that it is urban development which is to be managed to ensure further urban development is not compromised, and that the ongoing operation, maintenance, upgrading and development of the National Grid is not compromised.</p> <p>Transpower also seeks clarification that the zoning of the Urban Expansion Area is actually Rural as there is no Urban Expansion Area under the Notified Zoning section on the planning map legend.</p>	<p>That Policy 5.5.2 be amended as follows:</p> <p>5.5.2 Policy – Activities within Hamilton's Urban Expansion Area</p> <p>(a) Manage <u>urban</u> subdivision, use and development within Hamilton's Urban Expansion Area to ensure that future urban development is not compromised, <u>recognising existing Infrastructure within the Area and ensuring the ongoing operation, maintenance, upgrading and development of the Infrastructure is not compromised.</u></p>
Chapter 6: Infrastructure			
6.1 General Infrastructure	Support with amendment	<p>Transpower's understanding of the PWDP is that while Section 6.2 is specific to the National Grid, Section 6.1 Infrastructure, also applies to the National Grid because it is included within the definition of Infrastructure provided within Chapter 13. For the avoidance of doubt, Transpower supports specific reference that Section 6.1 also applies to The National Grid (and to Sections 6.3 – Section 6.5).</p> <p>On the basis Sections 6.1 and 6.2 both apply to the National Grid, Transpower makes the following comments (as provided in the following submission points) to Chapter 6.1.</p>	<p>That Section 6.1 be prefaced with the following note:</p> <p><u>In addition to Sections 6.2, 6.3, 6.4 and 6.5, the following objective and policies apply, unless otherwise stated.</u></p> <p>And</p> <p>That Chapter 6, Section 6.1 be amended as outlined in the following submission points.</p>
<p>6.1 General Infrastructure</p> <p>6.1.1 Objective – Development, operation and maintenance of infrastructure</p> <p>(a) Infrastructure is developed, operated and maintained to benefit the social, economic, cultural and environmental wellbeing of the district.</p>	Support with amendment	<p>Transpower supports the policy recognition of the benefits of infrastructure. However, amendment is sought to refer to 'upgrade', as well the insertion of recognition of the regional and national benefits given infrastructure can have wider benefits than those at a district level.</p>	<p>That Policy 6.1.1 be amended as follows:</p> <p>6.1.1 Objective – Development, operation and maintenance of infrastructure</p> <p>(a) Infrastructure is developed, operated and maintained <u>and upgraded</u> to benefit the social, economic, cultural and environmental wellbeing of the district, <u>region and nation.</u></p>
<p>6.1 General Infrastructure</p> <p>6.1.2 Policy - Development, operation and maintenance</p> <p>(a) Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising:</p> <p>(i) Functional and operational needs;</p> <p>(ii) Location, route and design needs and constraints;</p> <p>(iii) Locational constraints related to the need to access suitable resources or site;</p> <p>(iv) The benefits of infrastructure to people and communities;</p> <p>(v) The need to quickly restore disrupted services; and</p> <p>(vi) Its role in servicing existing consented and planned development.</p>	Support	<p>Transpower supports Policy 6.1.2 as it appropriately recognises the need to provide for infrastructure, and the range of influences and considerations that are associated with the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure.</p> <p>The policy gives effect to Policies 1, 2, 3, and 4 of the NPSET.</p>	That Policy 6.1.2 be retained as notified.
<p>6.1 General Infrastructure</p> <p>6.1.3 Policy - Technological advances</p> <p>(a) Provide flexibility for infrastructure operators to use new technological advances that:</p> <p>(i) Improve access to, and enable the efficient use or development of infrastructure;</p> <p>(ii) Allow for the reuse of redundant infrastructure and structures where appropriate; and</p> <p>(iii) Result in positive environmental and community outcomes.</p>	Support	<p>Policy 6.1.3 is supported as it recognises technological advances. Given the 10-year life of the plan and the ever-changing technological advances, the recognition of flexibility is supported.</p>	That Policy 6.1.3 be retained as notified.
<p>6.1 General Infrastructure</p> <p>6.1.4 Policy – Infrastructure benefits</p> <p>(a) Have regard to the benefits that infrastructure provides, including:</p>	Support	<p>The recognition of the benefits of infrastructure within Policy 6.1.4 is supported, and gives effect to Policy 1 of the NPSET, and Waikato RPS Objective 3.5(e), Policy 4.4, and Policy 6.6.</p>	That Policy 6.1.4 be retained as notified.

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
<i>(i) Enabling enhancement of the quality of life and residential standard for people and communities;</i> <i>(ii) Providing for public health and safety;</i> <i>(iii) Enabling the functioning of business and growth and development;</i> <i>(iv) Managing adverse effects on the environment;</i> <i>(v) Enabling the transportation of freight, goods and people;</i> <i>(vi) Enabling interaction and communication; and</i> <i>(vii) Providing for lifeline utility services.</i>			
6.1 General Infrastructure 6.1.6 Objective – Reverse sensitivity <i>(a) Infrastructure is protected from reverse sensitivity effects, and infrastructure (including the National Grid) is not compromised.</i>	Support with amendment	<p>The provision of an objective specific to reverse sensitivity is supported, as is the specific reference to the National Grid within the objective. However, amendment is sought to the objective title to recognise that it is not only sensitive activities which can compromise infrastructure, but also the adverse effects of subdivision, land use and development.. Transpower can be affected by other activities that establish beneath or in close proximity to its lines and/or structures. Such activities can generate reverse sensitivity effects where landowners/operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field (‘EMF’) effects, or interference with business activities beneath the lines. However, in addition to reverse sensitivity effects, subdivision, land use and development can also compromise the National Grid through activities such as access to the National Grid assets being blocked, buildings and structures being located close to assets and causing risk and safety issues (such as flashovers) or the location of buildings and activities, particularly ‘sensitive activities’ such as schools and residential properties, beneath or in close proximity to lines and/or structures can limit Transpower’s ability to maintain, upgrade and develop the National Grid.</p> <p>The recognition of subdivision, land use and development activities not compromising infrastructure (and in particular the National Grid) would give effect to Policy 10 of the NPSET.</p>	<p>That Objective 6.1.6 be amended as follows:</p> <p><i>6.1.6 Objective – Reverse sensitivity Adverse Effects on Infrastructure</i> <i>(a) Infrastructure is protected from reverse sensitivity effects, and infrastructure (including the National Grid) is not compromised.</i></p>
6.1 General Infrastructure 6.1.7 Policy – Reverse sensitivity and infrastructure <i>(a) Avoid reverse sensitivity effects on infrastructure from subdivision, use and development as far as reasonably practicable, so that the ongoing and efficient operation of infrastructure is not compromised.</i>	Support with amendment	<p>As above (for Objective 6.1.6), the provision of a policy specific to reverse sensitivity is supported. However, amendment is sought to the policy to recognise that it is not only sensitive activities which can compromise infrastructure, but also the adverse effects of subdivision, land use and development.</p>	<p>That Objective 6.1.6 be amended as follows:</p> <p><i>6.1.7 Policy – Reverse sensitivity Adverse Effects on and infrastructure</i> <i>(a) Avoid reverse sensitivity effects on infrastructure from subdivision, use and development as far as reasonably practicable, <u>and ensure</u> so that the ongoing and efficient operation of infrastructure is not compromised.</i></p>
6.1 General Infrastructure 6.1.9 Policy - Environmental effects, community health, safety and amenity <i>(a) Require the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure and its associated structures to avoid, remedy or mitigate adverse effects on the environment, community health, safety and amenity.</i>	Support	<p>Transpower is supportive of the provision of a general policy for avoiding, remedying or mitigation of adverse effects. However, the provision of a policy specific to the National Grid (Policy 6.2.5) is supported as it gives effect to the NPSET and recognises the particular requirements, issues and constraints associated with the National Grid.</p>	<p>On the basis of the retention of Policy 6.2.5 (with amendment), that Policy 6.1.9 be retained.</p>
6.1 General Infrastructure 6.1.10 Policy – Infrastructure in identified areas <i>(a) Ensure consideration of the values, qualities and characteristics of Significant Natural Areas, Landscape and Natural Character Areas and Heritage Items when proposing new infrastructure or undertaking significant upgrades to existing infrastructure.</i>	Oppose	<p>Transpower supports the intent of the policy in that infrastructure development in certain areas should require greater consideration.</p> <p>However, it is unclear what exactly constitutes ‘identified areas’ as the term is not defined in the PWDP but is used within policies and widely throughout the rules. While ‘lists’ of identified areas are provided within PWDP plan provisions 14.1(3) and 22.4.5, these lists are not consistent and therefore could be confusing to plan users as to whether an ‘identified area’ is caught by the policy or numerous rules which refer to ‘identified area’.</p>	<p>Provide a definition for what constitutes an ‘identified area’.</p>
6.1 General Infrastructure 6.1.11 Policy – Undergrounding new infrastructure <i>(a) Encourage new infrastructure to be placed underground unless:</i> <i>(i) The adverse effects on the environment are greater than placing the infrastructure above ground;</i> <i>(ii) A natural or physical feature or structure renders underground placement impractical or undesirable; or</i> <i>(iii) There are significant operational, functional, technical, cultural or economic reasons that require the infrastructure to be above ground.</i>	Support	<p>Transpower supports Policy 6.1.11 in that the policy provides the ability for recognition of the significant operational, functional, technical, cultural or economic reasons (constraints) as to why undergrounding of new infrastructure is not always possible.</p>	<p>That Policy 6.1.11 be retained as notified.</p>
6.2 National Grid	Support with amendment	<p>Transpower supports the provision of a policy suite specific to the National Grid as such provisions enable and provide for the NPSET to be given effect to. Given the PWDP does not distinguish between Infrastructure generally, and Regionally significant infrastructure or infrastructure that is of national importance, specific policy recognition of the National Grid which is of National significance, is supported.</p>	<p>Notwithstanding the amendments sought to particular provisions (as outlined in the subsequent submission points), retain the provision of an objective and policies specific to the National Grid.</p>
6.2 National Grid 6.2.1 Objective – National grid <i>(a) The national significance of the National Grid is recognised and protected.</i>	Support with amendment	<p>Transpower supports the provision of a specific objective which recognise the national significance of the National Grid. The provision of such an objective gives effect to the Objective of the NPSET.</p>	<p>That Objective 6.2.1 be retained as notified, subject to the following amendment:</p> <p><i>6.2.1 Objective – National Grid</i></p>

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		Notwithstanding its support for the objective as notified, Transpower seeks amendment to the objective to ensure that the national significance is not only recognised and protected, but that it is also provided for. The insertion of ‘provided for’ would be consistent with the terminology used in the NPSET, specifically Policy 2 which requires that “in achieving the purpose of the Act, decision makers must recognise and <u>provide for</u> the effective operation, maintenance, upgrading and development of the electricity transmission network”. While the requirements to ‘recognise and protect’ are supported, they do not have the same meaning as ‘provide for’. Specifically, ‘recognise’ does not carry the same weight or directive nature, and ‘protect’ relates to protecting the grid from subdivision, land use and development activities as opposed to enabling its ongoing development, operation and maintenance. The insertion of ‘provide for’ would also be consistent with Objective 3.5(e) of the Waikato RPS which requires that “Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that: e) recognises and <u>provides for</u> the national, regional and local benefits of electricity transmission and renewable electricity generation”. It would also be consistent with PWDP Policy 6.2.3. On this basis Transpower seeks amendment to the Objective to also refer to ‘provided for’.	<i>(a) The national significance of the National Grid is recognised, and protected <u>and provided for</u>.</i>
6.2 National Grid <i>6.2.2 Policy – Recognise the national grid</i> <i>(a) Recognise the operational, functional and technical constraints of the National Grid, and the interconnectedness of networks.</i>	Support with amendment	The provision of a policy which recognises the constraints associated with the National Grid is supported and gives effect to Policy 3 of the NPSET, and Objective 3.5.h) and Policy 6.6.c) of the Waikato RPS. Notwithstanding the above support, amendment is sought to the policy title to more accurately articulate and convey the content of the policy, and insertion of the word ‘needs’ to reflect the PWDP provided definition of ‘functional need’ and ‘operational need’.	That Policy 6.2.2 be amended as follows: <i>6.2.2 Policy – Recognise the <u>needs and constraints of the #National gGrid</u></i> <i>(a) Recognise the operational, functional and technical <u>needs and</u> constraints of the National Grid, and the interconnectedness of networks.</i>
6.2 National Grid <i>6.2.3 Policy – Operation and development of the National Grid</i> <i>(a) Provide for the operation, upgrading and development of the National Grid.</i>	Support with amendment	The provision of a policy which requires that the ongoing operation, upgrading and development of the National Grid be ‘provided for’ is supported, and gives effect to Policy 2 of the NPSET, and Objective 3.12.i) of the Waikato RPS. In particular, Transpower supports the directive nature of the word “provide for” as it conveys to plan users that there is a clear need to provide for the National Grid. Notwithstanding the above support, amendment is sought to the policy to include ‘maintenance’ within the policy, thereby giving effect to Policy 2 of the NPSET which includes the term ‘maintenance’.	That Policy 6.2.3 be amended as follows: <i>6.2.3 Policy – Operation and development of the National Grid</i> <i>(a) Provide for the operation, <u>maintenance</u>, upgrading and development of the National Grid</i>
6.2 National Grid <i>6.2.4 Policy – Maintenance and minor upgrade the National Grid</i> <i>(a) Enable the repair, maintenance, replacement and minor upgrade of the National Grid.</i>	Support with amendment	Transpower supports Policy 6.2.4 to enable the maintenance and minor upgrade of the National Grid. Such policy recognition gives effect to Policy 5 of the NPSET, and Objective 3.12.i) and Policy 6.3.c) of the Waikato RPS. A minor amendment is sought within the Policy to refer to ‘operation’, thereby ensuring the ongoing use of the National Grid is also enabled. Policy 5 of the NPSET also refers to ‘operation’.	That Policy 6.2.4 be amended as follows: <i>6.2.4 Policy – Maintenance and minor upgrade the National Grid</i> <i>(a) Enable the <u>operation</u>, repair, maintenance, replacement and minor upgrade of the National Grid.</i>
6.2 National Grid <i>6.2.5 Policy – Environmental effects</i> <i>(a) Manage the environmental effects of the development or upgrades (other than minor upgrades) of the National Grid, by:</i> <i>(i) Recognising the national, regional and local benefits of sustainable, secure and efficient electricity transmission;</i> <i>(ii) Avoiding, remedying or mitigating adverse effects through consideration of route, site and method selection;</i> <i>(iii) Reducing the existing adverse effects as part of any substantial upgrade;</i> <i>(iv) Considering the effects on urban amenity (including town centres), areas of high recreational or amenity value and existing sensitive land uses; and</i> <i>(v) Addressing the adverse effects on any heritage values, outstanding natural landscapes, areas of high natural character, town centres, areas of high recreation value and existing sensitive activities including the avoidance of adverse effects where practicable.</i>	Support with amendment	Transpower supports the provision of a policy relating to managing the effects of the National Grid electricity transmission network. The policy largely give effect to Sections 6 and 7 (policies 1 – 8) of the NPSET. In particular: – Clause i) is supported as it gives effects to NPSET Policy 4, and Waikato RPS Objective 3.5.e), Policy 4.4.a), and Policy 6.6.b). The National Grid has benefits at a district, regional and national scale and there are wide reaching social, economic and environmental benefits of having sustainable, secure and efficient electricity transmission. Based on the higher order policy directive, the consideration of the benefits of the network when considering the management of the environmental effects is an appropriate matter for consideration. Notwithstanding the support for the policy as notified, an amendment is sought for the insertion of ‘providing for’ to ensure that the benefits are not only recognised, but they are also provided for. Such wording reflects that used in Policy 1 of the NPSET and RPS Objective 3.5.e). – Clause ii) is supported as it gives effect to NPSET Policy 4. When considering the development of a new line or major upgrades, Transpower undertakes route, site and method selection as part of its options assessment to assess and evaluate various transmission options. Consideration of this assessment when considering the environmental effects is therefore an important policy consideration. Amendment is sought to the PWDP policy wording to better reflect that in NPSET Policy 4 and make it clear that the key consideration is the extent to which adverse effects have been avoided remedy or mitigated. – Clause iii) relates to reducing existing adverse effects when undertaking a substantial upgrade. While the intent of the policy is supported, an amendment is sought to better reflect the wording and outcome sought in NPSET Policy 6 which provides that “Substantial upgrades of transmission infrastructure <u>should</u> be used as an opportunity ...”. The wording within the NPSET is less directive than that proposed in PWDP clause iii). On this basis an amendment is sought to clause iii) to amend the absolute directive nature of the policy and better give effect to NPSET Policy 6. – Clause iv) and v) seek to give effect to NPSET Policies 7 and 8. The consideration of the effects of electricity transmission on particular environments is supported. However, amendment is sought to clause v) to reflect the policy directive within the NPSET Policy 8 “to <u>seek to avoid</u> adverse effects”.	That Policy 6.2.5 be amended as follows: <i>6.2.5 Policy – Environmental effects</i> <i>(a) Manage the environmental effects of the development or upgrades (other than minor upgrades) of the National Grid, by:</i> <i>(i) Recognising <u>and providing for</u> the national, regional and local benefits of sustainable, secure and efficient electricity transmission;</i> <i>(ii) <u>Considering the extent to which any Avoiding, remedying or mitigating</u> adverse effects <u>through consideration of have been avoided, remedied or mitigated by the</u> route, site and method selection;</i> <i>(iii) <u>Seeking to rReduce</u>, the existing adverse effects as part of any substantial upgrade;</i> <i>(iv) Considering the effects on urban amenity (including town centres), areas of high recreational or amenity value and existing sensitive land uses; and</i> <i>(v) <u>Within rural environments, seeking to avoid Addressing the</u> adverse effects on <u>any identified</u> heritage values, outstanding natural landscapes, areas of high natural character, town centres, areas of high recreation value and existing sensitive activities.; including seeking to the avoidance of adverse effects where practicable.</i>
6.2 National Grid <i>6.2.6 Policy – Reverse sensitivity and the National Grid</i> <i>(a) Manage subdivision, use and development so that the operation, maintenance, upgrading and development of the National Grid is not compromised by ensuring that:</i> <i>(i) The National Grid is identified on the planning maps and the National Grid Yard and National Grid Corridor establish buffer distances for managing land use development and subdivision near the National Grid;</i> <i>(ii) Sensitive land uses and buildings and structures that may compromise the National Grid, including intensive farming</i>	Support with amendment	Transpower supports Policy 6.2.6 in that it recognises the adverse effects of subdivision, land use and development on the operation, maintenance, upgrading and development of the National Grid. Such policy recognition gives effect to Policies 8 and 9 of the NPSET, and Waikato RPS Policy 4.4.f) and Policy 6.6a). An amendment is sought to the policy title to reflect that it is not only reverse sensitivity effects which may compromise the National Grid, but also the adverse effects from other activities. In particular Transpower supports: – Clause i) providing for the provision and identification of a National Grid corridor management approach is supported and gives effect to Policy 11 of the NPSET. – Clause ii) is supported as in that it recognises sensitive activities what may compromise the National Grid. However, an amendment is sought to the policy to give effect to NPSET Policy 10 and recognise that it is not only sensitive activities which are to be manged, but	That Policy 6.2.6 be amended as follows: <i>6.2.6 Policy – Reverse sensitivity, <u>Adverse effects on Infrastructure</u>, and the National Grid</i> <i>(a) Manage subdivision, use and development so that the operation, maintenance, upgrading and development of the National Grid is not compromised by ensuring that:</i> <i>(i) The National Grid is identified on the planning maps and the National Grid Yard and National Grid Corridor establish buffer distances for managing land use development and subdivision near the National Grid;</i>

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<p>activities, are excluded from establishing within the National Grid Yard;</p> <p>(iii) Subdivision is managed within the National Grid Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid; and</p> <p>(iv) Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.</p>		<p>also those activities which compromise the ongoing operation, maintenance, upgrading and development of the National Grid. NPSET Policy 10 and 11 are to be read together and reflect the Transpower corridor management approach proposed by Transpower throughout NZ, that Policy 11 need not be limited solely to the management of sensitive activities. A buffer corridor is also an efficient and effective method (in terms of s 32 RMA) to give effect to the requirements of Policy 10 and to manage the risks imposed by other activities, such as earthworks, on the transmission network.</p> <p>– Clauses iii) and iv) are supported and give effect to the NPSET and reflect Transpower’s New Zealand wide corridor management approach.</p>	<p>(ii) Sensitive Land uses <u>(including sensitive activities)</u> and buildings and structures that may compromise the National Grid, including intensive farming activities, are excluded from establishing within the National Grid Yard;</p> <p>(iii) Subdivision is managed within the National Grid Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid; and</p> <p>(iv) Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.</p>
Chapter 8: Reserves			
<p>8.2 Natural Values</p> <p>8.2.2 Policy - Natural values</p> <p>(a) Enhance the natural environment during the use and development of reserves, by:</p> <p>(i) protecting outstanding natural landscapes, outstanding natural features and natural character areas;</p> <p>(ii) protecting and enhancing significant natural areas;</p> <p>(iii) restoring and linking habitats for indigenous species, particularly in lake catchments, riparian margins, lowland ecosystems, wetland areas and coastal dunes and ecosystems.</p>	Oppose	<p>Chapter 8 of the PWDP applies to Reserves, with policy guidance provided in Section 8.1 to Reserves and Section 8.2 to Natural Values. Policy 8.2.2 relates to reserves that are (i) outstanding natural landscapes, features and character areas, and (ii) significant natural areas, as well as (ii) restoring and linking habitats. Transpower’s concerns with the policy are that the matters covered by clause (i) and (ii) are addressed in Chapter 3 Natural Environment, and the landscape/character/area overlays are not only on Reserve zoned land. As such, it appears the policy is trying to address two issues which are not necessarily linked.</p> <p>In terms of Clause (iii) the absolute requirement for restoring and linking habitats for indigenous species is opposed given the policy does not provide any recognition of the scale of the habitat or its significance.</p>	Delete Policy 8.2.2 Natural Values
Chapter 14: Infrastructure and Energy			
<p>14.1 Introduction</p> <p>(1) The provisions within this Infrastructure and Energy chapter of the district plan shall apply across the district in all the zones and overlays in the district plan. The zone chapters and their associated overlays, objectives, policies and rules do not apply to infrastructure and energy activities unless specifically referred to within this Infrastructure and Energy chapter.</p>	Support	Transpower supports the introductory statement within Section 14.12 that clarifies the relationship between Chapter 14, and other plan provisions. The statement provides clarity to plan users and will assist in plan interpretation and application.	That paragraph 1 of Introduction 14.1 be retained.
<p>14.1 Introduction</p> <p>(6) The requirements of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) apply directly to the operation, maintenance, upgrading, relocation or removal of transmission line(s) that were operating or able to be operated on or before 14 January 2010 and remain part of the National Grid. In the case of conflict with any other provision of this plan, including any provision in the activity table in this section, the NESETA provisions shall prevail.</p>	Support	Paragraph 6 of Section 14.1 outlines the relationship between the PWDP and the NESETA. The clarification is supported and will assist plan users in plan interpretation and application. In particular, the reference to the NESETA provisions ‘shall prevail’, is supported.	That paragraph 6 of Introduction 14.1 be retained.
14.3 General infrastructure			
<p>14.3 General infrastructure</p> <p>14.3.1 Permitted Activities</p> <p>(a) The following activities are permitted activities if they meet the activity specific conditions set out in this table. These rules apply throughout the District.</p>	Support	Transpower supports the provision of permitted activity rules. It is presumed the rules apply in addition to the National Grid provisions within Section 14.4. Clarification as to the relationship between the rules within Section 14.3 and the subsequent sections would be beneficial to assist plan users. It is presumed only limited provisions within Section 14.2 apply to the National Grid in that the more specific provisions within Section 14.4 apply.	That Section 14.3.1 be retained as notified, but that clarification be provided as to the relationship between the rules within Section 14.3 and those in the subsequent sections.
<p>14.3 General infrastructure</p> <p>P1 - The operation, maintenance, repair and removal of existing infrastructure</p>	Support	The provision of a permitted activity rule for the ongoing operation, maintenance, repair and removal of existing infrastructure is supported as it recognises existing infrastructure and provides for its ongoing use. A permitted activity status reflects that provided within the NESETA.	That Rule P1 be retained as notified.
<p>14.3 General infrastructure</p> <p>P2 - Minor upgrading of existing infrastructure</p>	Support	A permitted activity status for the minor upgrading of existing infrastructure is supported as it appropriately recognises existing infrastructure and enables its ongoing use. Specific to the National Grid, the NESETA provides for various ‘upgrade’ works as permitted activities. While there are some inconsistencies with the conditions within rule P2 and the NESETA, given the NESETA prevails over the PWDP provisions, Rule P2 is of limited relevance to the National Grid.	That Rule P2 be retained as notified.
<p>14.3 General infrastructure</p> <p>P3 - Temporary infrastructure</p>	Support	A permitted activity status for temporary activities is supported as it recognises that in some circumstances, temporary infrastructure is required to either support existing infrastructure or facilitate the development of new infrastructure. A permitted activity status reflects Regulation 17 of the NESETA.	That Rule P3 be retained as notified.

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14.3 General infrastructure <i>P4 - Earthworks activities associated with infrastructure</i>	Support with amendment	<p>Earthworks are often required to provide access to, and enable the ongoing operation, maintenance, repair and removal of infrastructure. Specific to the National Grid, Transpower regularly undertakes earthworks to either access existing National Grid assets (such as for the formation and maintenance of suitable access tracks) or to undertake routine maintenance or upgrade works such as structure replacements, tower strengthening, foundation works, or reconductoring.</p> <p>The NESETA provides for earthworks as a permitted activity subject to conditions where the earthworks are within a natural area (being an Outstanding natural feature or landscape or Significant Natural area in the PWDP). The 50m³ within Rule P4 matches that within NESETA Regulation 33.</p> <p>While Transpower largely supports Rule P4, a minor amendment is sought to provide clarify for plan users, that the permitted earthworks rule also applies to access tracks. As noted above, Transpower is often required to undertake earthworks on access tracks in order to gain access to National Grid support structures. The insertion would fit within the proposed condition framework in that proposed limits relate to an activity as opposed to a site.</p>	<p>That Rule P4 and 14.3.1.3 be amended as follows:</p> <p><i>P4</i> <i>Earthworks activities associated with infrastructure</i></p> <p><i>14.3.1.3</i> <i>(1) Any earthworks associated with infrastructure, <u>including formation and maintenance of access tracks</u>, must comply with all of the following conditions:</i></p>
14.3 General infrastructure <i>P5 - Trimming, maintenance or removal of vegetation or trees associated with infrastructure</i>	Support with amendment	<p>The provision of a permitted activity rule providing for the trimming, maintenance, or removal of vegetation or trees associated with infrastructure is supported.</p> <p>It is important Transpower is able to trim, maintain or remove any vegetation that could affect the safe operation, maintenance or upgrade of its lines. Where tree branches are close to or in contact with a transmission line they can create a flashover from the conductor to the tree which may cause:</p> <ul style="list-style-type: none"> - A circuit fault that affects the operation and supply of the National Grid; - Injury or death to anyone who may be near the tree at the time of the fault; and - Damage to the tree, land or property. <p>If a tree causes a flashover, dangerous voltages may arise in the tree itself or in the ground around the tree. These voltages have the potential to cause severe injury or death. Flashover to a tree where high voltages are involved can cause the tree to ignite and cause a wider fire hazard if the tree is near buildings. As such, it is vital that trees and all other vegetation are able to be trimmed, maintained or removed. The NESETA provides for trimming, felling or removal of any trees or vegetation as permitted activities subject to conditions. Resource consent is required if the tree or vegetation is in a natural area, or a rule prohibits or restricts the works. PWDP P5 restricts works to scheduled trees only. However, the NESETA restriction to ‘natural areas’ still applies and a restricted discretionary activity status would apply. The provision of a permitted activity rule specific to the National Grid would reflect the permitted activity status within the NESETA. Transpower supports PWDP Rule P5 but as with Rule P4 a minor amendment is sought to provide clarify for plan users that the permitted tree and vegetation rule also applies to access tracks, and a new condition specific to the National Grid be inserted.</p>	<p>That Rule P5 and 14.3.1.4 be amended as follows:</p> <p><i>P5</i> <i>Trimming, maintenance or removal of vegetation or trees associated with infrastructure 14.3.1.4</i></p> <p><i>(1) Any trimming, maintenance or removal of vegetation or trees associated with infrastructure, <u>including access tracks</u>, that meet all of the following conditions:</i> ... <i>(2) <u>Any trimming, maintenance or removal of vegetation where required for the safe operation or maintenance of the National Grid or to remove a potential fire risk associated with the National Grid</u></i></p>
14.3.3 Restricted Discretionary Activities <i>RD1 - Minor upgrading of existing infrastructure that does not comply with one or more of the conditions of Rule 14.3.1.1 which are relevant to the activity proposed</i>	Support	Transpower supports a restricted discretionary activity status for minor upgrades which do not meet the permitted activity conditions. Such an activity status enables a full assessment of effects.	That Rule R1 be retained as notified.
14.3.3 Restricted Discretionary Activities <i>RD2 - Earthworks associated with infrastructure that do not comply with one or more of the conditions of Rule 14.3.1.3</i>	Support	Transpower supports a restricted discretionary activity status for minor upgrades with do not meet the permitted activity conditions. Such an activity status enables a full assessment of effects.	That Rule R2 be retained as notified.
14.3.3 Restricted Discretionary Activities <i>RD3 - Trimming, maintenance or removal of vegetation or trees that does not comply with one or more of the conditions of Rule 14.3.1.4</i>	Support	Transpower supports a restricted discretionary activity status for minor upgrades with do not meet the permitted activity conditions. Such an activity status enables a full assessment of effects.	That Rule R3 be retained as notified.
14.4 National Grid			
14.4 National Grid	Support	<p>Transpower supports the provision of a suite of rules and associated conditions specific to the National Grid. The proposed rules are specific to the National Grid Yard and the National Grid (subdivision) Corridor, both of which are identified on the PWDP planning maps and further defined in Chapter 13 Definitions.</p> <p>The provision of a specific suite of provisions is consistent with the approach adopted across New Zealand, gives effect to the NPSET, and also gives effect to the Waikato RPS, specifically Implementation Method 6.6.2.</p> <p>As highlighted in the higher order policy documents (specifically the NPSET and the RPS) a significant resource management issue in the district and across New Zealand is inappropriate development, land use and subdivision in close proximity to the National Grid which can compromise its operation, maintenance, development and upgrade. Given the national significance of the National Grid, inappropriate development is a potential issue. In order to manage subdivision and other land uses that have the potential to compromise the operation, maintenance, upgrading and development of the National Grid, Transpower supports the provision of a corridor management approach which allows for the reasonable use of land inside the transmission line corridor, with several standards and rules imposed to ensure that any subdivision, land use and development that might compromise the Grid is either avoided or managed. The approach sought by Transpower has been rolled out across New Zealand for the past seven years as plans have come up for review.</p>	Retain the provision of a suite of rules specific to the National Grid.
14.4.1 Permitted Activities <i>P1 - Buildings, structures and sensitive land uses within the National Grid Yard in existing Residential or Village Zones as 18 July 2018</i>	Support with amendment	Transpower supports the provision of permitted activity rules which is based on the corridor management approach. The 10-12m width for land use (identified as the National Grid Yard) is calculated as the distance from the centreline between the support structures to the point where the conductor would swing under everyday conditions (noting that maintenance is not generally undertaken in high wind conditions).	Amend the rules within 14.4.1 as provided in Table 1 (attached), and retain the balance of the provisions.

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<p><i>P2 - Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018</i></p> <p><i>P3 - Earthworks activities within the National Grid Yard</i></p>		<p>In terms of development within existing Residential or Village zones (Rule P1), Transpower supports the recognition of existing sensitive land uses and the approach that such existing activities and structures are permitted, as well as new non-habitable and non-sensitive structures or buildings. Amendments are sought to Rule P1 in the form of reformatting/restructuring to clarify the intent of the provisions and recognition of network utilities. A condition is also inserted requiring that any new structures or buildings not permanently physically impede existing vehicular access to a National Grid support structure. Such a condition would ensure physical access is maintained to the line and assets to enable the ongoing operation, maintenance and upgrade of the National Grid.</p> <p>Within Rural and other zones (Rule P2), Transpower is satisfied that there are some activities that are appropriate within the National Grid Yard due to their nature and small scale, and because they will not compromise the operation, maintenance or any upgrade of the network itself. Certain structures (such as rural hay barns, pump sheds and implement sheds) are less problematic within 10-12m of the line (noting that they will still need to be set back 12m from National Grid support structures) on the basis they are unlikely to “build out” a line. The notified provisions allow for paddocks, fencing (as high as deer fences), landscaping and small sheds, and larger farm buildings in proximity to conductors not used for intensive farming purposes. Grazing, cropping, and car parking activities are not restricted. Conversely, examples of development that has severely restricted or blocked Transpower’s ability to effectively access its assets include dairy sheds, piggeries, poultry sheds and commercial hothouses and glass houses, as well as sensitive activities. These activities can cover an extensive area of land, and it may be expensive to disrupt or require these activities to be relocated while Transpower carries out work on its transmission assets. Amendments are sought to Rule P2 in the form of reformatting/restructuring to clarify the intent of the provisions; as well as recognition of network utilities (as opposed to Infrastructure generally). Amendment is also sought to clause 1) to clarify where the rule applies noting that existing National Grid assets do not traverse all zones and any new lines would be designated and therefore not be subject to Rule P2. For the avoidance of doubt reference is also made to mining and extractions resource areas as it is not clear if they are subject to the rule as notified. No more restrictive provisions are sought than those notified.</p> <p>Specific to earthworks (Rule P3), Transpower supports the provision of permitted activity earthwork provisions on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. Amendments are sought to Rule P3 to simplify the rule and also recognise that the risks to the National Grid extend beyond those addressed by NZECP34.</p>	
<p>14.4.2 Restricted Discretionary Activities</p> <p><i>RD1 Below ground transmission lines associated with the National Grid not located within identified areas</i></p> <p><i>RD2 Transformers, substations and switching stations associated with the National Grid not located within Identified Areas</i></p> <p><i>RD3 Earthworks within the National Grid Yard that do not comply with one or more of the conditions of Rules 14.4.1.3(1) and 14.4.1.3(2)</i></p> <p><i>RD4 14.4.2.1</i> <i>The subdivision of land in any zone within the National Grid Corridor that complies with all of the following conditions:</i> <i>(a) All allotments intended to contain a sensitive land use must provide a building platform for the likely principal building(s) and any building(s) for a sensitive land use to be located outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; or</i> <i>(b) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</i></p>	Support with amendment	<p>The matters covered in Rule 14.4.2 relate to new below ground lines, transformers and substations not in identified areas, earthworks, and subdivision.</p> <p>Transpower supports Rules RD1 and RD2 as they provide an appropriate consenting framework in which to consider new National Grid assets. The distinction between identified areas and non-identified area is supported (however, noting that as outlined below, the non-complying activity status for identified areas is opposed).</p> <p>Specific to earthworks (Rule RD3), Transpower supports the provision of standards specific to earthworks on the basis such activities can compromise the National Grid, and are a form of development contemplated by the NPSET. Specifically, earthworks restrictions are supported as earthworks have the potential to undermine transmission line structures, generate dust, reduce the clearances between the ground and conductors. They also have the potential to restrict Transpower’s ability to access the line and locate the heavy machinery required to maintain support structures around the lines and may lead to potential tower failure and significant constraints on the operation of the line. Amendment is sought to Rule RD3 to include two additional matters of discretion to better reflect the range of issues relevant in the consideration of earthworks in proximity of the National Grid support structures. An important distinction is also sought for those earthworks which result in a reduced conductor clearance and which pose significant potential safety issues (condition (e)), compromise the stability of a National Grid support structure (condition (c)), and earthworks that result in a permanent loss of vehicular access to any National Grid support structure (condition (d)). For such earthworks, a non-complying activity status is sought. For remaining earthworks, a restricted discretionary activity status is supported where permitted condition (a) (being depth) is not complied with.</p> <p>Related to subdivision (Rule R4), Transpower supported the suite of rules for subdivision within the National Grid (Subdivision) Corridor. Subdivision within the National Grid Subdivision Corridor would be a restricted discretionary activity where the newly created lots are capable of accommodating all building platforms outside the National Grid Yard. Where the subdivision application is unable to demonstrate that this can be achieved, a non-complying activity status would apply to the subdivision. A restricted discretionary activity status for subdivision provides an appropriate incentive to design subdivision layouts that avoid building sites within the National Grid Yard. Subdivision is considered the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity issues) are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including, for example, through the creation of reserves and/or open space where buffer corridors are located). Slightly amended wording is sought to the rule to reflect the current approach. A minor reference is sought to the wording to make it clear both conditions (a) and (b) must be met, as appears the intent from the opening text to the rule.</p>	Amend the rules within 14.4.2 as provided in Table 1, and retain the balance of the provisions; and insert a new rule within 14.4.2.
<p>14.4.3 Discretionary Activities</p> <p><i>D1 - New below ground transmission lines associated with the National Grid within identified areas</i></p> <p><i>D2 - New above-ground transmission lines associated with the National Grid not located within identified areas</i></p>	Oppose	<p>Transpower supports the provision of discretionary activities. However, amendment is sought to the rules to:</p> <ul style="list-style-type: none"> – Provide for new above ground lines in identified areas; and – Provide for Substations and switching stations associated within the National Grid within identified areas as discretionary activities rather than non-complying under Rule 14.4.4. (Note: reference to Transformers are removed as they are not provided in isolation from a substation.) <p>As outlined earlier in this submission relating to higher level policy documents, the PWDP is required to give effect to the NPSET. Policy 8 of the NPSET directs that within rural environments planning and development of the National Grid should seek to avoid adverse effects on</p>	<p>Amend the rules within 14.4.3 as provided in Table 1, and retain the balance of the provisions.</p> <p>Although not outlined in the sought text within Table 1, Transpower also seeks the PWDP clarify what are identified areas.</p>

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		<p>certain identified environments (being outstanding natural landscapes, area of high natural character and recreation values and amenity and existing sensitive activities) areas. The wording of NPSET Policy 8 (“should seek to avoid”) does not impose an absolute requirement for the National Grid to avoid all adverse effects. Rather, the NPSET recognises total avoidance is not always possible given the technical and operational requirements of the National Grid (as recognised in Policy 3 of the NPSET). On this basis, given the locational constraints of the National Grid and the national significance of the National Grid (as provided for in the NPSET), Transpower supports a discretionary activity status for new structures associated with the National Grid within the PWDP identified areas. As a discretionary activity, a full assessment of effects would be required as well as a robust route, site and method selection process (Policy 4, NPSET), appropriate conditions imposed, and the application able to be granted or declined.</p> <p>A further issue with the non-complying activity status of the activities provided in Rules NC 1 and NC2 is the inconsistency with the PWDP activity status for similar activities provided in Section 14.5.</p> <p>Section 14.5 relates to Electricity distribution (essentially local line companies). The most restrictive activity status for new overhead distribution lines, support structures or substations is as a discretionary activity. There are no non-complying activities. As such a new above ground local line and support structure that exceeds 110kV (or a new substation) and is within an identified area would be a discretionary activity under Rule 14.5.3. In contrast, a new line and support structure (or new substation) that is associated with the National Grid, would be a non-complying activity under Rule 14.4.4. The differing activity status does not reflect the national significance of the National Grid and requirement to give effect to the NPSET, and provides an inconsistent consenting framework for very similar activities with very similar visual and construction and ongoing operational effects.</p>	
<p>14.4.4 Non-complying Activities</p> <p><i>NC1 - Above-ground transmission lines associated with the National Grid located within identified areas</i></p> <p><i>NC2 - Transformers, substations and switching stations associated with the National Grid located within identified areas</i></p>	Oppose	<p>Transpower opposes the non-complying activity status for new below ground transmission lines, substations and switching stations associated with the National Grid, within identified areas (Rules NC1 and NC2). (Note: reference to transformers are removed as they are not provided in isolation from a substation.)</p> <p>As outlined earlier in this submission relating to higher level policy documents, the PWDP is required to give effect to the NPSET. Policy 8 of the NPSET directs that within rural environments planning and development of the National Grid should seek to avoid adverse effects on certain identified environments (being outstanding natural landscapes, area of high natural character and recreation values and amenity and existing sensitive activities) areas. The wording of NPSET Policy 8 (“should seek to avoid”) does not impose an absolute requirement for the National Grid to avoid all adverse effects. Rather, the NPSET recognises total avoidance is not always possible given the technical and operational requirements of the National Grid (as recognised in Policy 3 of the NPSET). On this basis, given the locational constraints of RSI, and the national significance of the National Grid (as provided for in the NPSET), Transpower supports a discretionary activity status for new structures associated with the National Grid within the PWDP identified areas. As a discretionary activity, a full assessment of effects would be required as well as a robust route, site and method selection process (Policy 4, NPSET), appropriate conditions imposed, and the application able to be granted or declined.</p> <p>A further issue with the non-complying activity status of the activities provided in Rules NC 1 and NC2 is the inconsistency with the PWDP activity status for similar activities provided in Section 14.5.</p> <p>Section 14.5 relates to Electricity distribution (essentially local line companies). The most restrictive activity status for new overhead distribution lines, support structures or substations is as a discretionary activity. There are no non-complying activities. As such a new above ground local line and support structure that exceeds 110kV (or a new substation) and is within an identified area would be a discretionary activity under Rule 14.5.3. In contrast, a new line and support structure (or new substation) that is associated with the National Grid, would be a non-complying activity under Rule 14.4.4. The differing activity status does not reflect the national significance of the National Grid and requirement to give effect to the NPSET, and provides an inconsistent consenting framework for very similar activities with very similar visual and construction and ongoing operational effects.</p>	Amend the rules within 14.4.4 as provided in Table 1, and retain the balance of the provisions.
<p>14.4.4 Non-complying Activities</p> <p><i>NC3 - Any activity within the National Grid Yard that does not comply with one or more of the conditions of Rule 14.4.1.1</i></p> <p><i>NC4 - Any activity within the National Grid Yard that does not comply with one or more of the conditions of Rule 14.4.1.2</i></p> <p><i>NC5 - Any new building for a sensitive land use within the National Grid Yard</i></p> <p><i>NC6 - Any change of use of an existing building to a sensitive land use within the National Grid Yard</i></p> <p><i>NC7 - The establishment of any new sensitive land use within the National Grid Yard</i></p> <p><i>NC8 - Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line</i></p>	Support with amendment	<p>As outlined earlier in the submission, Transpower supports the provision of permitted activities status for certain activities and structures (specifically fences, network utilities, existing sensitive activity structures which do not increase the height or footprint and non-intensive/uninhabitable farm or horticultural buildings and structures) within the National Grid Yard. However, conversely, Transpower supports the provision of a non-complying activity status for new sensitive activities, or additions to existing sensitive activities, milking and dairy sheds and other intensive farm buildings, and any buildings and structures which do not meet safe conductor (line) clearances. On this basis Transpower supports Rules NC3-9.</p> <p>A non-complying activity status is considered the most effective means of giving effect to the NPSET’s objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, a non-complying activity status:</p> <p>(a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2;</p> <p>(b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by Policy 10.</p> <p>(c) Recognises the policy directive within Policy 11 to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for.</p> <p>Policy 10 contains the phrase ‘avoid reverse sensitivity effects’ and ‘to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised’. Policy 11 gives a clear direction that ‘sensitive activities will generally not be provided for in plans and/or given resource consent’. The use of the words ‘avoid’ and ‘ensure’ and the phrase ‘will generally not be provided for’ provide a strong direction that cannot be achieved by use of the restricted discretionary activity status. Such policy direction can only be achieved by way of a non-complying activity status.</p>	Amend the rules within 14.4.4 as provided in Table 1, and retain the balance of the provisions.

Specific Plan Provision	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought										
NC9 - Dairy/milking sheds or buildings for intensive farming within the National Grid Yard		<p>A non-complying activity status promotes consistency in decision-making, and more effectively manages landowner expectations about what activities are appropriate or otherwise in the National Grid Yard.</p> <p>The Environment Court has in the past noted that there are many reasons why activities might have a non-complying status in district plans: one of those reasons is the activity in question is, in some way, likely to produce significant adverse effects. This contrasts with the approach that a discretionary activity status implies that, in general, a particular activity is an efficient use and development of resources. Given the potential adverse effects that encroachments could have on the National Grid corridor, such an indication is inappropriate.</p> <p>Minor amendment is sought to Rules NC3, NC4, NC5 and NC9 to clarify the intent and application of the rules and provide better linkage to the permitted activity rules.</p> <p>Two new non-complying rules are sought. The first new sought rule NC11 relates to earthworks and provides a linkage to the sought amendment to restricted discretionary rule RD3, and provides a non-complying activity status for earthworks which do not achieve the necessary conductor clearance distances to ensure safety, do not maintain access to support structures, or earthworks which compromise the stability of a support structure. Given the safety risks of the works and potential effects on the operation, maintenance and upgrade of the assets, a non-complying activity is sought to reflect that the activity is not appropriate.</p> <p>The second new rule provides a linkage to the other rules within Section 14.4.1 relating to the National Grid and acts as a default ‘catch all’ rule.</p> <p>A non-complying activity status also gives a very strong policy signal that under-build and earthworks that increase ground level or result in destabilisation of a National Grid support structure or permanently physically restrict vehicular access, within the National Grid Yard are not appropriate as they can potentially compromise the security of supply, safety, and impinge on the ability of Transpower to maintain its assets. Whilst an application can still be made under the RMA, it would need to show the proposed activity would not be contrary to the objectives and policies of the District Plan or that its adverse effects on the environment would be no more than minor.</p>											
New Advice Notes	Oppose	<p>In order to assist plan users in understanding the National Grid and relationship with external documents, Transpower supports the provision of three advice notes. Such advice notes would assist in plan interpretation and application.</p> <p>The three advice notes relate to:</p> <ul style="list-style-type: none">– Advising that notwithstanding the PWDP, compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001) is mandatory under the Electricity Act 1992– Advising that Transpower New Zealand limited will be considered to be an affected party where consent is required.– Advising that notwithstanding the PWDP, the Electricity (Hazards from Trees) Regulations 2003 applies to vegetation planted within the National Grid Corridor or near sub-transmission or distribution electricity lines and must be complied with.	Insert three advice notes as provided in Table 1. Transpower would support the placement of the sought notes either after Section 14.4.4, or in the introduction to Chapter 14.										
Planning Maps													
Planning Maps – Infrastructure: National Grid	Support	Transpower supports the identification of the National Grid on the planning maps as it provides clear guidance for plan users as to the location of the National Grid and will assist in plan interpretation.	That the planning maps and specifically the identification of the National Grid, be retained as notified.										
Section E: Designations													
K1, K3 – K8	Support in part	Transpower supports designations K1 and K3-K8 as listed in Section E of the proposed plan, as the list reflects existing designated National Grid assets.	That the Transpower designations as identified in Appendix E be retained as notified. That Designation K7 Ohinewai Switching Station, be amended to include references to ongoing conditions.										
Designation K2 - Hamilton to Meremere B Underground Transmission Line Cable (DES0008/18).	Oppose	<p>Pursuant to Schedule 1 (Clause 4) of the Resource Management Act 1991, Transpower provided notice to Waikato District Council on 11 June 2018 that its existing designations under the Operative Waikato District Plan (Waikato Section) and Operative Waikato District Plan (Franklin Section) are required to be included in the Proposed Waikato District Plan without modification, and rolled over. Specific details were provided including the existing designation (accepted in October 2017) <i>Hamilton to Meremere B Underground Transmission Line Cable (DES0008/18)</i>.</p> <p>While the designation is identified on the planning maps (Map Eureka 27) as Designation K2, it is not shown within the Designation Schedule E within the PWDP. Transpower seeks the designation be included within Schedule E. As outlined in the 11 June 2018 notice, no ongoing conditions are applicable because construction has occurred.</p>	<p>That Designation K2 be listed within Schedule E of the PWDP as follows:</p> <table><tr><td>Des #</td><td>Purpose of designation</td><td>Location</td><td>Area (ha)</td><td>Legal description</td></tr><tr><td>K2</td><td>Hamilton to Meremere B Underground Transmission Line Cable</td><td>Puketaha Road</td><td>1.96ha</td><td>Lot 1 DPS 75657, Lot 4 DPS 64084</td></tr></table>	Des #	Purpose of designation	Location	Area (ha)	Legal description	K2	Hamilton to Meremere B Underground Transmission Line Cable	Puketaha Road	1.96ha	Lot 1 DPS 75657, Lot 4 DPS 64084
Des #	Purpose of designation	Location	Area (ha)	Legal description									
K2	Hamilton to Meremere B Underground Transmission Line Cable	Puketaha Road	1.96ha	Lot 1 DPS 75657, Lot 4 DPS 64084									

Table 1: Amendments sought to Section 14.4.1 by the Transpower submission

14.4.1 Permitted Activities		
(a) The following activities are permitted activities within the National Grid Yard if they meet the activity specific conditions set out in this table. These rules apply throughout the District.		
Activity	Activity specific conditions	
P1	Buildings, structures and sensitive land uses within the National Grid Yard in existing Residential or Village Zones as of 18 July 2018	<p>14.4.1.1</p> <p>(1) Within the National Grid Yard in the Residential or Village Zone:</p> <p>(a) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint;</p> <p>(b) New, <u>or additions to existing</u> buildings and or structures that are not for a sensitive land use;</p> <p>(c) Infrastructure Network Utilities (other than for the reticulation and storage of water for irrigation purposes) <u>or any part of electricity infrastructure</u> undertaken by a network utility operator as defined in the Resource Management Act 1991.</p> <p><u>(d) New non-habitable accessory buildings or structures.</u></p> <p><u>(e) Fences less than 2.5m in height</u></p> <p>(2) All buildings or structures permitted by Rule 14.4.1.1(1) must:</p> <p>(a) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions;</p> <p>(b) Locate a minimum of 12m from the outer visible foundation of any National Grid support structure tower and a minimum 12m from any pole and associated stay wire, unless it is one of the following:</p> <p>i. A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 ISSN 0114-0663;</p> <p><u>(i.e) The maximum height of fences are 2.5m within 5m from the nearest National Grid Pole or 6m from the nearest National Grid Tower. Fences less than 2.5m in height and located a minimum of 5m from the nearest National Grid support structure foundation</u></p> <p><u>iii. Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid.</u></p> <p><u>(c) Not permanently physically impede existing vehicular access to a national grid support structure</u></p>
P2	Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018	<p>14.4.1.2</p> <p>(1) Within the National Grid Yard in the Business, Industrial, Country Living, Heavy Industrial, Rural, Town Centre Business, Hampton Downs Motorsport and Recreation, Tamahere Business, Te Kowhai Airpark, or Reserves Zone <u>or Coal Mining Area, Aggregate Extraction Area or Aggregate Resource Area:</u></p> <p>(a) Building alterations and additions to an existing building or structure <u>for sensitive activities</u> that does not involve an increase in the building height or footprint; or</p> <p>(b) Infrastructure Network Utilities (other than for the reticulation and storage of water for irrigation purposes) <u>or any part of electricity infrastructure</u> undertaken by a network utility operator as defined in the Resource Management Act 1991; or</p> <p>(c) Non-habitable buildings or structures for farming activities in rural zones (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds <u>(accessory structures are permitted)</u>); or</p> <p>(d) Yards for milking/dairy sheds; or</p> <p><u>(d) Non-habitable horticultural buildings; or</u></p> <p>(e) Artificial crop protection and support structures <u>(excluding commercial greenhouses and PSA structures).</u></p> <p><u>(f) Fences less than 2.5m in height</u></p> <p>(2) All buildings or structures permitted by Rule 14.4.1.2(1) must:</p> <p>(a) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(b) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation tower and locate a minimum 12m from any pole and associated stay wire, unless it is:</p> <p>i. A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 ISSN 0114-0663; or</p> <p>ii. Fences <u>less than 2.5m in height and located a minimum of 5m from the nearest National Grid support structure foundation;</u> or</p> <p>iii. Artificial crop protection. <u>Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</u></p> <p>(3) The maximum height of fences are 2.5m within 5m from the nearest National Grid Pole or 6m from the nearest National Grid tower.</p> <p><u>(c) Not permanently physically impede existing vehicular access to a national grid support structure</u></p> <p>(4) Artificial crop protection <u>structures</u> and <u>crop</u> support structures between 8m and 12m from a single pole support structure <u>(but not a tower)</u> and any associated guy wire (but not tower) must that:</p> <p>(a) Meets the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(b) Be Are a maximum <u>of</u> 2.5m high;</p> <p>(c) Be Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(d) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>
P3	P3 Earthworks activities within the National Grid Yard	<p>14.4.1.3</p> <p>(1) Earthworks within the National Grid Yard for National Grid support poles and any stay wires that comply with the following conditions:</p> <p>(a) Do not exceed a depth <u>(measured vertically)</u> of 300mm within <u>12m of the outer visible edge any National Grid support structure foundation. 2.2m of the pole or stay wire; and</u></p> <p>(b) Do not exceed a depth of 750mm between 2.2m and 5m of the pole or stay wire.</p> <p>(2) Earthworks for National Grid support towers (including any tubular steel tower that replaces a steel lattice tower) that comply with all of the following conditions:</p> <p>(a) Do not exceed 300mm depth within 6m of the outer edge of the visible foundation of the tower;</p> <p>(b) Do not exceed 3m between 6m and 12m of the outer edge of the visible foundation of the tower;</p> <p>(c) Do not compromise the stability of a National Grid support structure;</p> <p>(d) Do not result in the loss of access to any National Grid support structure; and</p> <p>(e) <u>Do not result in a reduction in the ground to conductor clearance distances of less than 6.5m (measured vertically) from a 110kV National Grid transmission line, or 7.5m (measured vertically) from a 220kV National Grid transmission line. Must be less than the minimum ground to conductor clearance distances in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663.</u></p> <p>(3) 2) The following earthworks activities are exempt from Rules 14.4.1.3(1) (a) and (2):</p> <p>(a) Earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991);</p> <p>(b) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track;</p> <p>(c) Vertical holes not exceeding 500mm in diameter that:</p> <p>i. are more than 1.5m from the outer edge of the pole support structure or stay wire, or</p> <p>ii. are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a tower support structure foundation;</p>

		(d) Earthworks for which a dispensation has been granted by Transpower under New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663.
14.4.2 Restricted Discretionary Activities (a) The activities listed below are restricted discretionary activities. (b) Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.		
Activity		Matters of Discretion
RD1	RD1 Below ground transmission lines associated with the National Grid not located within identified areas	Discretion is restricted to: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) The risk of electrical hazards affecting public or individual safety, and risk of property damage.
RD2	RD2 Transformers, substations and switching stations associated with the National Grid not located within Identified Areas	
RD3	Earthworks within the National Grid Yard that does not comply with one or more of the conditions (a)(c) or (d) of Rules 14.4.1.3(1) and 14.4.1.3(2) but complies with conditions (c) (d) and (e) of Rule 14.4.1.3(1)	Discretion is restricted to: (a) Impacts on the operation, maintenance, upgrading and development of the National Grid; (b) The risk to the structural integrity of the affected National Grid support structure(s); (c) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; - (e) <u>Technical advice provided by the National Grid owner (Transpower);</u> (f) <u>Any effects on National Grid support structures including the creation of an unstable batter;</u>
RD4	14.4.2.1 The subdivision of land in any zone within the National Grid Corridor that complies with all of the following conditions: (a) All <u>resulting</u> allotments intended to contain a sensitive land use must <u>provide</u> <u>be able to demonstrate that they are capable of accommodating</u> a building platform for the likely principal building(s) and any building(s) for a sensitive land use to be located outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; or and (b) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.	Discretion is restricted to: (a) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, <u>including access to</u> , the National Grid; (b) The ability to provide a complying building platform outside of the National Grid Yard; (c) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (d) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, <u>and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</u> (e) <u>The risk to the structural integrity of the National Grid;</u> (f) <u>The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset;</u>
14.4.3 Discretionary Activities (a) The activities listed below are discretionary activities.		
D1	New <u>above and</u> below ground transmission lines associated with the National Grid within identified areas	
D2	New above-ground transmission lines associated with the National Grid not located within identified areas	
D3	<u>Substations and switching stations associated with the National Grid located within identified areas</u>	
14.4.4 Non-Complying Activities (a) The activities listed below are non-complying activities.		
NC1	NC1 Above ground transmission lines associated with the National Grid located within identified areas	
NC2	NC2 Transformers, substations and switching stations associated with the National Grid located within identified areas identified areas	
NC3	NC3 Any activity within the National Grid Yard that does not comply with one or more of the conditions of Rule 14.4.1.1	
NC4	NC4 Any activity within the National Grid Yard that does not comply with one or more of the conditions of Rule 14.4.1.2	
NC5	NC5 Any new building for a sensitive land use, <u>or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use</u> , within the National Grid Yard	

NC6	NC6 Any change of use of an existing building to a sensitive land use within the National Grid Yard
NC7	NC7 The establishment of any new sensitive land use within the National Grid Yard
NC8	NC8 Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line
NC9	NC9 Dairy/milking sheds <u>(excluding accessory structures and buildings), commercial glass houses, PSA structures</u> or buildings for intensive farming within the National Grid Yard
NC10	NC10 Any subdivision of land in any zone within the National Grid Corridor that does not comply with one or more of the conditions of Rule 14.4.2.1 <u>(RD4)</u>
NC11	<u>NC11 Earthworks within the National Grid Yard that is not a permitted activity under Rule 14.4.1.P3 or a restricted discretionary activity under Rule 14.4.2.RD3.</u>
NC12	<u>NC12 Any building or structure within the National Grid Yard that is not a permitted activity under Rule 14.4.1, Restricted discretionary activity under Rule 14.4.2 or Discretionary activity under Rule 14.4.3.</u>
<u>Advice Notes</u>	
<u>Transpower or a suitably qualified engineer should be contacted for assistance with clearance requirements in NZECP 34:2001.</u>	
<u>1.Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</u>	
<u>2.An activity, including buildings and structures, earthworks, quarrying and planting vegetation, within the National Grid Corridor or National Grid Yard may require resource consent. Transpower New Zealand limited will be considered to be an affected party where consent is required. Where an activity requires resource consent solely because it is within the National Grid Yard and/or Corridor public notification of the application is precluded. However, limited notification will be given to Transpower unless the written approval from Transpower is provided at the time the application is lodged.</u>	
<u>3.The Electricity (Hazards from Trees) Regulations 2003 applies to vegetation planted within the National Grid Corridor or near sub-transmission or distribution electricity lines and must be complied with. Vegetation to be planted within the National Grid Yard as shown on the District Plan Maps should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003 or prevent access to support structures. To discuss works, including tree planting near any electricity line especially works within the National Grid Yard, contact the relevant network utility operator.</u>	

Appendix 1: Map of Transpower Assets in the Waikato District

Appendix 2: National Policy Statement on Electricity Transmission 2008

Appendix 3: Waikato Regional Policy Statement 2016 – Relevant Provisions

Objective 3.5 Energy

Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:

- a) increases efficiency;*
- b) recognises any increasing demand for energy;*
- c) seeks opportunities to minimise demand for energy;*
- d) recognises and provides for the national significance of electricity transmission and renewable electricity generation activities;*
- e) recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation;*
- f) reduces reliance on fossil fuels over time;*
- g) addresses adverse effects on natural and physical resources;*
- h) recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and*
- i) recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.*

Objective 3.12 Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

- a) promoting positive indigenous biodiversity outcomes;*
- b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;*
- d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;*
- e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;*
- f) protecting access to identified significant mineral resources;*
- g) minimising land use conflicts, including minimising potential for reverse sensitivity;*
- h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;*
- i) providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;*

j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and

k) providing for a range of commercial development to support the social and economic wellbeing of the region.

Policy 6.3 Co-ordinating growth and infrastructure

Management of the built environment ensures:

a) the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:

i) optimise the efficient and affordable provision of both the development and the infrastructure;

ii) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;

iii) protect investment in existing infrastructure; and

iv) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;

b) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated;

c) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and

d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and

e) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.

Policy 6.6 Significant infrastructure and energy resources

Management of the built environment ensures particular regard is given to:

a) that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected;

b) the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and

c) the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.

Implementation methods

6.6.2 Transmission corridor management approach

Waikato Regional Council will work with territorial authorities and energy companies and in consultation with other relevant industry organisations, to develop a transmission corridor management approach which:

- a) recognises the benefits of the national electricity grid;*
- b) identifies key transmission corridors in district plans, and:*
 - i) protects the corridor and electricity transmission network from inappropriate activities (including “sensitive activities”, as defined in the National Policy Statement on Electricity Transmission); and*
 - ii) manages the adverse effects (including reverse sensitivity effects) of subdivision, use and development on the operation, maintenance, upgrading and development of the electricity transmission network.*
- c) identifies and addresses potential effects on people and communities and natural and physical resources from new transmission infrastructure;*
- d) seeks opportunities for alignment with other infrastructure corridors;*
- e) recognises that energy companies may be affected parties with respect to land use change, including subdivision and development; and*
- f) seeks to manage the effects of third parties on the safe and efficient operation of the transmission network.*

6.6.5 Measures to avoid adverse effects

Local authorities should ensure that appropriate measures are implemented to avoid adverse effects of development of the built environment on the safe, efficient and effective operation of regionally significant infrastructure. With respect to electricity transmission corridors, development of the built environment should also take into account National Policy Statements, National Environmental Standards and Transmission Corridor Guidelines as relevant to the circumstances.

6.6.6 Resilience of regionally significant infrastructure

Infrastructure providers should develop ways to maintain and improve the resilience of regionally significant infrastructure, such as through back-up systems and protection from the risk of natural hazards.

Explanation

Regionally significant infrastructure and energy resources support the wellbeing of the regional community. Much of this infrastructure and energy is also very important for New Zealand as a whole, such as energy and transport infrastructure that connects areas to the north, east and south of the Waikato Region. It is therefore very important that development of the built environment does not compromise the functioning of this infrastructure. Methods 6.6.1, 6.6.3, 6.6.4 and 6.6.5 are provided for this purpose. Policy 6.6(a) is intended to ensure the ongoing efficiency and effectiveness of regionally significant infrastructure, but does not imply that all adverse effects on that infrastructure must be avoided in all cases. If the adverse effects of a built environment proposal cannot practicably be avoided, then Methods 6.6.1(a), (b), (c) and (d) do not imply that the selected site should always be considered unsuitable as it may be possible to remedy or mitigate the adverse effects of concern. Method 6.6.6 also seeks to protect regionally significant infrastructure from natural hazards.

The way in which the term ‘planned’ is to be applied is explained in the explanation to Policy 6.1. The significant transport corridors identified in Maps 6.1 and 6.1A reflect the strategic corridors identified in the operative Regional Land Transport Plan 2015-2045, which classifies them as nationally, regionally and sub-regionally significant. Significant transport corridors are equivalent to national, regional and sub-regional significant transport corridors in the Regional Land Transport Plan. New Zealand and the region will benefit from further development of infrastructure and energy resources. Methods are provided to support such development in a way that appropriately manages potential adverse effects. Many effects of new electricity transmission, for example, could be avoided by

appropriate siting of this infrastructure. This can be achieved through developing a transmission corridor management approach as described in Method 6.6.2. There is an increasing need for renewable energy, and renewable energy developments such as hydro-electric dams can be regionally significant. The potential for development of renewable energy resources can be reduced due to development of the built environment. The methods ensure this is recognised in district and regional plans. Decisions about the future location of some developments (such as rural residential development) should take into account the potential for locations to be used for future renewable energy developments.

Further Submissions Form – Proposed Waikato District Plan

Form 6 RMA

This is a further submission in support of (or in opposition to) a submission on the proposed Waikato District Plan

To

Waikato District Council

Private Bag 544

Ngaruawahia 3742

districtplan@waidc.govt.nz

Further Submitter Details

Name: Organisation (if applicable): **Transpower New Zealand Ltd**

Address: **PO Box 1021, Wellington**

Address for Service: **Boffa Miskell Ltd, PO Box 11340, Wellington 6142, Attn: Pauline Whitney**

Daytime phone number: **0210 236 4245 / 04 901 4290**

Email address: **pauline.whitney@boffamiskell.co.nz**

Select one status:

I am or represent a person/organisation representing a relevant aspect of the public interest ~~YES~~/NO

*I am or represent a person/organisation whose interest in the proposal is greater than that of the general public **YES***

Explain why you claim this status: **Transpower NZ Ltd is the owner and operator of the National Grid. The need to operate, maintain, develop and upgrade the National Grid is identified as a matter of national significance under the National Policy Statement on Electricity Transmission 2008. Transpower also has an interest as a landowner and occupier.**

Particular parts of submissions supported/opposed

Details of the further submission are contained in the attached table. Included in the table are: submission point reference number, submitter name, particular parts of the submission supported or opposed, relief sought, and reasoning for the further submission point.

Transpower wishes to be heard in support of its further submission.



Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)

Date:

15 July 2019

Section A Plan Overview and Strategic Directions

Chapter 1: Introduction

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought Allow/Disallow
680.19	Federated Farmers of NZ	<p>1.10.3.4 National Environmental Standards</p> <p>Amend Section 1.10.3.4 (b) National Environmental Standards as follows: <i>National Environmental Standards are regulations issued under sections 43 and 44 of the RMA and apply nationally. This means that each regional, city or district council must enforce the same standard. In some circumstances, councils can impose stricter standards. <u>The land use activities over which respective NESs apply will be considered as permitted activities under this plan.</u></i></p>	Oppose	<p>While Transpower agrees clarification would be beneficial, it does not support the sought statement as it could be interpreted that the activity is permitted, whereas they could be controlled or discretionary under the specific national environmental standard.</p> <p>Specific to the NESETA, provision 14.1(6) of the proposed plan provides clarification regarding the relationship between the plan rules and the NES, and Transpower supports this approach, as opposed to submission point 680.19.</p>	Disallow

Section B Objectives and Policies

Chapter 3: Natural Environment

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought Allow/Disallow
644.2	Spark NZ Trading Ltd	<p>3.1.1 Objective – Biodiversity and ecosystems</p> <p>Retain Objective 3.1.1 Biodiversity and ecosystems, as notified.</p>	Support	The submission point is supported and Transpower concurs with the reasoning that the provisions in Chapter 3 are to be read in conjunction with Chapter 6. The retention of the objective reflects the relief sought in the Transpower submission.	Allow
580.12	Meridian Energy Ltd	<p>3.2.1 Objective – Significant Natural Areas</p> <p>Amend Objective 3.2.1 Significant Natural Areas as follows: <i>(a) Indigenous biodiversity in Significant Natural Areas is protected. and enhanced.</i></p>	Support	The submission point is supported on the basis that the sought wording reflects the wording of s6(c) of the RMA, with emphasis placed on the protection, as opposed to enhancement, of significant indigenous vegetation. It is also noted that protection is also afforded in Policy 11.2.2 of the Waikato RPS.	Allow
924.8	Genesis Energy Ltd	<p>3.2.3 Policy - Management hierarchy</p> <p>Amend Policy 3.2.3(a)(iv) Management Hierarchy as follows:</p>	Support	The submission point is supported on the basis that it provides recognition of compensation as a method to	Allow

		<i>(iv) after remediation or mitigation has been undertaken, offset <u>or compensate</u> any significant residual adverse effects in accordance with Policy 3.2.4</i>		manage effects, particularly in circumstances where it is impractical for no net loss to be achieved.	
924.9	Genesis Energy Ltd	<p>3.2.4 Policy – Biodiversity Offsetting</p> <p>Amend Policy 3.2.4- Biodiversity Offsetting as follows:</p> <p><i>(a) Allow for a biodiversity offset <u>or compensatory measure</u> to be offered by a resource consent applicant where an activity will result in significant residual adverse effects on a Significant Natural Area, or on indigenous biodiversity outside such Significant Natural Areas.</i></p> <p><i>(b) Within a Significant Natural Area, a biodiversity offset <u>or compensatory measure</u> will only be considered appropriate where adverse effects have been avoided, remedied or mitigated in accordance with the hierarchy established in Policy 3.2.3; and</i></p> <p><i>(i) The biodiversity offset is consistent with the framework detailed in Appendix 6 Biodiversity Offsetting; and</i></p> <p><i>(ii) The biodiversity offset can achieve no net loss of indigenous biodiversity:</i></p> <p><i>A. Preferably in the affected area of Significant Natural Area;</i></p> <p><i>Or</i></p> <p><i>B. Where that is not practicable, in the ecological district in which the affected area of Significant Natural Area is located.</i></p> <p><i><u>(iii) Environmental compensation will be considered for effects associated with operation, maintenance and enhancement of regionally significant industry and regionally significant infrastructure.</u></i></p>	Support	The submission point is supported on the basis that it provides recognition of compensation as a method to manage effects, particularly in circumstances where it is impractical for no net loss to be achieved.	Allow
986.7	KiwiRail Holdings	<p>Policy 3.2.6 – Providing for vegetation clearance</p> <p>Add a new clause (v) to Policy 3.2.6(a) Providing for vegetation clearance as follows (or similar amendments to achieve the requested relief):</p> <p><i>(a) Provide for the clearance of indigenous vegetation in Significant Natural Areas when:</i></p> <p><i>...</i></p> <p><i><u>(v) operating, maintaining or upgrading existing infrastructure.</u></i></p> <p><i>...</i></p> <p>AND</p> <p>Request any consequential changes necessary to give effect to the relief sought in the submission.</p>	Support	The submission point is supported as it reflects the relief sought in Transpower’s original submission to amend this policy to include vegetation clearance associated with the operation, maintenance and upgrading of infrastructure.	Allow in so far as the relief sought is consistent with the relief sought in Transpower’s original submission to amend the policy.

Section B Objectives and Policies

Chapter 4: Urban Environment

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought Allow/Disallow
924.46	Genesis Energy Ltd	<p>4.7.11 Policy – Reverse sensitivity</p> <p>Amend Policy 4.7.11- Reverse Sensitivity as follows: <i>(b) Avoid potential reverse sensitivity effects of locating new dwelling sensitive activities in the vicinity of an intensive farming, extraction industry or industrial activity.</i> AND Add clause (c) to Policy 4.7.11- Reverse Sensitivity as follows: <i>(c) Avoid potential reverse sensitivity effects of locating new sensitive activities in the vicinity of Regionally Significant Industry or Regionally Significant Infrastructure.</i></p>	Support	<p>The submission point is supported as it appropriately recognises the importance of regionally significant infrastructure and is consistent with the approach to listing activities within the policy. The replacement of ‘dwelling’ with ‘sensitive activities’ is also supported as this amendment recognises that there are also a range of other activities (such as hospitals and educational facilities) which can give rise to reverse sensitivity effects on regionally significant infrastructure (as well as the other activities listed within the policy).</p> <p>The relief sought is consistent with the relief sought by Transpower in its submission.</p>	Allow

Section B Objectives and Policies

Chapter 5: Rural Environment

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought Allow/Disallow
924.14	Genesis Energy Ltd	<p>5.3.7 Policy - Reverse sensitivity effects</p> <p>Add clause (vi) to Policy 5.3.7 (a)- Reverse Sensitivity Effects as follows: <i>(vi) Existing and proposed regionally significant industry and regionally significant infrastructure.</i></p>	Support	<p>The submission point is supported as it appropriately recognises that existing and regionally significant infrastructure also forms part of the rural environment.</p>	Allow

Section B Objectives and Policies
Chapter 6: Infrastructure and Energy

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought Allow/Disallow
924.16	Genesis Energy Ltd	<p>6.1 General Infrastructure</p> <p>Add a new Policy to Section 6.1- General Infrastructure as follows: <u>6.1.X Policy- Regionally Significant Infrastructure</u> <u>a. Have particular regard to the benefits that can be gained from the development and use of regionally significant infrastructure (as defined in the Waikato Regional Policy Statement 2016); and</u> <u>b. Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.</u></p>	Support	The submission point is supported as it appropriately provides explicit and clear recognition that particular regard should be had to the benefits of Regionally Significant Infrastructure, and that the effectiveness and efficiency of Regionally Significant Infrastructure is to be protected. Such policy recognition reflects and gives effect to Policy 6.6 of the Waikato RPS which explicitly recognises regionally significant infrastructure.	Allow
419.68	Horticulture NZ	<p>6.1.2 Policy - Development, operation and maintenance</p> <p>Add Clause (vii) to Policy 6.1.2 (a) Development, operation and maintenance, as follows: <i>(a) Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising:</i> ... <u>(vii) potential for impacts on affected landowners and property on which infrastructure is located.</u> AND Amend Chapter 14 Infrastructure and Energy, to ensure that minor upgrading is clearly defined and does not include development or increase voltage of electricity lines.</p>	Oppose	<p>The submission point is opposed on the basis that Policy 6.1.2 relates to the development, operation and maintenance of infrastructure and that the sought insertion does not fit within this policy context. It is noted that the impacts of infrastructure are addressed under other policies such as 6.1.8 – 6.1.10.</p> <p><i>Transpower notes the submission point relating to Minor Upgrading is addressed as Submission Point 419.127 and 419.81</i></p>	Disallow
945.35	First Gas Ltd	<p>6.1.2 Policy - Development, operation and maintenance</p> <p>Add a new clause (vii) to Policy 6.1.2 Development, operation and maintenance as follows: <u>(vii) the need to access infrastructure.</u></p>	Support	The submission point is supported as access is a key consideration in the development, operation and maintenance of regionally significant infrastructure. Explicit recognition of access would assist in plan interpretation and application.	Allow
419.70	Horticulture NZ	<p>6.1.6 Objective – Reverse sensitivity</p> <p>Amend Objective 6.1.6 (a) Reverse sensitivity, as follows:</p>	Neutral	On the basis of Policy 6.2.6 of the proposed plan (which is specific the National Grid), Transpower is neutral on Policy 6.1.6.	Neutral

		<p>(a) Infrastructure is protected from reverse sensitivity effects, and infrastructure (including the National Grid) is not compromised <u>Manage activities to the extent reasonably possible to reduce the potential for reverse sensitivity effects on infrastructure.</u></p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>		<p>However, should Policy 6.2.6 be removed or amended contrary to the relief sought in Transpower's original submission, Transpower opposes the relief sought in submission point 419.70.</p>	
419.71	Horticulture NZ	<p>6.1.7 Policy – Reverse sensitivity and infrastructure</p> <p>Delete Policy 6.1.7 Reverse sensitivity and infrastructure</p> <p>AND</p> <p>Add a new replacement Policy 6.1.7 Reverse sensitivity and infrastructure, as follows:</p> <p><u>Manage the potential adverse effects of activities adjacent to infrastructure, including to reduce the potential for reverse sensitivity effects, by ensuring sensitive activities, and inappropriate subdivision, use and development do not occur in a location or form that significantly constrains the safe, effective and efficient operation, maintenance, upgrade and development of the infrastructure.</u></p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>	Neutral	<p>On the basis of Policy 6.2.6 of the proposed plan (which is specific the National Grid), Transpower is neutral on Policy 6.1.7.</p> <p>However, should Policy 6.2.6 be removed or amended contrary to the relief sought in Transpower's original submission, Transpower opposes the relief sought in submission point 419.71.</p>	Neutral
749.24	Housing NZ Corporation	<p>6.2 National Grid</p> <p>Delete Section 6.2 National Grid, and all related provisions including the spatial extent of the overlay.</p> <p>AND</p> <p>Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.</p>	Oppose	<p>The submission point is opposed. The reasoning provided in the submission is unclear as to why the submitter considers the National Grid provisions within the proposed plan to be "overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid".</p> <p>As noted by the submitter, the national significance of the National Grid is recognised within NPSET. The NPSET confirms the national significance of the National Grid and establishes a clear national policy direction that recognises the benefits of transmission, the effects of the National Grid, and the need to appropriately manage activities and development under and in close proximity to it.</p> <p>The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network.</p> <p>Transpower can be affected by other activities that establish beneath or in close proximity to its lines and/or structures.</p>	Disallow

				<p>Such activities can generate reverse sensitivity effects where landowners/operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field ('EMF') effects, or interference with business activities beneath the lines. The location of buildings and activities, particularly 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can limit Transpower's ability to maintain, upgrade and develop the National Grid. Additionally, the stability of Transpower's lines can be affected by earthworks that destabilise support structures resulting in their need to be relocated.</p> <p>Of particular relevance in relation to land uses are NPSET Policies 10 and 11. These policies act as the primary guide to inform how adverse effects on the National Grid are managed, and seek to:</p> <ul style="list-style-type: none"> • Avoid sensitive activities near electricity transmission lines and infrastructure; • Manage other activities to avoid reverse sensitivity effects on this; and • Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised. <p>The approach adopted within the proposed plan reflects the corridor management approach sought across New Zealand and, on this basis, the submission point is opposed.</p> <p>In response to the specific extent of the overlay, Transpower notes that the proposed plan transposes the definition of National Grid yard and National Grid corridor. Amendments to a number of definitions has been sought by Transpower in its submission.</p>	
419.74	Horticulture New Zealand	<p>6.2 National Grid > 6.2.1 Objective – National grid</p> <p>Amend Objective 6.2.1 National Grid, as follows: <i>(a) The national significance of the National Grid is recognised and protected <u>provided for</u>.</i> AND</p>	Support in part	<p>The submission point is supported in part in terms of insertion of reference to 'provide for', as this reflects the relief sought in Transpower's original submission. The insertion of 'provided for' would be consistent with the terminology used in the NPSET, specifically Policy 2 which requires that "in achieving the purpose of the Act, decision makers must recognise and <u>provide for</u> the effective</p>	<p>Allow in so far as is consistent with the relief sought in the Transpower submission to insert "provide" in addition to</p>

		Any consequential or additional amendments as a result of changes sought in the submission.		operation, maintenance, upgrading and development of the electricity transmission network". In response to the sought removal of 'protect', this is not supported as 'protect' relates to protecting the grid from subdivision, land use and development activities as opposed to enabling its ongoing development, operation and maintenance. On this basis, it is considered appropriate that the sole National Grid objective in the proposed plan covers both the enabling element of the National Grid (through reference to the need to 'provide for'), as well as the protection of the National Grid from subdivision, land use and development activities.	recognise and protect.
680.92	Federated Farmers of New Zealand	6.2.1 Objective – National grid Amend Objective 6.2.1 (a) National grid, as follows: <i>(a) The national significance of the National Grid is recognised and <u>managed</u> in order to meet the needs of present and future generations protected</i> AND Any consequential changes needed to give effect to this relief.	Oppose	The submission point is opposed in so far as it proposes to replace 'protected' with 'managed'. The word 'managed' does not reflect the wording provided in the NPSET, specifically Policy 1, nor does it give effect to Policies 10 and 11 in terms of avoiding certain activities and effects. As this is the sole objective relating to the National Grid in section 6.2, the wording needs to clearly outline what is to be achieved by the policies.	Disallow the proposed replacement of the term 'protected' with 'managed'.
945.39	First Gas Limited	6.2.1 Objective – National grid Amend Objective 6.2.1 - National Grid as follows: Objective 6.2.1 - National Grid and Gas Network <i>(a) The national significance of the National Grid <u>and Gas Network</u> is recognised and protected.</i> AND Any consequential amendments and other relief to give effect to the matters raised in the submission.	Oppose	The submission point is opposed on the basis that section 6.2 of the proposed plan has been drafted to specifically relate to the National Grid and to give effect to the NPSET. While Transpower does not dispute the importance of the National Gas Network it does not support inclusion of reference to the National Gas network within Section 6.2 as the most appropriate method. The above comments also apply to submission points 945.40, 945.51, 945.52, and 945.43 seeking amendment to Policy 6.2.2, Policy 6.2.3, Policy 6.2.4, and Policy 6.2.6.	Disallow
559.62	Heritage New Zealand Lower Northern Office	6.2.2 Policy – Recognise the national grid Retain Policy 6.2.2 (a) Recognise the national grid, except for the amendments sought below. AND Amend Policy 6.2.2 (a) Recognise the national grid as follows: <i>(a) Recognise the operational, functional and technical constraints of the national grid and the interconnectedness of networks.</i>	Oppose	While Transpower understands the concerns raised in the submission point, the point is opposed as the proposed policy approach recognises that the National Grid connects to other networks and, in many respects, that this represents a constraint. The policy does not elevate other networks, rather it allows for consideration of the connectivity of the National Grid to these networks at a policy level.	Disallow

302.46	EnviroWaste New Zealand Limited	6.2.1 Objective – National grid Retain the intent of Objective 6.2.1 National Grid insofar as it gives effect to the submitter's sought relief in that the provisions relating to the National Grid Yard are too restrictive.	Support in part	The submission point is supported in part in so far as the objective and corresponding policies are retained as proposed (subject to amendment as sought in Transpower's original submission).	Allow in so far as the objective and policies are retained as proposed (subject to amendment as sought in Transpower's original submission).
302.52		6.2.2 Policy – Recognise the national grid Retain the intent of Policy 6.2.2 Recognise the National Grid, insofar as it gives effect to the submitter's relief sought in the provisions relating to the National Grid Yard being too restrictive.		In response to concerns raised by the submitter as to the restrictive nature of the National Grid Yard provisions, as noted in the response to EnviroWaste submission point 302.1 Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of these terms along with minor amendments to assist with their interpretation and application.	
302.53		6.2.3 Policy – Operation and development of the National Grid Retain the intent of Policy 6.2.3 Operation and development of the National Grid, insofar as it gives effect to the submitter's relief sought in the provisions relating to the National Grid Yard being too restrictive.		The relief sought in Transpower's submission (points 576.39 and 576.40) clarify the terms (National Grid Yard and National Grid Subdivision Corridor) and related distances. It is further noted that the 12m setback provided in the amended definition for National Grid Yard aligns with that provided in the Auckland Unitary Plan.	
302.54		6.2.4 Policy – Maintenance and minor upgrade the National Grid Retain the intent of Policy 6.2.4 Maintenance and minor upgrade the National Grid, insofar as it gives effect to the submitter's relief sought in the provisions relating to the National Grid Yard being too restrictive.			
302.55		6.2.5 Policy – Environmental effects Retain the intent of Policy 6.2.5 Environmental Effects, insofar as it gives effect to the submitter's relief sought in the provisions relating to the National Grid Yard being too restrictive.		It is noted that these corrections should address the concerns of the submitter.	
302.56		6.2.6 Policy – Reverse sensitivity and the National Grid Retain the intent of Policy 6.2.6 Reverse sensitivity and the National Grid, insofar as it gives effect to the submitter's relief sought in the provisions relating to the National Grid Yard being too restrictive.			
680.95	Federated Farmers of New Zealand	6.2.4 Policy – Maintenance and minor upgrade the National Grid Amend Policy 6.2.4 (a) Maintenance and minor upgrade the National Grid, as follows: <i>(a) Enable the repair, maintenance, replacement and minor upgrade of the National Grid within <u>the National Grid Corridor</u>.</i> AND Any consequential changes needed to give effect to this relief.	Oppose	The necessity and purpose of the sought insertion in the submission point is not apparent and is therefore opposed by Transpower. Transpower notes that existing assets are subject to the NESETA.	Allow
766.46	Holcim (New Zealand) Limited	6.2.1 Objective – National grid Retain Objective 6.2.1 National Grid insofar as it gives effect to the relief sought.	Support in part	The submission point is supported in part in so far as the objective and corresponding policies are retained as	Allow in so far as the objective and policies are

766.47		6.2.2 Policy – Recognise the national grid Retain Policy 6.2.2- Recognise the national grid insofar it gives effects to submitters relief sought.		proposed (subject to amendment as sought in the Transpower original submission).	retained as proposed (subject to amendment as sought in Transpower's original submission).
766.48		6.2.3 Policy – Operation and development of the National Grid Retain Policy 6.2.3 Operation and development of the National Grid insofar as it give effect to the submitters relief sought.		In response to concerns raised by the submitter as to the restrictive nature of the National Grid Yard provisions, as noted in response to Holcim submission point 766.5, Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of these terms along with minor amendments to assist with their interpretation and application.	
766.49		6.2.4 Policy – Maintenance and minor upgrade the National Grid Retain Policy 6.2.4 Maintenance and minor upgrade the National Grid insofar as it gives effect to the submitters relief sought.		The relief sought in Transpower's submission (points 576.39 and 576.40) clarify the terms (National Grid Yard and National Grid Subdivision Corridor) and related distances. It is further noted the 12m setback provided in the amended definition for National Grid Yard aligns with that provided in the Auckland Unitary Plan.	
766.1		6.2.5 Policy – Environmental effects Retain Policy 6.2.5 Environmental effects insofar as it gives effect to submitters relief sought.		It is noted that these corrections should address the concerns of the submitter.	
766.2		6.2.6 Policy – Reverse sensitivity and the National Grid Retain Policy 6.2.6 Reverse sensitivity and the National Grid insofar as it gives effect to submitter's relief sought.			
680.96	Federated Farmers of New Zealand	6.2.5 Policy – Environmental effects Add to Policy 6.2.5 (a) Environmental effects new clauses (vi) and (vii) as follows: <u>(vi) Avoiding, remedying or mitigating adverse effects (including intrusion) from operation, maintenance or upgrading of infrastructure, which may intrude on activities outside the National Grid Yard; and</u> <u>(vii) Enabling non-sensitive farming activity, such as; animal grazing, pasture maintenance, pest and weed control, as well as maintaining existing farm infrastructure such as dams and water storage tanks, troughs, water races and water supply pipelines, stock feed pads, stock and vehicle access tracks (including bridges, culverts and fords), fences, rural fire breaks, and farm telecommunication facilities, within the National Grid Yard, except within 12m of a National Grid support structure.</u> AND Any consequential changes needed to give effect to this relief.	Oppose	The higher order policy framework for managing the environmental effects of the National Grid is established by the NPSET. The submission point is opposed as: <ul style="list-style-type: none"> • Matters of property rights in terms of access, compensation and health and safety (which sought clause (vi) appear to relate to as explained in the reasons provided) are not district plan matters and are addressed under other legislation. The focus of Policy 6.2.6 is on the environmental effects of the National Grid and not compensation or other non-RMA matters. It is not clear from the submission what other environmental effects are sought to be addressed within the policy that are not already included. • The listing of specific activities is not supported as it does not fit within the context of a policy which relates to managing the environmental effects of the development or upgrade of the National Grid. Policy 6.2.6 is specific to the National Grid and adverse effects from other activities. 	Disallow

559.63	Heritage New Zealand Lower Northern Office	<p>6.2.5 Policy – Environmental effects</p> <p>Retain Policy 6.2.5 (a) Environmental effects, except for the amendments sought below.</p> <p>AND</p> <p>Amend Policy 6.2.5 (a)(v) Environmental effects as follows:</p> <p><i>(v) Addressing the adverse effects on any heritage values, <u>cultural values</u>, outstanding natural landscapes, areas of high natural character, town centres, areas of high recreation value and existing sensitive activities including the avoidance of adverse effects where practicable.</i></p>	Oppose in part	<p>In its submission on Policy 6.2.5(a)(v) Transpower has sought changes to give effect to Policy 7 and 8 of the NPSET. Specifically, amendment is sought to reflect the policy directive in Policy 8 of the NPSET to ‘seek to avoid’ adverse effects. When considering the development of a new line or major upgrades Transpower undertakes route, site and method selection as part of its options assessment to ensure that various transmission options are identified and evaluated. Although this is a rigorous process, avoidance may not be practicable in all circumstances.</p> <p>Transpower is not opposed to inclusion of reference to cultural values.</p>	Disallow in so far as the relief sought to delete ‘where practicable’ is inconsistent with the relief sought in Transpower’s submission.
419.75	Horticulture New Zealand	<p>6.2.6 Policy – Reverse sensitivity and the National Grid</p> <p>Delete Policy 6.2.6 (a) Reverse sensitivity and the National Grid, and replace with the following policy:</p> <p><u>Provide for the National Grid by:</u></p> <p><u>(a) Managing subdivision, use and development to the extent reasonably possible to avoid reverse sensitivity effects on the National Grid and ensure that the functional needs of the National Grid are not compromised by:</u></p> <p><u>(i) Identifying the existing National Grid on Planning Maps; and</u></p> <p><u>(ii) Establish the National Grid Yard where sensitive land uses and intensive farming activities, commercial greenhouses and milking/dairy sheds will generally be avoided;</u></p> <p><u>(iii) Establish the National Grid Subdivision Corridor for managing subdivision and subsequent land use near the National Grid; and</u></p> <p><u>(iv) Not allowing existing activities in the identified corridors to intensify in a way that increases their incompatibility with existing National Grid infrastructure.</u></p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>	Oppose	<p>The submission point is opposed. In its submission Transpower sought amendment to Policy 6.2.6 to reflect that it is not only reverse sensitivity effects which may compromise the National Grid but also adverse effects from other activities.</p> <p>Policies 10 and Policy 11 of the NPSET provide strong and directive wording in that activities are to be managed to avoid reverse sensitivity effects and ensure the grid is not compromised. In summary, the policies seek to:</p> <ul style="list-style-type: none"> • <u>Avoid</u> sensitive activities near electricity transmission lines and infrastructure; • Manage other activities to <u>avoid</u> reverse sensitivity effects on this; and • Manage activities to <u>ensure</u> the operation, maintenance, upgrading and development of the Grid <u>is not compromised</u>. <p>The reference to “the extent reasonably possible” is not considered necessary within the proposed policy as provisions (i) to (iv) establish the framework in which to consider what is reasonably possible.</p>	Disallow
680.97	Federated Farmers of New Zealand	<p>6.2.6 Policy – Reverse sensitivity and the National Grid</p> <p>Amend Policy 6.2.6 (a) Reverse sensitivity and the National Grid, as follows:</p> <p><i>(a) Manage <u>proposed</u> subdivision, use and development <u>adjacent to the National Grid Yard so</u> that the operation, maintenance, upgrading and development of the National Grid is not compromised by ensuring that:</i></p>	Oppose in part	<p>Subject to the relief sought in Transpower’s original submission, the submission point is generally acceptable as it would help to provide clarity. However, specific parts of the relief sought are opposed as follows:</p> <ul style="list-style-type: none"> • Transpower does not support reference to “adjacent to the National Grid Yard so” within clause (a) as this insertion would create interpretive confusion as to whether the provisions and rules apply to land within the 	Disallow to the extent outlined in the reasoning provided.

		<p>(i) The National Grid is identified on the planning maps and the National Grid Yard and National Grid Corridor establish buffer distances for managing land use development and subdivision near the National Grid;</p> <p>(ii) Sensitive <u>proposed</u> land uses and buildings and structures that may compromise the National Grid, including intensive farming activities are excluded from establishing within the National Grid Yard;</p> <p>(iii) Subdivision is managed within the National Grid Corridor to avoid subsequent land use from compromising the operation, maintenance, <u>minor</u> upgrading and development of the National Grid; and</p> <p>(iv) Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.</p> <p>AND</p> <p>Add to Policy 6.2.6 (a) Reverse sensitivity and the National Grid, new clause (v) as follows:</p> <p><u>(v) Existing farming activity which is not sensitive to management of the National Grid, such as grazing, intensive stock feeding in open feedlots, land cultivation, maintenance of pasture, existing farm accessways and tracks (including stock bridges, culverts and fords), fences and stock exclusion structures, areas for fodder storage, rural fire breaks, water supply pipelines, farm dams, stock water troughs, permitted vegetation clearance, and pest and weed control, is permitted within the National Grid Yard, except within 12 metres from the outer edge of any national grid support structure.</u></p>		<p>National Grid Yard (and Corridor) or outside of it. It is also noted that what constitutes 'adjacent' is open to interpretation. The insertion is not needed as clarity regarding the extent of these areas is provided within sub clauses (i) to (iv) which references the National Grid Yard or the National Grid Corridor.</p> <ul style="list-style-type: none"> • The proposed deletion of reference to "building" within sub clause (ii) is opposed, as buildings for sensitive activities are not appropriate within the National Grid Yard. • The proposed deletion of reference to "including intensive farming activities" within sub clause (ii) is opposed as the activity is not appropriate within the National Grid Yard. In its original submission Transpower has sought changes to sub clause (ii) to clarify the intent of the wording. • While Transpower is not opposed to the intent of the wording within new sub clause (v), it does not support the need for such detail at a policy level. 	
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Section C Rule
Chapter 13: Definitions

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought – Allow/Disallow
419.127	Horticulture NZ	<p>Minor upgrading of existing infrastructure</p> <p>Amend the definition of "Minor upgrading of existing infrastructure" in Chapter 13 Definitions, as follows: <i>Means an increase in the capacity, efficiency or security of existing infrastructure where this utilises existing structures and networks and/or structures and networks of a similar scale and character.</i></p>	Oppose in part	The reference to the National Grid within the sought text is opposed as it is inconsistent with Regulation 10 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 ("NESETA"). Specific to the National Grid, Regulation 10 places no restriction on the increase in voltage or current rating based on the constructed design voltage of the line. While the NESETA regulations prevail over the district plan provisions, removal of reference to National Grid would	Disallow in part

		<p><u>An increase in voltage of the National Grid or electricity distribution lines can only occur as minor upgrading if the line was constructed for the increased voltage.</u></p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>		provide consistency with the Regulations and avoid confusion and interpretation issues for plan users.	
302.1	EnviroWaste NZ Ltd	<p>National Grid yard</p> <p>Amend the definition for "National Grid Yard" in Chapter 13 Definitions to reduce the yard setbacks to align with the decisions on appeals and consent orders on the Auckland Unitary Plan and the current Auckland Unitary Plan rules.</p> <p>AND</p> <p>Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission.</p>	Support in part	<p>The submission point is supported in so far as Transpower considers the definition of National Grid yard is should be a 12m width calculated from the centreline between the support structures to the point where the conductor would swing under everyday conditions.</p> <p>Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction to these terms along with minor amendments to assist with their interpretation and application.</p> <p>The relief sought in Transpower's submission (points 576.39 and 576.40) clarifies the terms (National Grid Yard and National Grid Subdivision Corridor) and related distances. The 12m setback provided in the amended definition of National Grid Yard aligns with that provided in the Auckland Unitary Plan, as follows:</p> <p><i>National Grid Yard</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> • The area located 12 metres in any direction from the outer edge of a National Grid support structure; and • The area located 12 metres either side of the centreline of any overhead National Grid line. <p><i>The National Grid Yard is identified on the planning maps as National Grid Yard (Compromised) or National Grid Yard (Uncompromised).</i></p>	Allow in part (in so far as is consistent with the relief sought in Transpower's original submission)
341.12	Tainui Group Holdings Ltd	<p>National Grid yard</p> <p>Amend the definition of "National Grid Corridor" in Chapter 13 Definitions as follows:</p> <p><i>National grid corridor means the area located measured either side of the centre line of any above ground electricity transmission line as follows:</i></p> <p><u>12 metres in any direction from the outer edge of a national grid support structure; and</u></p>	Support in part	<p>As noted by the submitter, the definitions of National Grid Yard and National Grid Corridor as provided in the notified plan are transposed.</p> <p>The submission point is supported in so far as the relief sought is consistent with the relief sought in Transpower's original submission.</p>	Allow in part (in so far as is consistent with the relief sought in Transpower's original submission)

		<p><u>10 metres either side of the centre line of any above ground 110kV national grid line on single poles; and</u> <u>12 metres either side of the centre line of any above ground national grid line on towers</u> 14m for the 110kV national grid lines on single poles; 16m for the 110kV national grid lines on pi poles; 32m for 110kV national grid lines on towers; and 37m for the 220kV transmission lines. Refer to the diagram for National Grid Corridor AND Amend the Proposed District Plan to make consequential amendments as necessary to give effect to the matters raised in the submission.</p>			
419.128	Horticulture NZ	<p>National Grid yard</p> <p>Amend the term "National Grid yard" in Chapter 13: Definitions to "National Grid subdivision corridor". AND Any consequential or additional amendments as a result of changes sought in the submission.</p>	Support in part	<p>As noted by the submitter, the definition titles of National Grid yard and National Grid corridor as provided in the notified plan require amendment (essentially an exchange of titles). The submission point is supported in so far as the relief sought is consistent with the relief sought in Transpower's original submission.</p>	Allow in part (in so far as is consistent with the relief sought in Transpower's original submission)
680.258	Federated Farmers of NZ	<p>National Grid yard</p> <p>Retain the definition of "National grid yard" in Chapter 13 Definitions, as notified.</p>	Oppose in part	<p>The submission point is opposed in part in so far as Transpower considers the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of the terms along with minor amendments to assist with their interpretation and application. The relief sought in Transpower's submission (points 576.39 and 576.40) clarify the terms (National Grid Yard and National Grid Subdivision Corridor) and related distances.</p>	Disallow in part (in so far as is inconsistent with the relief sought in Transpower's original submission)
766.5	Holcim (New Zealand) Ltd	<p>National Grid yard</p> <p>Amend the definition of "National Grid" in Chapter 13 Definitions so that yard setbacks are reduced to align with decisions on appeals and consents orders on Auckland Unitary Plan and the current Auckland Unitary Plan rules. AND Any additional or consequential relief to give effect to the matters raised in the submission.</p>	Support in part	<p>The submission point is supported in so far as the definition of National Grid yard should be a 12m width calculated from the centreline between the support structures to the point where the conductor would swing under standard everyday conditions. Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of these terms along with minor amendments to assist with their interpretation and application.</p>	Allow in part (in so far as is consistent with the relief sought in Transpower's original submission)

				<p>The relief sought in Transpower's submission (points 576.39 and 576.40) clarifies the terms (National Grid Yard and National Grid Subdivision Corridor) and related distances. The 12m setback provided in the amended definition of National Grid Yard aligns with that provided in the Auckland Unitary Plan, as follows:</p> <p><i>National Grid Yard</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> • The area located 12 metres in any direction from the outer edge of a National Grid support structure; and • The area located 12 metres either side of the centreline of any overhead National Grid line. <p><i>The National Grid Yard is identified on the planning maps as National Grid Yard (Compromised) or National Grid Yard (Uncompromised).</i></p>	
341.13	Tainui Group Holdings Ltd	<p>National Grid corridor</p> <p>Amend the definition of "National Grid Corridor" in Chapter 13 Definitions as follows:</p> <p><i>National grid corridor means the area <u>measured either side of the centre line of any above-ground electricity transmission line as follows located:</u></i></p> <p><i><u>14m for the 110kV national grid lines on single poles;</u></i></p> <p><i><u>16m for the 110kV national grid lines on pi poles;</u></i></p> <p><i><u>32m for 110kV national grid lines on towers; and</u></i></p> <p><i><u>37m for the 220kV transmission lines.</u></i></p> <p><i>12 metres in any direction from the outer edge of a national grid support structure; and</i></p> <p><i>10 metres either side of the centre line of any above ground 110kV national grid line on single poles; and</i></p> <p><i>12 metres either side of the centre line of any above ground national grid line on towers</i></p> <p>AND</p> <p>Amend the Proposed District Plan to make consequential amendments as necessary to give effect to the matters raised in the submission.</p>	Support in part	<p>As noted by the submitter, the definitions of National Grid Yard and National Grid Corridor as provided in the notified plan are transposed.</p> <p>The submission point is supported in so far as the relief sought is consistent with the relief sought in Transpower's original submission.</p>	Allow in part (in so far as is consistent with the relief sought in Transpower's original submission)
419.129	Horticulture NZ	<p>National Grid corridor</p> <p>Amend the term "National Grid corridor" in Chapter 13: Definitions to "National Grid yard."</p> <p>AND</p>	Support in part	<p>As noted by the submitter, the definition titles of National Grid Yard and National Grid corridor as provided in the notified plan require amendment (essentially an exchange of titles).</p>	Allow in part (in so far as is consistent with the relief sought in Transpower's

		Any consequential or additional amendments as a result of changes sought in the submission.		The submission point is supported in so far as the relief sought is consistent with the relief sought in Transpower's original submission.	original submission)
680.259	Federated Farmers of NZ	National Grid corridor Retain the definition of "National grid corridor" in Chapter 13 Definitions, as notified.	Oppose in part	The submission point is opposed in part in so far as Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of these terms along with minor amendments to assist with their interpretation and application. The relief sought in Transpower's submission (points 576.39 and 576.40) clarifies these terms (National Grid Yard and National Grid Subdivision Corridor) and related distances.	Disallow in part (in so far as is inconsistent with the relief sought in Transpower's original submission)
695.75	Sharp Planning Solutions Ltd	National Grid corridor Amend the definition of "National Grid Corridor" in Chapter 13 Definitions to be consistent with the NZECP34:2001 requirements, and recognise that in some cases, high voltage line pylons and/or their conductor wires also set out a 22.5m setback.	Oppose	As noted in Transpower's original submission (Point 576.40) the National Grid Subdivision Corridor width of 37m (maximum) is based on the distance from the centreline between the support structures to a point where the conductor would swing under possible high wind conditions (this equating to the swing of the 95th percentile span across the country), as well as other variables. It is important that the swing of conductors can be taken into account in the subdivision process so that the allotment(s) can be safely developed and used. This is why differing widths are provided for different voltage lines. In response to reference by the submitter to 22.5m as provided within NZECP34, NZECP34 also applies to all electricity lines and is not specific to the National Grid. As such it does not recognise the significance of the National Grid, and furthermore its scope and purpose is confined to safety. It is the Code of Practice that sets minimum safe distances to primarily protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards and is only focused on minimum safety standards. As such, the distances referred to in NZECP34 provide guidance on safety distances only and do not provide for access, operation, maintenance and development relating to the Transmission Network, or distances to manage the adverse effects of third-party activities. Minimum safety requirements in the Code do not seek to protect the integrity of the National Grid from the effects of third	Disallow (in so far as is inconsistent with the relief sought in Transpower's original submission)

				parties. Nor does the Code provide for all access, work space, step and touch hazards where activities or infrastructure cause restrictions or create unsafe situations, especially during work activities on either Transpower's assets or works by a member of the public under or near a line. On this basis the submission point is opposed.	
742.77	NZ Transport Agency	Reverse Sensitivity Add a definition of "reverse sensitivity" Chapter 13: Definitions as follows: <u>Means the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.</u> AND Request any consequential changes necessary to give effect to the relief sought in the submission.	Support	The submission is supported as the provision of a definition of reverse sensitivity (reflecting that in the Waikato RPS) would assist in plan interpretation and application.	Allow
986.46	KiwiRail Holdings	Reverse Sensitivity Add a definition for reverse sensitivity to Chapter 13 Definitions based on the Proposed National Planning Standards as follows (or similar amendments to achieve the requested relief): <u>Means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity.</u> AND Request any consequential changes necessary to give effect to the relief sought in the submission.	Support	The submission is supported as the provision of a definition of "reverse sensitivity" (reflecting that in the Waikato RPS) would assist in plan interpretation and application.	Allow
742.28	NZ Transport Agency	Regionally Significant Infrastructure Add a definition of "regionally significant infrastructure" to Chapter 13: Definitions as follows: <u>Means:</u> <u>(a) Pipelines for the distribution or transmission of natural or manufactured gas or petroleum;</u> <u>(b) Infrastructure required to permit telecommunication as defined in the Telecommunications Act 2001;</u>	Support	The submission is supported as the provision of a definition of Regionally Significant Infrastructure (reflecting that in the Waikato RPS) would assist in plan interpretation and application on the basis that submission point 924.16 (Genesis Energy Ltd) is allowed and specific policy recognition is provided for Regionally Significant Infrastructure. Such an approach would be consistent with Policy 6.6 of the Waikato RPS which explicitly recognises regionally significant infrastructure.	Allow

		<p><u>(c) Radio apparatus as defined in section 2(1) of the Radio Communications Act 1989;</u></p> <p><u>(d) The national electricity grid as defined by the Electricity Industry Act 2010;</u></p> <p><u>(e) A network as defined in the Electricity Industry Act 2010;</u></p> <p><u>(f) Infrastructure for the generation and/or conveyance of electricity that is fed into the national grid or a network (as defined in the Electricity Industry Act 2010);</u></p> <p><u>(g) Significant transport corridors as defined in Maps 6.1 and 6.1A of the Waikato Regional Policy Statement (2016);</u></p> <p><u>(h) Lifeline utilities, as defined in the Civil Defence and Emergency Management Act 2002 and their associated essential infrastructure and services;</u></p> <p><u>(i) Municipal wastewater treatment plants, water supply treatment plants and bulk water supply wastewater conveyance and storage systems municipal supply dams (including Mangatangi and Mangatawhiri water supply dams) and ancillary infrastructure; and</u></p> <p><u>(j) Flood and drainage infrastructure managed by Waikato Regional Council.</u></p> <p>AND</p> <p>Request any consequential changes necessary to give effect to the relief sought in the submission.</p>			
419.115	Horticulture NZ	<p>Artificial crop protection structures</p> <p>Add a definition for "Artificial crop protection structures" to Chapter 13 Definitions, as follows:</p> <p><u>Artificial crop protection structures</u></p> <p><u>Means structures with material used to protect crops and/or enhance growth (excluding greenhouses).</u></p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>	Support	The term Artificial Crop Protection Structures is used in the National Grid provisions within Chapter 14.4. The provision of a definition would assist in plan interpretation and application, and on this basis is supported.	Allow
680.266	Federated Farmers of New Zealand	<p>Sensitive land use</p> <p>Amend the definition of "Sensitive land use" in Chapter 13 Definitions, as follows:</p> <p><u>Means an education facility including a childcare facility, waananga and koohanga reo, a residential activity, a pakaainga building, rest home, retirement village, travellers' accommodation, home stay, health facility or hospital.</u></p> <p>AND</p>	Oppose	The submission point is opposed as residential activities and home stays are considered sensitive land uses in the context of the proposed plan. Specific to the National Grid, the NPSET explicitly includes residential buildings within the definition of a sensitive activity.	Disallow

		Any consequential changes needed to give effect to this relief.			
785.36	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	<p>Earthworks</p> <p>Retain the definition for "earthworks" in Chapter 13: Definitions without further modification as follows: <i>Means modification of land surfaces by blading, contouring, ripping, moving, removing, placing, or replacing soil or earth, or by excavation, or by cutting or filling operations.</i></p>	Support	The submission point is supported as the proposed plan definition of earthworks assists in plan interpretation and application and appropriately covers the range of activities covered by earthworks.	Allow
749.26	Housing New Zealand Corporation	<p>Chapter 13: Definitions</p> <p>Amend Chapter 13: Definitions to align with the final set of New Zealand Planning Standards, when gazetted in 2019. AND Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.</p>	Support in part	The submission point seeking alignment with the definitions within the National Planning Standards is supported. However, given the potential implications of some of the consequential changes, careful consideration would be required regarding their introduction (particularly any that may extend beyond the scope of the National Planning Standards and require a Schedule 1 process) so as to enable all parties to review and provide comment.	Allow in part

Section C Rules Chapter 14: Rules – Infrastructure and Energy					
Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought – Allow/Disallow
697.310	Waikato District Council	<p>General Chapter 14: Infrastructure and Energy</p> <p>Amend the location of the following rules currently in Chapter 14 into the zone chapters:</p> <p>(a) Rules regarding buildings and structures within the National Grid Yard (rule 14.4.1 P1, P2 and 14.4.4 NC3, NC4 and NC9)</p> <p>(b) Rules regarding subdivision within the national Grid Corridor (rule 14.4.2 RD4 and 14.4.4 NC10)</p> <p>(c) Rules regarding sensitive landuses within the National Grid Yard (rule 14.4.1 P1 and P2, 14.4.4 NC3, NC4, NC5, NC6 and NC7)</p> <p>(d) Earthworks within the National Grid yard (rule 14.4.1 P3 and 14.4.2 RD3)</p> <p>(e) New hazardous facilities within the National Grid yard (rule 14.4.4 NC8)</p> <p>(f) Rules regarding sensitive landuses within close proximity to electricity distribution lines (rule 14.5.1 P5 and 14.5.2 RD2)</p>	Oppose	<p>The district plan as notified provides a specific suite of rules relating to the National Grid within a specific section of the proposed plan (section 14.4).</p> <p>Submitter 697 is requesting substantial changes to the layout and location of National Grid provisions within the proposed plan so that these provisions are provided within the specific zone chapters.</p> <p>Transpower supports and prefers a standalone set of provisions as it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to National Grid provisions.</p> <p>A stand alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective of the fact that the proposed plan has not been drafted to align with the National Planning Standards, it</p>	Disallow in terms of sought relocation of National Grid provisions. Notwithstanding the location of the provisions, Transpower seeks that all amendments sought in its original submission be included.

		(g) Rules regarding maximum impervious surface (rule 14.11.1 P2 and 14.11.2 RD2)		would be counter productive to amend the layout contrary to the intent of the Standards. Standard 7. <i>District wide Matters Standard</i> provides, as a mandatory direction, that ‘provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading’. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities. If council wishes to pursue splitting the National Grid provisions into the respective chapters, it should supply a revised full set of provisions to enable Transpower to fully assess the implications and workability of the requested changes. Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.	
680.274	Federated Farmers of NZ	<p>14.1 Introduction</p> <p>Add to Section 14.1 Introduction a new paragraph as follows: <u>Rural land uses, such as farming, do not present the same threats to the efficient functioning of infrastructure networks that urban patterns of development present. Rural land use is characterised by low density development and low population density, with wide open spaces and relative sparsity of built form. Many aspects of farming activity, such as pasture maintenance, animal grazing, land cultivation, pest and weed control, maintenance of farm access and farm infrastructure such as fences, stock bridges and culverts, water pipelines, troughs and stock drinking water storage tanks are not sensitive to network utility and energy infrastructure operation. Where such land use is not incompatible with infrastructure networks, then it presents an efficient use of resources to enable their coexistence in order to maximise benefits and minimise costs. Such activity should be provided for in order to ensure efficient allocation of resources in a way that ensures farmers and rural communities can provide for their social, cultural and economic well-being, without adversely impacting on the functioning of infrastructure networks.</u> AND Any consequential changes needed to give effect to this relief.</p>	Oppose	The submission point is opposed on the basis that the focus of section 14.1 is on Infrastructure and not rural land uses. On this basis the sought text is out of context with the introductory text. Furthermore, the sought text does not recognise that some rural land uses can compromise infrastructure and that coexistence is not always possible or appropriate.	Disallow

697.522	Waikato District Council	<p>14.1 Introduction</p> <p>Amend from 14.1 Introduction by relocating Rules 14.1.5, 14.1.6, 14.1.7 under the heading 14.2 Rules applying to all infrastructure as follows: <u>14.2 Rules applying to all Infrastructure</u> <u>(1) Where relevant, the requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors will apply to the placement, maintenance, improvement and removal of utility structures in roads (or unformed roads).</u> <u>(2) The requirements of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 ("NESETA") apply directly to the operation, maintenance, upgrading, relocation or removal of transmission line(s) that were operating or able to be operated on or before 14 January 2010 and remain part of the National Grid. In the case of conflict with any other provision of this plan, including any provision in the activity rules in this section, the NESETA provisions shall prevail.</u> <u>(3) The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 ("NESTF") provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand. This means that many telecommunications facilities may potentially be deployed as a permitted activity. However, telecommunications facilities which do not comply with the conditions within the NESTF, or are not covered by the regulations of the NESTF, will have the activity status specified in this plan. In the case of conflict with any other provision of this plan, the NESTF provisions shall prevail.</u></p>	Support	The submission point seeking relocation of the notes is supported as the new location would provide clarity as to the presence and application of the respective NES's.	Allow
419.142	Horticulture NZ	<p>14.3 General infrastructure > 14.3.1 Permitted Activities</p> <p>Delete the note in 14.3.1.4 relating to P5 Trimming or removal of or trees associated with infrastructure AND Add a new activity specific condition 14.3.1.4 in Rule 14.3.1 Permitted Activities, relating to P5 Trimming or removal of vegetation or trees associated with infrastructure, as follows: <u>(2) Trimming, maintenance or removal of vegetation or trees in and around electrical assets shall be managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.</u> AND</p>	Oppose	While Transpower does not oppose reference to the Tree Regulations, the reformatting of the note as a rule as sought in this submission point is opposed on the basis that an activity would no longer be permitted if any trimming is not undertaken in accordance with the Tree Regulations. There are other reasons for Transpower to trim trees that are not only undertaken under the Tree Regulations.	Disallow

		Any consequential or additional amendments as a result of changes sought in the submission.			
680.280	Federated Farmers of New Zealand	<p>14.3 General infrastructure > 14.3.1 Permitted Activities</p> <p>Amend Activity specific condition 14.3.1.1 P2 (1) (e) Minor upgrading of existing infrastructure as follows:</p> <p><i>(e) Do not increase the area of any existing aboveground structure by more than 15% <u>and</u></i></p> <p><i><u>(f) Shall be contained within an appropriate infrastructure easement or, if part of the National Grid, within the National Grid Yard</u></i></p> <p>AND</p> <p>Any consequential changes needed to give effect to this relief.</p>	Oppose	The submission point is opposed on the basis that minor upgrading works to the National Grid are governed by the NESETA, which prevails over the district plan provisions. The sought insertion by the submitter adds confusion to the rule and is seeking to address matters such as property and access rights which are outside the scope of the district plan.	Disallow
419.83	Horticulture NZ	<p>14.3 General infrastructure > 14.3.3 Restricted Discretionary Activities</p> <p>Add a new matter of discretion to Rule 14.3.3 RD1 Restricted Discretionary Activities, as follows:</p> <p><u>x. effects on affected landowners.</u></p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>	Oppose	The submission point is opposed as it is not clear from the submission what effect on landowners the submitter is concerned about that are not already included in the matters of discretion.	Disallow
302.2	EnviroWaste NZ Ltd	<p>14.4 National Grid</p> <p>Amend Rules 14.4.1 - 14.4.4 National Grid to reduce the yard setbacks to align with decisions on appeals and consent orders on the Auckland Unitary Plan. The current Auckland Unitary Plan rules, and the activities within the yard allow for car parking or hard stand surfaces (and associated drainage) with limited storage height, on Industrial Zoned land, rather than the current proposed provisions which sterilize large tracts of Industrial Zone land for any activities.</p> <p>AND</p> <p>Amend the Proposed District Plan to make consequential amendments or additional amendments to address the matters raised in the submission.</p>	Oppose in part	<p>The submission point is opposed in so far as it seeks to amend Rules 14.4.1 – 14.4.4.</p> <p>In response to the concerns raised in the submission, Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of these terms along with minor amendments to assist with their interpretation and application.</p> <p>The relief sought in Transpower’s submission (points 576.39 and 576.40) clarifies these terms (National Grid Yard and National Grid Subdivision Corridor) and related distances.</p> <p>The 12m setback provided in the amended definition of National Grid Yard aligns with that provided in the Auckland Unitary Plan, as follows:</p> <p><i>National Grid Yard</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> • <i>The area located 12 metres in any direction from the outer edge of a National Grid support structure; and</i> 	Disallow in so far as the submission seeks to amend Rules 14.4.1 – 14.4.4 inconsistent with the relief sought in Transpower’s submission.

				<ul style="list-style-type: none"> • The area located 12 metres either side of the centreline of any overhead National Grid line. <p>The National Grid Yard is identified on the planning maps as National Grid Yard (Compromised) or National Grid Yard (Uncompromised).</p> <p>The corrections in the definitions should address the concerns of the submitter.</p> <p>It is further noted the proposed plan provisions do not restrict car parking or hard surfaces within the Industrial zone under the framework proposed by Transpower.</p>	
341.8	Tainui Group Holdings Ltd	<p>14.4 National Grid</p> <p>Amend Section 14.4 National Grid to ensure undue limitations are not placed on land subject to these provisions.</p> <p>AND</p> <p>Amend the Proposed District Plan to make consequential amendments as necessary to give effect to the matters raised in the submission.</p>	Oppose	<p>The submission point is opposed. While Transpower appreciates the concerns raised by the submitter as to the National Grid provisions (specifically the perceived limitations on the ability for TGHL to develop its land), the approach adopted within the proposed plan reflects the National Grid corridor management approach applied across New Zealand. The approach is comprised of a framework of objectives, policies, rules and definitions which provide a management framework for activities, buildings and structures within a specified distance of the National Grid lines, support structures and substations. In order to identify the areas subject to specific rules, Transpower has identified a National Grid Yard and National Grid Subdivision Corridor. The rule framework has been developed (and applied throughout New Zealand) and Transpower is satisfied that there are some activities that are appropriate within the yard due to their nature and small scale, and because they will not compromise the operation, maintenance or any upgrade of the network itself.</p> <p>The higher-level policy directive for provisions specific to the National Grid is provided in the NPSET. The NPSET confirms the national significance of the National Grid and establishes a clear national policy direction that recognises the benefits of transmission, the effects of the National Grid, and the need to appropriately manage activities and development under and in close proximity to it.</p> <p>The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network,</p>	Disallow

				<p>particularly activities that establish beneath or in close proximity to Transpower's lines and/or structures. Such activities can generate reverse sensitivity effects where landowners/operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field ('EMF') effects, or interference with business activities beneath the lines. The location of buildings and activities, particularly 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can limit Transpower's ability to maintain, upgrade and develop the National Grid. Additionally, the stability of Transpower's lines can be affected by earthworks that destabilise support structures resulting in their need to be relocated.</p> <p>Of particular relevance in relation to land uses are NPSET Policies 10 and 11. These policies act as the primary guide to inform how adverse effects on the National Grid are managed. The policies seek to:</p> <ul style="list-style-type: none"> • Avoid sensitive activities near electricity transmission lines and infrastructure; • Manage other activities to avoid reverse sensitivity effects on this; and • Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised. <p>Specific to the non-complying activity status under Rule NC4, such status is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, a non-complying activity status:</p> <p>(a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2;</p> <p>(b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by Policy 10.</p>	
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				<p>(c) Recognises the policy directive within Policy 11 to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for.</p> <p>The Environment Court has in the past noted that there are many reasons why activities might have a non-complying status in district plans: one of those reasons is the activity in question is, in some way, likely to produce significant adverse effects. This contrasts with the approach that a discretionary activity status implies which is, in general, that a particular activity is an efficient use and development of resources. Given the potential adverse effects that encroachments could have on the National Grid corridor, such an indication is inappropriate. Non-complying activity status gives a very strong policy signal that under-build and activities within the National Grid Yard are not appropriate as they can potentially compromise the security of supply, safety, and impinge on the ability of Transpower to maintain its assets. Whilst an application can still be made under the RMA, it would need to show the proposed activity would not be contrary to the objectives and policies of the District Plan or that its adverse effects on the environment would be no more than minor. Furthermore, non-complying activity status promotes consistency in decision-making, and more effectively manages landowner expectations about the nature of activities are appropriate or otherwise in the National Grid Yard.</p>	
680.284	Federated Farmers of NZ	<p>14.4 National Grid</p> <p>Add new controlled subdivision Rule '14.4.X.X' as follows: <u>CX Subdivision that is otherwise a controlled subdivision in the Rural Zone that is within a lot containing the National Grid Activity-specific conditions 14.4.X.X</u> <u>(1) Any new lot boundary shall be situated outside the National Grid Corridor; and</u> <u>(2) Shall comply with controlled subdivision standards and terms of the Rural Zone.</u> <u>Matters of control</u> <u>Control is reserved over:</u> <u>(a) The adequacy of the allotment for its intended use;</u></p>	Oppose	<p>The submission point seeking controlled activity status for subdivision is opposed.</p> <p>The purpose of the subdivision provisions within the proposed plan are to manage subdivision in the National Grid Corridor to ensure that the long-term maintenance, operation and development of the National Grid is not compromised. Subdivision is the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity issues) are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including,</p>	Disallow

		<p><u>(b) maintenance of existing physical and legal vehicular access to the National Grid Corridor.</u></p> <p>AND</p> <p>Any consequential changes elsewhere in the plan to give effect to this relief.</p>		<p>for example, through the creation of reserves and/or open space where buffer corridors are located).</p> <p>Beyond the 12m yard, the proposed plan provisions provide for subdivision between 12m to 37m of the National Grid as a restricted discretionary activity where a building platform is identified between 12m and 37m of the centreline of a transmission line or between 12m and 37m of the outer edge of a support structure (in any direction). The restricted discretionary activity status for subdivision provides an appropriate incentive to design subdivision layouts that avoid building sites within the National Grid Yard. Importantly, it also provides for Transpower input into the subdivision proposal process and provides the ability for council to decline an application. Additionally, the activity classification provides clear guidance for applicants and the Council to ensure the design of subdivision manages the effects of the network on the future use of the subdivided land and the effects of that land use on the network. Specific examples where development has occurred that poses a risk to the secure and efficient operation of the National Grid include:</p> <p>(a) Towers being ring fenced by dwellings creating risks, compromising access and the ability to maintain and develop the line;</p> <p>(b) Development being surrounded by transmission lines restricting vehicle access to the line and tower to undertake maintenance works; and</p> <p>(c) Earthworks around a tower.</p> <p>On this basis controlled activity status as sought by the submitter is opposed.</p>	
749.73	Housing New Zealand Corporation	<p>14.4 National Grid</p> <p>Delete Section 14.4 National Grid and the full package of objectives, policies, rules and definitions including the spatial extent of the overlay.</p> <p>AND</p> <p>Amend the Proposed District Plan as consequential or additional relief as necessary to address the matters raised in the submission as necessary.</p>	Oppose	<p>The submission point is opposed. The reasoning provided in the submission is unclear as to why the submitter considers the National Grid provisions within the proposed plan are “overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid”.</p> <p>As noted by the submitter, the national significance of the National Grid is recognised within NPSET. The NPSET confirms the national significance of the National Grid, and establishes a clear national policy direction that recognises</p>	Disallow

				<p>the benefits of transmission, the effects of the National Grid, and the need to appropriately manage activities and development under and in close proximity to it.</p> <p>The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network. The National Grid can be affected by other activities that establish beneath or in close proximity to its lines and/or structures. Such activities can generate reverse sensitivity effects where landowners/operators request a Council to impose constraints on existing infrastructure to manage effects such as noise, reduced visual amenity, radio and television interference, perceived Electric and Magnetic Field ('EMF') effects, or interference with business activities beneath the lines. The location of buildings and activities, particularly 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can limit Transpower's ability to maintain, upgrade and develop the National Grid. Additionally, the stability of National Grid lines can be affected by earthworks that destabilise support structures resulting in their need to be relocated.</p> <p>Of particular relevance in relation to land uses are NPSET Policies 10 and 11. These policies act as the primary guide to inform how adverse effects on the National Grid are managed. The policies seek to:</p> <ul style="list-style-type: none"> • Avoid sensitive activities near electricity transmission lines and infrastructure; • Manage other activities to avoid reverse sensitivity effects on this; and • Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised. <p>The approach adopted within the proposed plan reflects the corridor management approach sought across New Zealand. The submission point is therefore opposed.</p>	
419.103	Horticulture NZ	14.4 National Grid > 14.4.1 Permitted Activities	Oppose in part	<p>In its submission Transpower sought amendment to the rule to provide clarity as to its application. The amendments sought by submission point 419.103 to clauses (1) and (2)</p>	Disallow in part in relation to sought deletion of reference to

		<p>Amend the activity specific conditions in 14.4.1.3 in Rule 14.4.1 Permitted Activities, relating to P3 Earthworks activities within the National Grid Yard, as follows:</p> <p>(1) Earthworks for National Grid support poles and any stay wires that comply with the following condition <u>Earthworks in the National Grid Yard that comply within the following conditions:</u></p> <p>...</p> <p>(2) Earthworks for National Grid support towers (including any tubular steel tower that replaces a steel lattice tower) that comply with all of the following conditions <u>Earthworks in the National Grid Yard that comply within the following conditions:</u></p> <p>...</p> <p>(3) The following earthworks activities are exempt from Rules 14.4.1.3(1) and (2):</p> <p>(a) Earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purpose as) defined by the Resource Management Act 1991;</p> <p>...</p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>		<p>are consistent with the relief sought in the Transpower submission and on this basis are supported.</p> <p>However, the sought deletion of reference to ‘other than for the reticulation and storage of water for irrigation purpose as’ within clause (3) is opposed as earthworks associated with the reticulation and storage of water for irrigation purposes undertaken by a network utility operator, can be substantial in nature and on this basis should be subject to the earthwork rules and standards.</p>	<p>‘other than for the reticulation and storage of water for irrigation purpose as’</p>
419.84	Horticulture NZ	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Amend activity specific condition 14.4.1.2 (1) in Rule 14.4.1 Permitted Activities, relating to P2 Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018, as follows:</p> <p>1) <i>Within the National Grid Yard in the Business, Industrial, Country Living, Heavy Industrial, Rural, Town Centre Business, Te Kowhai Airpark, or Reserves Zone:</i></p> <p>...</p> <p>(b) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</p> <p>(c) Non-habitable buildings or structures for farming <u>primary production</u> activities in rural zones (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</p> <p>...</p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>	Oppose in part	<p>The sought deletion of reference to ‘other than for the reticulation and storage of water for irrigation purpose as’ within clause (1)(b) is opposed as infrastructure in the form of reticulation and storage of water for irrigation purposes undertaken by a network utility operator, can be substantial in nature and on this basis should be subject to the rules and standards.</p> <p>The replacement of the word ‘farming’ with ‘primary production’ is not opposed on the basis that the mandatory definition within the National Planning Standards is adopted. Consequential changes will be required to ensure consistency throughout the plan, subject to any amendments being within scope as consequential changes.</p>	<p>Disallow in part in relation to sought deletion of reference to ‘other than for the reticulation and storage of water for irrigation purposes’</p>

680.282	Federated Farmers of NZ	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Add to activity-specific standards Rule 14.4.1.2 relating to P2 (1) Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018, a new clause (f), as follows: (inter alia) <u>(f) Minor structures associated with farming activity that are not situated within 6m of the outer visible foundation of any National Grid tower, including fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</u></p> <p>AND</p> <p>Any consequential changes needed to give effect to this relief.</p>	Oppose in part	<p>The submission point is opposed. Transpower is not opposed to the listing of minor structures as a permitted activity (noting that such structures would require compliance with the accompany standards within the rule).</p> <p>However, Transpower opposes the requested amendment that works are not situated within '6m of the visible foundation of any National Grid tower'. The reference is opposed as it should refer to 'support structure' and not only 'tower' as the listed structures can also compromise poles as well as towers. The 6m setback is also opposed on the basis that Transpower supports a 10-12m setback (10m for single poles and 12m for towers) from support structures for the majority of farming related buildings and structures. The national significance of the need to operate, maintain, develop and upgrade the National Grid is recognised in the NPSET. The 10-12m setback from support structures has been recognised throughout NZ and implemented in numerous planning documents. The only exceptions to date have been in respect of a 50kV line within the Opotiki district. However, this line has since been removed as a Transpower asset and therefore the setback does not apply. The basis for the 6m setback sought by the submitter is not clearly articulated in the submission. If it is based on NZECP34, NZECP34 also applies to all electricity lines and is not specific to the National Grid. As such it does not recognise the significance of the National Grid, and furthermore its scope and purpose is confined to safety. It is the Code of Practice that sets minimum safe distances to primarily protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards and is only focused on minimum safety standards. As such, the 6m referred to in NZECP34 provides guidance on safety distances only and does not provide for access, operation, maintenance and development relating to the Transmission Network, or distances to manage the adverse effects of third-party activities. Minimum safety requirements in the Code do not seek to protect the integrity of the National Grid from the effects of third parties. Nor does the Code provide for all access, work space, step and touch hazards</p>	Disallow in relation to the proposed reference to <i>6m of the visible foundation of any National Grid tower</i> .
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				<p>where activities or infrastructure cause restrictions or create unsafe situations, especially during work activities on either Transpower's assets or works by a member of the public under or near a line.</p> <p>On this basis, the request to provide a 6m setback for certain activities from support structures does not give effect to or achieve the requirements of the NPSET "to operate, maintain, develop and upgrade the National Grid", and the submission point is therefore opposed.</p>	
697.3	Waikato District Council	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Amend Rule 14.4.1 (P1) Permitted Activities Buildings, structures and sensitive land uses within the National Grid Yard in existing Residential or Village Zones as of 18 July 2018 by relocating its activity specific conditions in Rule 14.4.1.1 into Chapters 16 and 24</p> <p>AND</p> <p>Retain those parts of Rule 14.4.1 (P1) and 14.4.1.1 which relate to rules regarding network utilities as follows:</p> <p><i>(P1) Infrastructure bBuildings, and structures and sensitive land uses within the National Grid Yard in existing Residential or Village Zones as of 18 July 2018</i></p> <p><i>14.4.1.1</i></p> <p><i>(1) Within the National Grid Yard in the Residential or Village Zone:</i></p> <p><i>(a) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint;</i></p> <p><i>(b) New buildings and structures that are not for a sensitive land use;</i></p> <p><i>(c) (a) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991.</i></p> <p>...</p>	Oppose	<p>The district plan as notified provides a specific suite of rules relating to the National Grid within a specific section of the proposed plan (section 14.4).</p> <p>Submitter 697 is requesting substantial changes to the layout and location of National Grid provisions within the proposed plan so that these provisions are provided within the specific zone chapters.</p> <p>Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective of the fact that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. Standard 7. <i>District wide Matters Standard</i> provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the <i>Energy, Infrastructure and Transport heading</i>'. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.</p>	<p>Disallow.</p> <p>Notwithstanding the proposed location of National Grid provisions, Transpower seeks that all amendments sought in its original submission be included.</p>

				Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission on the basis these provide clarity to the rules.	
680.283	Federated Farmers of New Zealand	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Amend the activity-specific standards Rule 14.4.1.3 (3)(b) relating to P3 Earthworks activities within the National Grid Yard, as follows: <i>(3) The following earthworks activities are exempt from Rules 14.4.1.3(1) and (2):</i> ... <i>(b) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing, or resealing of a road, footpath, driveway or farm track, <u>maintaining non-habitable farm buildings, drinking water pipelines, tanks or troughs, fences, gates or other stock exclusion structures;</u></i> AND Any consequential changes needed to give effect to this relief.</p>	Oppose	<p>The submission point is opposed.</p> <p>Earthworks are activities that can compromise the National Grid and are a form of development contemplated by the NPSET that should be regulated under Policy 10.</p> <p>While an exemption is supported for certain activities, Transpower does not support an exemption for activities which may require greater earthworks. Rule 14.4.1.3 as notified provides a rule framework which allows earthworks where certain standards are met such as depth for earthworks, distance from support structure, maintaining access and conductor clearance. These conditions provide a suitable framework for allowing certain earthworks activities which do not compromise the National Grid.</p>	Disallow
697.4	Waikato District Council	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Amend Rule 14.4.1 P2 Permitted Activity Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018 (and its associated standards) by relocating into Chapters 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28 where these zones are relevant to the location of the National Grid.</p> <p>Rule 14.4.1.2(1)(c) Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018 will apply solely to the Rural Zone and Country Living Zone (Chapter 22 and 23 respectively).</p> <p>AND</p> <p>Undertake consequential renumbering in the zone chapters.</p> <p>AND</p> <p>Delete 14.4.1 (P2) and its activity specific conditions in 14.4.1.1 from Chapter 14.</p>	Oppose	<p>The district plan as notified provides a specific suite of rules relating to the National Grid within a specific section of the proposed plan (section 14.4).</p> <p>Submitter 697 is requesting substantial changes to the layout and location of National Grid provisions within the proposed plan so that these provisions are provided within the specific zone chapters.</p> <p>Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify that land which is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective of the fact that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. Standard 7. <i>District wide Matters Standard</i> provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading.' Clause 5.(c)</p>	Disallow in terms of sought relocation of the National Grid provisions. Notwithstanding the location of the provisions, Transpower seeks that all amendments sought in its original submission be included.

				<p>makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.</p> <p>Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.</p>	
697.7	Waikato District Council	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Amend Rule 14.4.1(P3) Permitted Activity Earthworks activities within the National Grid Yard as follows: Earthworks activities associated with infrastructure within the National Grid Yard. AND Amend Rule 14.4.1.3 Earthworks activities within the National Grid Yard as follows: (1) Earthworks must for National Grid support poles and any stay wires that comply with the following conditions: (a) ... (2) Earthworks for National Grid must comply with all of the following conditions near support towers (including any tubular steel tower that replaces a steel lattice tower) that comply with all of the following conditions: (a) ... (3) ... (b) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track; (c) ... ii. are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a tower support structure foundation; (d) ...</p>	Support in part	<p>The submission point is supported in part in so far as it is consistent with the relief sought in Transpower's original submission which sought amendment to the rule to clarify its application.</p>	<p>Allow in so far as it is consistent with Transpower's submission point 576.55</p>
697.8	Waikato District Council	<p>14.4 National Grid > 14.4.1 Permitted Activities</p> <p>Amend Rule 14.4.1.3(2)(b) Earthworks activities within the National Grid Yard as follows:</p>	Support	<p>The submission point is supported as it provides clarity to the rule.</p>	<p>Allow</p>

		<i>(b) Do not exceed 3m <u>depth</u> between 6m and 12m of the outer edge of the visible foundation of the tower;</i>			
766.6	Holcim (New Zealand) Ltd	14.4 National Grid > Rules 14.4.1 – 14.4.4. Amend Rule 14.4.1 Permitted Activities by reducing yard setbacks to align with the decisions on appeals and consent orders on the current Auckland Unitary Plan rules which allow for carparking or hard stand surfaces (and in associated drainage) with limited storage height on Industrial zoned land within the National Grid Yard.	Oppose in part	The submission point is opposed in so far as it seeks to amend Rules 14.4.1 – 14.4.4. In response to the concerns raised in the submission, Transpower considers that the proposed plan has incorrectly applied the 12m yard to the term National Grid Corridor, and the 14m-37m subdivision corridor to the term National Grid Yard. In its submission Transpower sought correction of these terms along with minor amendments to assist with their interpretation and application. The relief sought in Transpower's submission (points 576.39 and 576.40) clarify these terms (National Grid Yard and National Grid Subdivision Corridor) and related distances. The 12m setback provided in the amended definition of National Grid Yard aligns with that provided in the Auckland Unitary Plan, as follows: <i>National Grid Yard</i> <i>Includes:</i> <ul style="list-style-type: none"> • The area located 12 metres in any direction from the outer edge of a National Grid support structure; and • The area located 12 metres either side of the centreline of any overhead National Grid line. <i>The National Grid Yard is identified on the planning maps as National Grid Yard (Compromised) or National Grid Yard (Uncompromised).</i> The corrections in the definitions should address the concerns of the submitter. It is further noted the proposed plan provisions do not restrict car parking or hard surfaces within the Industrial zone under the framework proposed by Transpower.	Disallow in so far as the submission seeks to amend Rules 14.4.1 – 14.4.4 inconsistent with the relief sought in Transpower's submission.
766.7		Amend Rule 14.4.2 Restricted Discretionary Activities by reducing yard setbacks to align with the decisions on appeals and consent orders, in the current Auckland Unitary Plan rules which allow for car parking or hard stand surfaces (and associated drainage) with limited storage height on Industrial zoned land within the National Grid Yard.			
766.8		Amend Rule 14.4.3 Discretionary Activities by reducing yard setbacks to align with the decisions on appeals and consent orders, in the current Auckland Unitary Plan rules which allow for carparking or hard stand surfaces (and associated drainage) with limited storage height on Industrial zoned land within the National Grid Yard.			
766.9		Amend Rule 14.4.4 Non-Complying Activities by reducing yard setbacks to align with decisions on appeals and consent orders, in the current Auckland Unitary Plan rules which allow for carparking or hard stand surfaces (and associated drainage) with limited storage height on Industrial zoned land within the National Grid Yard. AND Any additional or consequential relief to give effect to the matters raised in the submission.			
697.5	Waikato District Council	14.4 National Grid > 14.4.1.2(4)(b) Permitted Activities Amend Rule 14.4.1.2(4)(b) Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018 in its relocated positions, as follows: <i>(4) Artificial crop protection and support structures between 8m and 12m from a single pole support structure and any associated guy wire (but not tower) must:</i> ...	Support	The submission point is supported on the basis that it does not change the outcome sought by the rule, but rather clarifies its application and interpretation.	Allow

		(b) Be maximum no higher than 2.5m high;			
697.6	Waikato District Council	<p>14.4 National Grid > 14.4.1.3 (P3) Earthworks Permitted Activities</p> <p>Amend Zone Chapters by replicating Rule 14.4.1 Earthworks activities within the National Grid Yard P3 and its activity-specific conditions in Rule 14.4.1.3 into Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 where these zones are relevant to the location of the National Grid.</p> <p>AND</p> <p>Consequential renumbering will be required in the zone chapters.</p>	Oppose	<p>The district plan as notified provides a specific suite of rules relating to the National Grid within a specific section of the proposed plan (section 14.4).</p> <p>Submitter 697 is requesting substantial changes to the layout and location of National Grid provisions within the proposed plan so that National Grid provisions are provided within the specific zone chapters. Point 697.6 seeks removal replication of 14.4.1.3 (P3) Earthworks into the relevant zone chapters.</p> <p>Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters Standard</i> provides, as a mandatory direction, that <i>'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'</i>. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>It is not clear from the submission why replication is sought, whereas in other submission points (NC4, NC5, NC6, NC7 and NC9) relocation is sought. Duplication of provisions seems unnecessary and could add to confusion for users. It is not clear from the submissions as to the relationship between chapter 14 and the National Grid provisions within other chapters given 14.1.1 provides the zone provisions do not apply to infrastructure and and energy activities. As such, any other network utility activities would appear to be subject to the National Grid provisions and this requires further clarification.</p>	<p>Disallow in terms of sought relocation.</p> <p>Notwithstanding the location of the National Grid provisions, Transpower seeks that all amendments sought in its original submission be included.</p>

				<p>If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.</p> <p>Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.</p>	
697.10	Waikato District Council	<p>Section C Rules</p> <p>Amend Zone Chapters by Replicating Rule 14.4.2 (RD4 and its associated matters of discretion) into Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 where these zones are relevant to the location of the National Grid.</p> <p>AND</p> <p>Consequential renumbering will be required in the zone chapters.</p>	Oppose	<p>The district plan as notified provides a specific suite of rules relating to the National Grid within a specific section of the proposed plan (section 14.4).</p> <p>Submitter 697 is requesting substantial changes to the layout and location of National Grid provisions within the proposed plan so that National Grid provisions are provided within the specific zone chapters.</p> <p>Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters Standard</i> provides, as a mandatory direction, that <i>‘provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading’</i>. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>It is not clear from the submissions as to the relationship between chapter 14 and the National Grid provisions within other chapters given 14.1.1 provides the zone provisions do not apply to infrastructure and energy activities. As such, any other network utility activities would appear to be subject to the National Grid provisions and this requires further clarification.</p>	<p>Disallow in terms of sought relocation of the National Grid provisions.</p> <p>Notwithstanding the location of the provisions, Transpower seeks that all amendments sought in its original submission be included.</p>

				<p>If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.</p> <p>Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.</p>	
405.51	Counties Power Ltd	<p>Section C Rules</p> <p>Add wording to Rule 14.4.2.1 RD4 (a)-(d) Subdivision of land within the National Grid Corridor that is similar to the subdivision rules within the zones.</p>	Oppose in part	<p>The intent of the relief sought in the submission is not clear. Transpower supports provision RD4 as notified (subject to amendment as sought in its submission) as the rule and corresponding matters provide the framework in which to ensure future reverse sensitivity effects, maintenance and access and adverse effects on National Grid transmission lines, are avoided, thereby giving effect to the NPSET.</p>	<p>Disallow in so far as it is inconsistent with the relief sought in Transpower's submission to retain Rule RD4 with amendment.</p>
680.285	Federated Farmers of NZ	<p>14.4 National Grid > 14.4.2 Restricted Discretionary Activities and 14.4.4 Non-Complying Activities</p> <p>680.285</p> <p>Amend Rule 14.4.2.1 RD4 Restricted Discretionary Activities in accordance with the submitter's relief sought for a new controlled activity subdivision rule ('14.X.X'), as follows:</p> <p>(inter alia) ...</p> <p><i>RD4 14.4.2.1</i></p> <p><u>Except for subdivision in the Rural Zone provided for as a Controlled Activity under Rule 14.4.x.x, the subdivision of land in any zone within the National Grid Corridor that complies with all of the following conditions: ...</u></p> <p><i>Discretion is restricted to:</i></p> <p><i>(a) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of the National Grid;</i></p> <p><i>(b) The ability to provide a complying building platform outside of the National Grid Yard;</i></p> <p><i>(c) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</i></p> <p><i>(d) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines.</i></p> <p><u>RDX Subdivision in the Rural Zone which does not comply with activity specific standards for Controlled Activity subdivision in Rule CX 14.4.X.X:</u></p>	Oppose	<p>The relief sought in submission points 680.285 and 680.288 relate to point 680.284 seeking controlled activity status for subdivision within the rural zone. Point 680.285 seeks a default restricted discretionary activity status and point 680.288 seeks deletion of the proposed default non-complying status.</p> <p>The submission points are opposed.</p> <p>The purpose of the subdivision provisions within the proposed plan are to manage subdivision in the National Grid Corridor so as to ensure the long-term maintenance, operation and development of the National Grid is not compromised. Subdivision is the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity issues) are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including, for example, through the creation of reserves and/or open space where buffer corridors are located).</p> <p>Beyond the 12m yard, the proposed plan provisions provide for subdivision between 12m to 37m of the National Grid as a restricted discretionary activity where a building platform is identified between 12m and 37m of the centreline of a</p>	<p>Disallow</p>

680.288		<p><u>Discretion is restricted to:</u></p> <p><u>(a) The functional and operational needs of, and benefits derived from, the infrastructure</u></p> <p><u>(b) The functional and operational needs of, and benefits derived from, the subdivision</u></p> <p><u>(c) Maintenance of legal and physical vehicular access to the infrastructure</u></p> <p>AND</p> <p>Any consequential changes elsewhere in the plan to give effect to this relief.</p>		<p>transmission line or between 12m and 37m of the outer edge of a support structure (in any direction).</p> <p>The activity status would revert to non-complying where all or part of the principal building platform is identified within the 12m setback (being the National Grid Yard).</p> <p>Non-complying activity status is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, non-complying activity status:</p> <p>(a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2;</p> <p>(b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by NPSET Policy 10.</p> <p>Non-complying activity status gives a very clear signal that subdivision that allows under-build within the defined area is not appropriate as it can potentially compromise the security of supply, safety, and impinge on the ability of Transpower to maintain its assets. While an application can still be made under the RMA, it would need to show the proposed activity would not be contrary to the objectives and policies of the District Plan (including those in respect to electricity transmission) or that its adverse effects on the environment would be no more than minor. On this basis the sought relief is opposed.</p>	
697.14 697.15 697.16 697.17 697.18 697.19 697.20	Waikato District Council	<p>14.4 National Grid > 14.4.4 Non-Complying Activities</p> <p>697.14</p> <p>Amend Zone Chapters by Relocating Rule 14.4.4 NC4 into Chapters 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28 where these zones are relevant to the location of the National Grid.</p> <p>697.15</p>	Oppose	<p>The district plan as notified provides a specific suite of rules relating to the National Grid within a specific section of the proposed plan (section 14.4).</p> <p>Submitter 697 is requesting substantial changes to the layout and location of National Grid provisions within the proposed plan so that these provisions are provided within the specific zone chapters. Points 697.14 – 20 seek either removal or replication of Rule 14.4.4 NC3- NC10 into the relevant zone chapters.</p>	<p>Disallow in part in terms of sought relocation of the National Grid provisions. Notwithstanding the location of the provisions, Transpower seeks that all</p>

		<p>Amend Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 by relocating Rule 14.4.4 NC5 into where these zones are relevant to the location of the National Grid.</p> <p>697.16 Amend Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 by relocating Rule 14.4.4 NC6 into where these zones are relevant to the location of the National Grid.</p> <p>697.17 Amend Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 by relocating Rule 14.4.4 NC7 into where these zones are relevant to the location of the National Grid.</p> <p>697.18 Amend Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 by replicating Rule 14.4.4 NC8 into where these zones are relevant to the location of the National Grid.</p> <p>697.19 Amend Chapters 22, 23, 24, by relocating Rule 14.4.4 NC9 into where these zones are relevant to the location of the National Grid and these activities occurring.</p> <p>697.20 Amend Chapters 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 by replicating Rule 14.4.4 NC10 into where these zones are relevant to the location of the National Grid.</p>		<p>Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters Standard</i> provides, as a mandatory direction, that <i>'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'</i>. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>It is also not clear from the submission why relocation is sought from some provisions (NC4, NC5, NC6, NC7 and NC9) and replication is sought for others (NC3, NC8, NC10). It is not clear from the submissions as to the relationship between chapter 14 and the National Grid provisions within other chapters given 14.1.1 provides the zone provisions do not apply to infrastructure and energy activities. As such, any other network utility activities would appear to be subject to the National Grid provisions and this requires further clarification.</p> <p>If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.</p> <p>Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.</p>	<p>amendments sought in its original submission be included.</p>
419.105	Horticulture NZ	<p>14.4 National Grid > 14.4.4 Non-Complying Activities</p> <p>Amend Rule 14.4.4(a)NC8 Non-Complying Activities as follows:</p>	Support	<p>The submission point is supported.</p>	Allow

		<p>Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. The storage and handling of hazardous substances HSNO Classes 2-4 with explosive or intrinsic flammable properties in the National Grid Yard.</p> <p>AND</p> <p>Any consequential or additional amendments as a result of changes sought in the submission.</p>			
680.286 680.287	Federated Farmers of NZ	<p>14.4 National Grid > 14.4.4 Non-Complying Activities</p> <p>Amend Rule 14.4.4 NC3 Non-Complying Activities, as follows: <u>NC3 Except within the Rural Zone, a</u>Any activity within the National Grid Yard that does not comply with one or more of the conditions of Rule 14.4.1.1</p> <p>AND</p> <p>Any consequential changes needed to give effect to this relief.</p> <p>Amend Rule 14.4.4 NC4 Non-Complying Activities, as follows: <u>NC4 Except within the Rural Zone, a</u>Any activity within the National Grid Yard that does not comply with one or more of the conditions of Rule 14.4.1.2</p> <p>AND</p> <p>Any consequential changes needed to give effect to this relief.</p>	Oppose	<p>The relief sought in submission points 680.286 and 680.287 opposes non-complying activity status, and instead seeks restricted discretionary activity status for permitted activities which do not meet the permitted activity conditions.</p> <p>The submission points are opposed.</p> <p>Non-complying activity status is considered the most effective means of giving effect to the NPSET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, non-complying activity status:</p> <ul style="list-style-type: none"> (a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2; (b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by NPSET Policy 10. <p>Non-complying activity status gives a very clear signal that certain activities within the defined area are not appropriate as they can potentially compromise the security of supply, safety, and impinge on the ability of Transpower to maintain its assets. While an application can still be made under the RMA, it would need to show the proposed activity would not be contrary to the objectives and policies of the District Plan (including those in respect to electricity transmission) or that its adverse effects on the environment would be no more than minor.</p>	Disallow

Section C Rules

Chapter 16: Residential Zone, Chapter 18: Business Town Centre Zone, Chapter 20: Industrial Zone, Chapter 21: Industrial Zone Heavy, Chapter 22: Rural Zone, Chapter 23: Country Living Zone, Chapter 24: Village Zone, Chapter 25: Reserve Zone

Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought – Allow/Disallow
697.103/104 697.261/262 697.621/625 697.694/695 697.765 697.859 697.950/951 697.1025/1026	Waikato District Council	16.2.4 Earthworks 18.2.4 (1) Earthworks 20.2.5 Earthworks 21.2.5 Earthworks 22.2.3 Earthworks 23.2.3 Earthworks 24.2.4 Earthworks 25.2.4 Earthworks	Oppose	<p>Related to the original submission by Waikato District Council seeking relocation/replicating of the National Grid earthworks provisions (submission point 697.6), Transpower's further submission point in response to Submission point 697.6 apply to the earthwork provisions listed.</p> <p>Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters</i> Standard provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>It is not clear from the submission points as to the relationship between chapters 14, 18, 20, 21, 22, 23, 24 and 25 and the National Grid provisions within 14.1.1 provides the zone provisions do not apply to infrastructure and energy activities. As such, any other network utility activities would appear to be subject to the National Grid provisions and this requires further clarification.</p> <p>If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised</p>	Disallow in terms of sought relocation of National Grid provisions. Notwithstanding the location of the provisions, Transpower seeks that all amendments sought in its original submission be included.

				<p>full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.</p> <p>Notwithstanding the location of National Grid provisions relating to earthworks within the proposed plan, Transpower seeks the specific changes to earthwork provisions as sought in its original submission point 576.55.</p> <p>Note: It is not evident from the summary if there is a submission point applicable for Chapter 17. If so, this further submission covers that point.</p>	
<p>697.136/1 138</p> <p>697.206/2 07</p> <p>697.281/2 82</p> <p>697.647/6 48</p> <p>697.716/7 21</p> <p>697.807/8 11</p> <p>697.900/9 03</p> <p>697.986/9 87</p> <p>697.405/4 06</p>	<p>Waikato District Council</p>	<p>16.3.9 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>17.3.4 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>18.3.7 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>20.3.4 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>21.3.4 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>22.3.7 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>23.3.7 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>24.3.6 Buildings and structures within the National Grid Yard and Sensitive Land use</p> <p>25.3.5 Buildings and structures within the National Grid Yard and Sensitive Land use</p>	<p>Oppose</p>	<p>Related to the original submission by Waikato District Council seeking relocation/replicating of the National Grid provisions into the respective chapters, Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).</p> <p>A stand-alone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters Standard</i> provides, as a mandatory direction, that ‘provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading’. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.</p> <p>It is not clear from the submission points as to the relationship between chapters 14, 18, 20, 21, 22, 23, 24 and 25 and the National Grid provisions within 14.1.1 provides the zone provisions do not apply to infrastructure and energy activities. As such, any other network utility activities would appear to be subject to the National Grid provisions and this requires further clarification.</p>	<p>Disallow in terms of sought relocation of National Grid provisions. Notwithstanding the location of the provisions, Transpower seeks that all amendments sought in its original submission be included.</p>

				If council wishes to pursue splitting the National Grid provisions into the respective chapters, a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes. Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.	
697.147 697.223 697.301 697.659 697.729 697.821 697.918 697.1001	Waikato District Council	16.4 Subdivision of land within the National Grid Corridor 17.4 Subdivision of land within the National Grid Corridor 18.4 Subdivision of land within the National Grid Corridor 20.4 Subdivision of land within the National Grid Corridor 21.4 Subdivision of land within the National Grid Corridor 22.4 Subdivision of land within the National Grid Corridor 23.4 Subdivision of land within the National Grid Corridor 24.4 Subdivision of land within the National Grid Corridor	Oppose	Related to the original submission by Waikato District Council seeking relocation/replicating of the National Grid provisions into the respective chapters, Transpower supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions). A standalone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters</i> Standard provides, as a mandatory direction, that ‘provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading’. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities. If council wish to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes. Notwithstanding the location of National Grid provisions within the proposed plan, Transpower seeks the specific changes to provisions as sought in its original submission.	Disallow in terms of sought relocation of National Grid provisions. Notwithstanding the location of the provisions, Transpower seeks that all amendments sought in its original submission be included.
697.115 697.185	Waikato District Council	16.2.5 Hazardous substances 17.2.5 Hazardous substances	Oppose	Related to the original submission by Waikato District Council seeking relocation/replicating of the National Grid provisions into the respective chapters, Transpower	Disallow in terms of sought relocation.

697.267		18.2.5 Hazardous substances		supports and prefers a standalone set of provisions (for the reason it avoids duplication and provides a coherent set of rules which submitters can refer to, noting that the planning maps clearly identify land that is subject to the National Grid provisions).	
697.629		20.2.6 Hazardous substances			
697.703		21.2.6 Hazardous substances			
697.778		22.2.4 Hazardous substances		A standalone set of provisions as provided in the notified plan is also consistent with the National Planning Standards. Irrespective that the proposed plan has not been drafted to align with the National Planning Standards, it would be counterproductive to amend the layout contrary to the intent of the Standards. <i>Standard 7. District wide Matters Standard</i> provides, as a mandatory direction, that 'provisions relating to energy, infrastructure and transport that are not specific to the Special purpose zones chapter or sections must be located in one or more chapters under the Energy, Infrastructure and Transport heading'. Clause 5.(c) makes specific reference to reverse sensitivity effects between infrastructure and other activities.	
697.873		23.2.4 Hazardous substances		If council wishes to pursue splitting the National Grid provisions into the respective chapters, supply of a revised full set of provisions would be beneficial to enable Transpower to fully assess the implications and workability of the requested changes.	
697.962		24.2.5 Hazardous substances			

Section E Designations					
Sub Point No	Submitter Name	Plan Provision and Relief Sought	Oppose/Support	Reasons for Support or Opposition	Relief Sought – Allow/Disallow
341.9	Tainui Group Holdings Ltd	Section E Designations > K Transpower New Zealand Ltd Amend the planning maps and Section E to reduce the extent as far as practicable of Designation K4 -Transpower New Zealand Limited (Meremere Switching Station). AND Amend the Proposed District Plan to make consequential amendments as necessary to give effect to the matters raised in the submission.	Oppose in part	The Meremere switching station is presently designated under the operative district plan. In June 2018 Transpower gave notice to the council for the rollover of the existing designation in accordance with Clause 4(1) of Schedule 1 of the RMA. No modification was sought to the designation as it considered that no reduction was necessary due to the operational requirements of the site. In response to the concerns raised by the submitter and a subsequent meeting with the submitter, Transpower is investigating whether the footprint of the designation can be modified through the	Disallow in part

				rollover process. Until such time is that investigation is complete and more information is available, Transpower seeks that the relief be disallowed.	
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