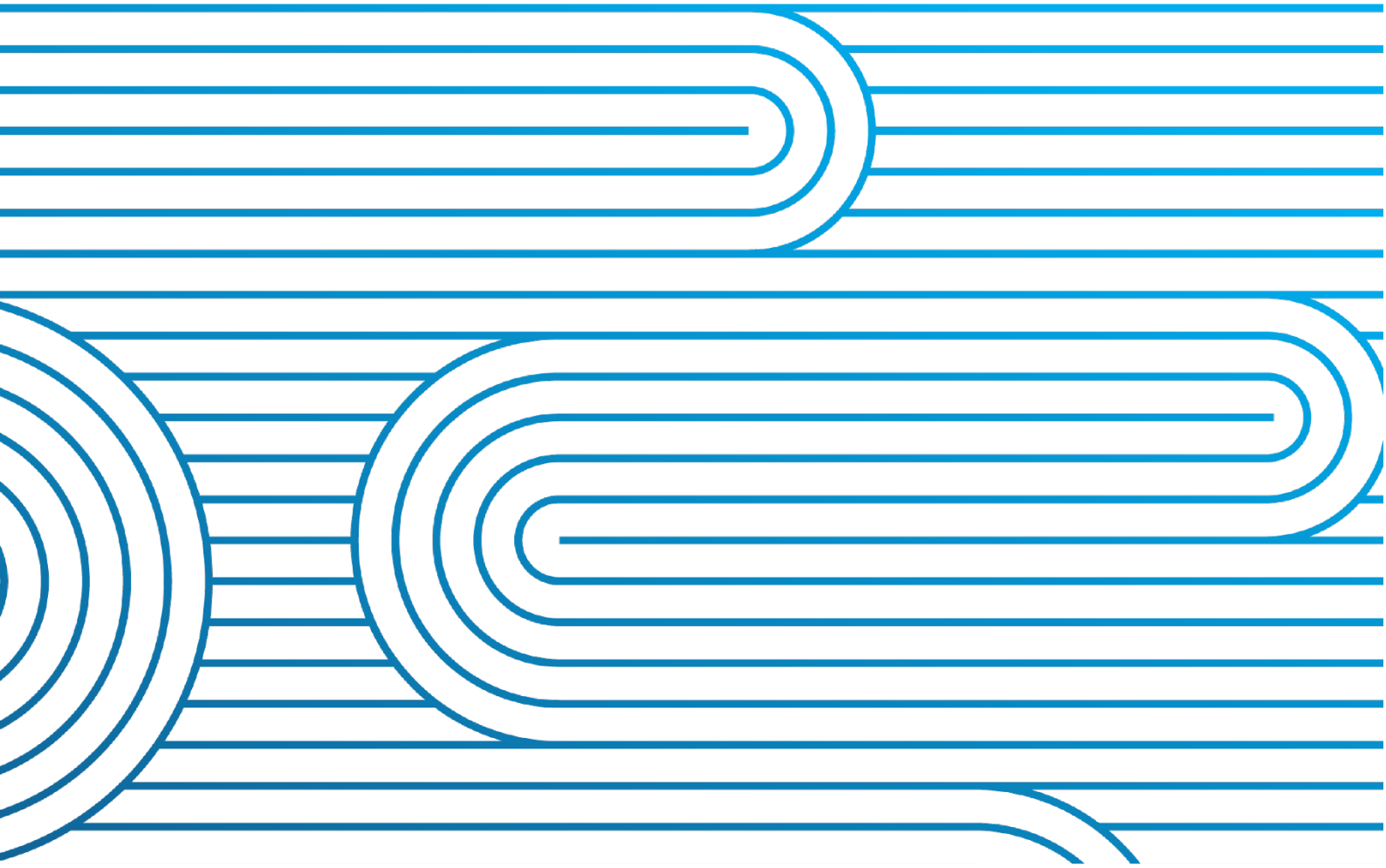
TRANSPOWER

Submission by Transpower New Zealand Limited on the Proposed Kaipara District Plan

30 June 2025



Contents

Form 5

Submission on notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To Kaipara District Council ("**the Council**")

Name of submitter: Transpower New Zealand Limited ("**Transpower**")

This is a submission on changes proposed to the following proposed plan: Proposed Kaipara District Plan ("**Proposed District Plan**").

Transpower could not gain an advantage in trade competition through this submission.

The specific provisions of the Proposed District Plan that my submission relates to are:

The Proposed District Plan in its entirety.

Transpower's submission is:

Attached is background information, including an overview of Transpower and its overarching comments and submissions on the Proposed District Plan.

A map of existing National Grid assets in Kaipara District included in **Appendix A.**

A copy of the National Policy Statement on Electricity Transmission 2008 is attached as **Appendix B**.

Transpower's specific submission points are included in **Appendix C**.

National Grid Corridor figures are attached as **Appendix D**.

Transpower seeks the following decision from the local authority:

Retain or amend the provisions of the Proposed Kaipara District Plan to give effect to the NPSET (or any subsequent NPS for the National Grid) as set out in **Appendix C,** including such further alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Transpower wishes to be heard in support of its submission.

Due to the specific interests of Transpower, and particularly the national significance of the National Grid, Transpower will not consider presenting a joint case.

Signature of person authorised to sign
on behalf of Transpower New Zealand Limited

Date:	30 June 2025
Electronic address for service:	environment.policy@transpower.co.nz
Telephone:	0210 236 4245
Postal address:	22 Boulcott Street, PO Box 1021, Wellington, 6011
Contact person:	Pauline Whitney

Submission by Transpower New Zealand Limited on the Proposed Kaipara District Plan

1. Overview

The National Grid is nationally (and regionally) significant infrastructure that is recognised in the Resource Management Act 1991 ("**RMA**") context by the National Policy Statement on Electricity Transmission ("**NPSET**"); the Resource Management (National Environmental Standards on Electricity Transmission Activities) Regulations 2009 ("**NESETA**") and the Regional Policy Statement for Northland 2016 ("**RPSN**").

The Proposed District Plan is required, amongst other things, to:

a. Give effect to the provisions of the NPSET and RPSN; and
b. Not be in conflict with, nor duplicate, the provisions of the NESETA.

Transpower acknowledges Council's intent to meet these obligations. Transpower is also appreciative of the opportunity to engage with the Council during the development of the Proposed District Plan, including the ability to provide feedback on draft provisions.

It is Transpower's submission that the Proposed District Plan goes a long way to achieving the statutory requirement set out above but that further amendments to the Proposed District Plan are required to:

a. Give effect to the NPSET;
b. Give effect to the RPSN;
c. Appropriately reflect the relationship of the provisions of the Proposed District Plan with the NESETA;
d. Achieve the purpose of the RMA;
e. Represent the most appropriate means of exercising Council's functions having regard to the efficiency and effectiveness of the provisions relative to other means; and
f. Discharge Council's duty under section 32 of the RMA.

This submission outlines amendments to the Proposed District Plan that are necessary to meet these statutory requirements.

In providing this submission to the Proposed District Plan, Transpower is cognisant of potential changes to national direction, specifically the NPSET and the NESETA, and that there is the potential for new or amended national direction to be gazetted during the PDP process. On that basis Transpower notes its position may well change through the plan change process. Transpower is committed to constructively working with Council to give effect to any changes to national direction that may arise.

2. Introduction to Transpower

The National Grid

Transpower is the state-owned enterprise that plans, builds, maintains, owns and operates New Zealand's high voltage electricity transmission network, known as the National Grid. The National Grid connects power stations, owned by electricity generating companies, directly to major industrial users and distribution companies feeding electricity to the local networks that, in turn, distribute electricity to homes and businesses.

The role of Transpower is illustrated in Figure 1.

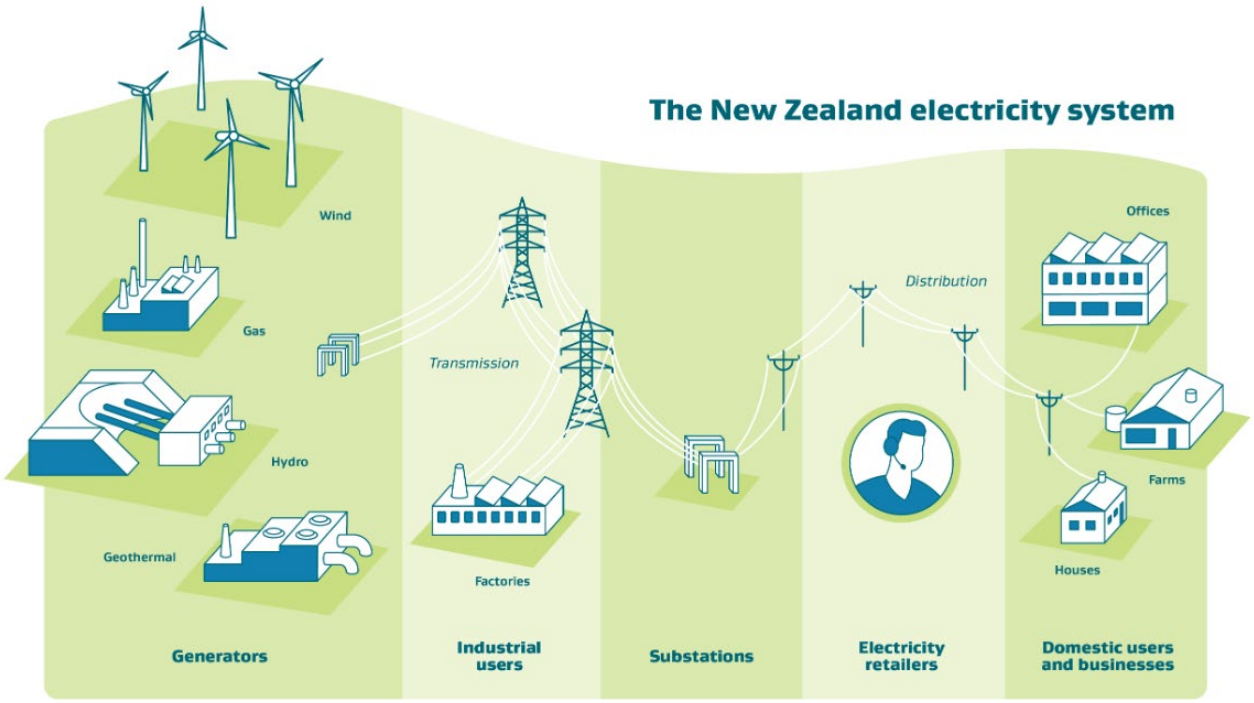


Figure 1. Role of Transpower in New Zealand's electricity industry. (Source: MBIE)

The National Grid stretches over the length and breadth of New Zealand from Kaikohe in the North Island to Tiwai Point in the South Island and comprises some 11,000 circuit kilometres of transmission lines and cables and more than 170 substations, supported by a telecommunications network of some 300 telecommunication sites that 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.

It is important to note that Transpower's role is distinct from electricity generation, distribution or retail. Transpower provides the required infrastructure to transport electricity from the point of generation to local lines distribution companies, which supply electricity to everyday users. These users may be a considerable distance from the point of generation.

Transpower's Statement of Corporate Intent for 1 July 2024, states that:

"Transpower is central to the New Zealand electricity industry. We connect generators to distribution companies and large users over long distances, providing open access and helping to balance supply and demand. The nature and scope of the activities we undertake are:

- *As grid owner, we own, build, maintain, replace, and enhance the physical infrastructure that connects those who generate and those who need electricity to live, work and play across the country; and*
- *As system operator, through a service provided under contract to the Electricity Authority under the Electricity Industry Participation Code, we operate the electricity market, managing supply and demand for electricity in real time to ensure that the power system remains stable and secure."*

In line with this role, Transpower needs to efficiently operate, maintain and develop the network to meet increasing demand and to maintain security of supply, thereby contributing to New Zealand's economic and social aspirations. It must be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs.

As the economy electrifies in pursuit of the most cost efficient and renewable sources, the base case in Transpower's '*Whakamana i Te Mauri Hiko'* predicts that electricity demand is likely to increase around 55% by 2050. '*Whakamana i Te Mauri Hiko*' suggests that meeting this projected demand will require significant and frequent investment in New Zealand's electricity generation portfolio over the coming 30 years, including new sources of resilient and reliable grid connected renewable generation. In addition, new connections and capacity increases will be required across the transmission system to support demand growth driven by the electrification of transport and process heat. Simply put, New Zealand's electricity transmission system is the infrastructure on which our zero-carbon future will be built. This work supports Transpower's view that there will be an enduring role for the National Grid in the future, and the need to build new National Grid lines and substations to connect new, renewable generation sources to the electricity network.

The National Grid has operational requirements and engineering constraints that dictate and constrain where it is located and the way it is operated, maintained, upgraded and developed. Operational requirements are set out in legislation, rules and regulations that govern the National Grid, including the Electricity Act 1992, the Electricity Industry Participation Code, the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001"), and the Electricity (Hazards from Trees) Regulations 2003.

Transpower therefore has a significant interest in the development of an effective, workable and efficient District Plan where it may affect the National Grid, including in respect of existing assets, and the development of new assets, within the Kaipara District. Transpower's submission extends beyond consideration of the existing network and where it is currently located, as Transpower cannot foresee all future development of the National Grid, particularly as it has an obligation to connect new electricity generation development to the National Grid and such development can be located almost anywhere. Transpower therefore has an interest in ensuring that the provisions of the Proposed District Plan appropriately give effect to the NPSET and the RPSN.

3. Kaipara District Area Assets

Transpower owns and operates National Grid assets in Kaipara as follows:

- Henderson – Maungatapere A (HEN-MPE A) double circuit 110kV transmission line on steel towers;
- Henderson – Marsden A (HEN-MDN A) double circuit 220kV transmission line on steel towers.
- The Maungaturoto Substation, located on Gorge Road, approximately two kilometres north of Maungaturoto. This substation is subject to a designation that was confirmed in 2020.

The location of these assets is shown on the Proposed District Planning Maps and in Figure 2 below and in Appendix A.

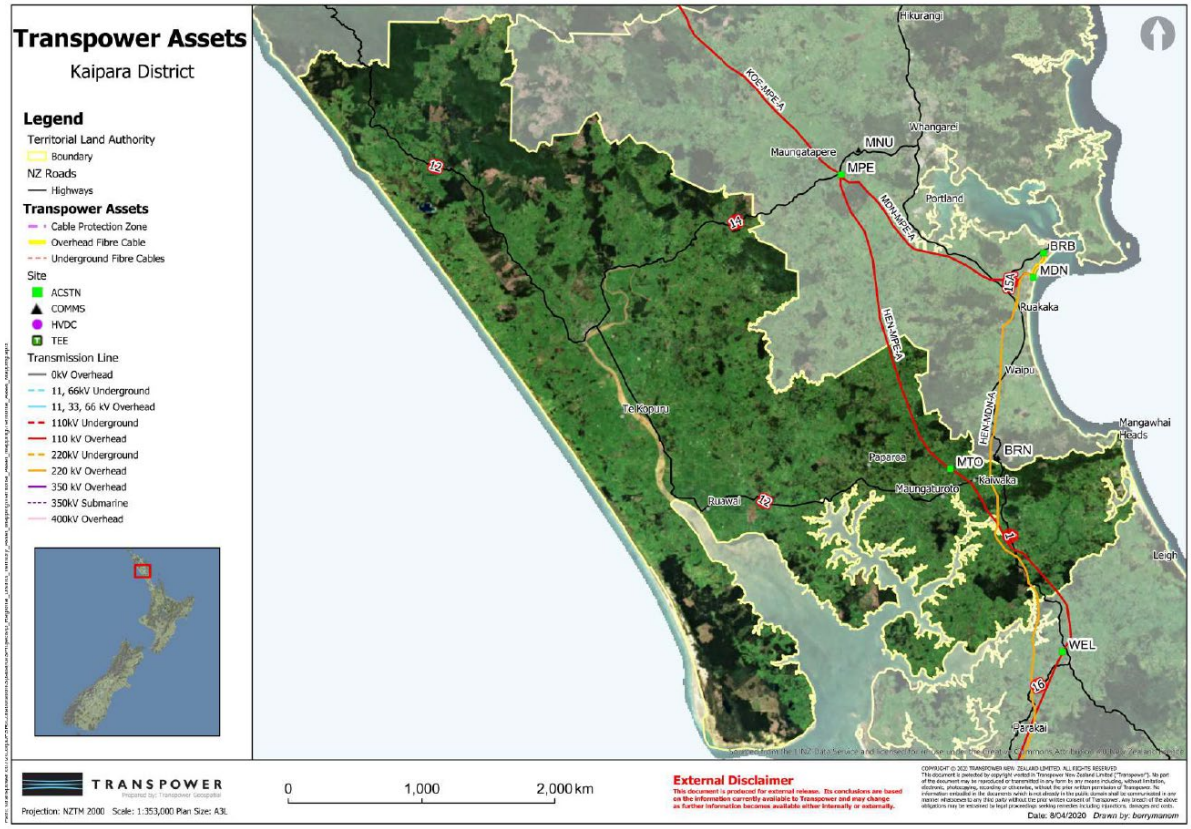


Figure 2: Location of Transpower's assets in the Kaipara District

Within the PDP zoning, existing National Grid assets are predominantly located within the General Rural Zone. However, there are sections of the 110kV HEN-MPE line located within the Light Industrial Zone, Rural Lifestyle and General Residential Zones (west of Kaiwaka) and Open Space zones (Natural and Sport and active recreation).

The assets are also contained within the Coastal Environment, Outstanding Natural Features (ONF4: Brynderwyn dacite domes) and Outstanding Natural Landscapes (ONL:16 Pukeareinga), Outstanding Natural Character Areas (ID43/42 – the line is on the very edge of the overlay), High Natural Character Areas, and Esplanade Priority Areas.

4. Statutory Framework

The national significance of the National Grid is recognised, in an RMA context, by the NPSET and the NESETA. These documents apply only to the National Grid, and do not apply to local electricity distribution networks, nor lines owned and operated by electricity generators.

The key statutory documents of relevance to the National Grid, within the Kaipara District include:

- NPSET;
- NESETA;
- RPSN

An overview of each is provided in the following sections.

4.1 National Policy Statement on Electricity Transmission 2008

The NPSET was gazetted on 13 March 2008. The NPSET confirms the national significance of the National Grid and provides policy direction to ensure that decision makers under the RMA:

- Recognise the benefits of the National Grid;
- Manage the adverse effects on the environment of the National Grid;
- Manage the adverse effects of third parties on the National Grid; and
- Facilitate long term strategic planning for transmission assets.

The NPSET sets a clear directive on how to provide for National Grid resources (including future activities) in planning documents and therefore councils have to work through how to make appropriate provision for the National Grid in their plans, in order to give effect to the NPSET.

A key reason for introducing the NPSET in 2008 was to resolve the inconsistencies that resulted from the variable provision for the National Grid in RMA plans and policy statements. This variance was despite the National Grid being largely the same across the country. In promoting the NPSET, central government accepted the importance of, and benefits of, a nationally consistent approach to decisions on transmission activities. The preamble of the NPSET highlights that the National Grid has particular physical characteristics and operational/security requirements that create challenges for its management under the RMA, and it is important there are consistent policy and regulatory approaches by local authorities.

The single Objective of the NPSET is:

> *"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:*
>
> - *Managing the adverse environmental effects of the network; and*
> - *Managing the adverse effects of other activities on the network."*

The NPSET's Objective is implemented by fourteen policies. The policies have to be applied by both Transpower and decision-makers under the RMA, as relevant. In a general sense, these policies address the following:

- Policy 1: Recognising the benefits of the National Grid;
- Policy 2: Recognising and providing for the effective operation, maintenance, upgrading and development of the National Grid;
- Policies 3 to 5: Weighing the management of environmental effects against the operational constraints, site/route selection approach, and the requirements of existing assets;
- Policies 6 to 8: Reducing, minimising and avoiding adverse effects in differing contexts;
- Policy 9: Potential health effects;
- Policies 10 and 11: Managing adverse effects on the National Grid and providing for "buffer corridors";
- Policy 12: Mapping the National Grid; and
- Policies 13 and 14: Long-term development and planning for transmission assets.

Sections 55 and 75(3) of the RMA require the Council to give effect to the objectives and policies of the NPSET in the District Plan. 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 it.

Giving effect to the NPSET will ensure that:

- The National Grid is able to be safely, effectively and efficiently operated, maintained, upgraded and developed to provide a reliable, safe and secure supply of electricity to the Kaipara District and beyond; and
- The adverse effects of development in proximity to the National Grid are appropriately managed and are reduced, minimised or avoided depending on the context in which the development occurs.

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

The NESETA came into effect on 14 January 2010 and sets out a national regulatory framework for activities related to existing National Grid lines, including the operation, maintenance and upgrading of such lines. The NESETA specifies permitted electricity transmission activities (subject to standards) and sets out resource consent requirements where these activities do not meet the standards. The NESETA only applies to the Transpower's National Grid lines that existed on 14 January 2010 and does not apply to new transmission lines or new or existing substations.

Under section 44A of the RMA, local authorities are required to ensure that there are no duplications or conflicts between the provisions of the NESETA and a proposed plan. That said, there are situations where the NESETA Regulations defer to a district plan. It is therefore important that the relevant district plan provisions (particularly in respect of 'natural areas') are consistent with the intent and effect of the NESETA Regulations.

4.3 Changes to National Direction

Transpower is cognisant of potential changes in national direction, including to the NPSET and the NESETA. At the time of lodgement of this submission consultation is occurring on amendments to the NPSET and NESETA (and other existing and proposed national direction). While having no legal weight, Transpower notes the proposed amendments to the NPSET (change of title to the National Policy Statement for Electricity Networks) (NPS-EN), and NESETA (change title to National Environmental Standards for Electricity Network Activities) (NES-ENA), propose significant amendments to the policy and regulatory framework to manage the electricity transmission network.

4.4 Regional Policy Statements

Section 75(3) of the RMA requires a district plan to give effect to a regional policy statement. As the Kaipara District is located within the Northland Region, the District Plan must give effect to the Regional Policy Statement for Northland.

Regional Policy Statement for Northland 2016 (updated in 2018)

The RPSN was made fully operative on 14 June 2018.

Objective 3.7 of the RPSN seeks to:

> *Recognise and promote the benefits of regionally significant infrastructure, (a physical resource), which through its use of natural and physical resources can significantly enhance Northland's economic, cultural, environmental and social wellbeing.*

Regionally significant infrastructure is defined in the NRPS and includes the National Grid.

Objective 3.8 of the NRPS seeks to:

> *Manage resource use to:*
>
> *(a) Optimise the use of existing infrastructure;*
> *(b) Ensure new infrastructure is flexible, adaptable, and resilient, and meets the reasonably foreseeable needs of the community; and*
> *(c) Strategically enable infrastructure to lead or support regional economic development and community wellbeing.*

These objectives are supported by three policies relating to regionally significant infrastructure[1] regional form[2] and effective and efficient infrastructure[3].

With respect to the National Grid, the policies require Kaipara District Council to (amongst other things):

- recognise the National Grid as being regionally significant infrastructure (RSI) and have particular regard to the significant social, economic and cultural benefits of RSI when considering and determining resource consent applications and designations for it[4].

[1] Section 5.3 of the NRPS
[2] Section 5.1 of the NRPS
[3] Section 5.2 of the NRPS
[4] Policy 5.3.1 and Policy 5.3.2

- Allow the adverse effects of RSI in some circumstances[5];
- Give weight to constraints that limit the design and location of the activity, including alternatives considered and the extent to which the adverse effects of the activity can be reduced;[6]
- Ensure subdivision, use and development is located, designed and built in a planned and co-ordinated manner which is or will be serviced by necessary infrastructure;[6]
- Encourage efficient use of resources and the development of infrastructure that is flexible, resilient and adaptable[7].

[5] Policy 5.3.3
[6] Policy 5.1.1 (h)
[7] Policy 5.2.1 and Policy 5.2.2

5. Transpower's Submission on the Kaipara District Plan

Transpower supports many of the provisions included in the Proposed District Plan and particularly acknowledges earlier opportunities to provide feedback on these provisions. Transpower is generally supportive of:

- Those provisions that give effect to the NPSET and the RPSN;
- The provisions that are consistent with, and do not conflict with, the NESETA;
- The provisions that recognise the specific needs for, and needs of, infrastructure/network utilities;
- The inclusion of rules that regulate activities in the vicinity of the National Grid; and
- The identification of the National Grid on the planning maps.

Transpower also acknowledges and supports the incorporation by reference of the following:

- The New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001; International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz to 100kHz) (Health physics, 2010, 99(6); 818-836); and
- World Health Organisation monograph Environmental Health Criteria (No. 238, June 2007).

Notwithstanding the above, Transpower has concerns that the policy framework does not fully give effect to the NPSET. The primary basis and reasoning for the provisions sought by Transpower is to recognise the national significance of the National Grid and enable its operation, maintenance, upgrade and development.

The National Grid provisions Transpower seeks within the Proposed District Plan include:

- Objective, policies and rules to recognise existing National Grid assets as well as specific provisions to recognise and provide for the development of new National Grid assets. The primary policy approach is for a 'seek to avoid' policy directive for new assets within sensitive/valued environments, and an enabling/recognise policy to recognise existing assets and new assets outside sensitive environments.
- Clear policy directives to reconcile any policy tensions within the District Plan.

The need to operate, maintain, upgrade and develop the electricity transmission network is recognised as a matter of national significance through the NPSET. This significance applies universally across the country regardless of the nature of the specific National Grid asset. There are three broad aspects to the NPSET which must be given effect to in district plans, as below.

- Enabling the National Grid
- Managing the effects of the National Grid
- Managing the effects on the National Grid

These are discussed in turn below.

Enabling the National Grid

Policies and plans must provide for the effective operation, maintenance, upgrading and development of the National Grid. This includes recognising the national benefits. Policy 1 specifies 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 and facilitating the use and development of new electricity generation, including renewable generation in the management of the effects of climate change.

In terms of its existing assets, Transpower undertakes a wide range of maintenance activities across its entire asset base. Typical maintenance activities include earthworks, vegetation trimming and clearance, and support structure maintenance activities. Some but not all of these activities are regulated under the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Transpower therefore considers it necessary for the Proposed District Plan to adopt an enabling framework through which the benefits of the National Grid can be considered and recognised, and the operation, maintenance and minor upgrade of the National Grid is enabled. Such an approach would give effect to Policies 2 and 5 of the NPSET.

Managing the effects of the National Grid

Associated with the development of National Grid assets is the potential for adverse environmental effects. The development of the National Grid must therefore be managed to ensure the potential for adverse effects is appropriately managed while recognising the significance of the National Grid and the constraints under which it operates. The NPSET requires the District Plan to include objectives and policies that:

- Allow for the consideration of the technical constraints and operational requirements under which the National Grid operates e.g. the linear nature of the transmission lines (Policy 3).
- Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site and method selection (Policy 4).
- Ensure planning and development of the National Grid has regard to the existing environment, with a 'seek to avoid' policy directive for the more sensitive environments (Policy 7 and Policy 8).

This policy direction within the NPSET sets an appropriate rule framework for National Grid infrastructure.

The above means policies, plans and decision makers must take in to account the characteristics of the National Grid, its technical and operational constraints, and the route, site and method selection process when considering the adverse effects of new National Grid infrastructure on the environment.

Transpower therefore considers it necessary for the Proposed District Plan to adopt a framework through which above policy directives for the National Grid are appropriately considered and reflected in the planning methods (rules).

Managing effects on the National Grid

In addition to the health and safety issues of activities locating within proximity of the National Grid, 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 also compromise 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.

Of particular relevance in terms of the effects of activities on the National Grid 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:

- Avoid sensitive activities near electricity transmission lines and infrastructure;
- Manage other activities to avoid reverse sensitivity effects on the Grid; and
- Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised.

The most effective and efficient way of managing the potential for adverse effects on the National Grid is to adopt a corridor approach. Transpower's corridor approach has two components, often referred to as the "National Grid Yard" and the "National Grid Subdivision Corridor". Adopting the National Grid corridor approach is supported by NPSET Policy 10 and 11. Policy 10 requires that councils to the extent reasonably possible, manage activities to avoid reverse sensitivity effects on the electricity transmission network and ensure that the operation, maintenance, upgrading, and development of the electricity transmission network is not compromised. Policy 11 requires that councils identify an appropriate buffer corridor, within which sensitive activities should generally not be provided for.

Transpower therefore considers it necessary for the Proposed District Plan to ensure the potential effects on the National Grid are appropriately managed, as set out in the NPSET.

As noted above in Section 4.3, the government is currently consulting on changes to the NESETA (and changed its title to National Environmental Standards for Electricity Network Activities) (NES-ENA), which includes specific corridor provisions to regulate activities (including land use, subdivision and earthworks) within spatially defined corridors of existing National Grid assets. These reflect the corridor provisions sought in this submission.

5.1 Specific Comments

In addition to the general commentary above (which for the avoidance of doubt, forms part of the Transpower submission in that it outlines additional reasoning for the specific relief sought in the following table attached as Appendix C), the following provides specific submissions points.

Amendments sought through this submission are shown as ~~red strikethrough~~ and underline text. For the avoidance of doubt all the points below include any consequential amendments that may be necessary to give full effect to the relief sought in Appendix C.

Appendix A National Grid Assets within the Kaipara District

Transpower Assets

Kaipara District

Legend

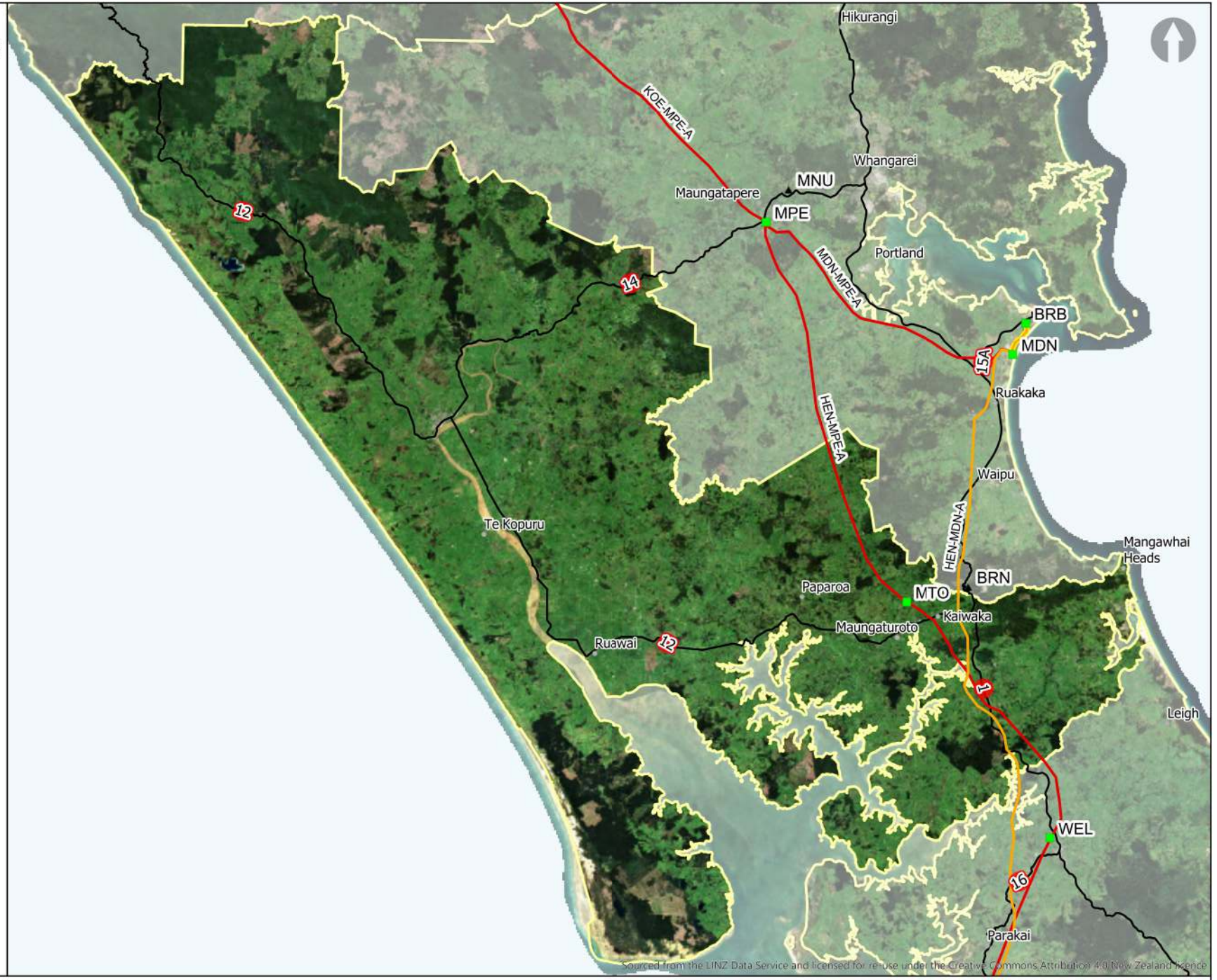
Territorial Land Authority
- Boundary

NZ Roads
- Highways

Transpower Assets
- Cable Protection Zone
- Overhead Fibre Cable
- Underground Fibre Cables

Site
- ACSTN
- COMMS
- HVDC
- TEE

Transmission Line
- 0kV Overhead
- 11, 66kV Underground
- 11, 33, 66 kV Overhead
- 110kV Underground
- 110 kV Overhead
- 220kV Underground
- 220 kV Overhead
- 350 kV Overhead
- 350kV Submarine
- 400kV Overhead



TRANSPOWER
Prepared by: Transpower Geospatial

Projection: NZTM 2000 Scale: 1:353,000 Plan Size: A3L

0 1,000 2,000 km

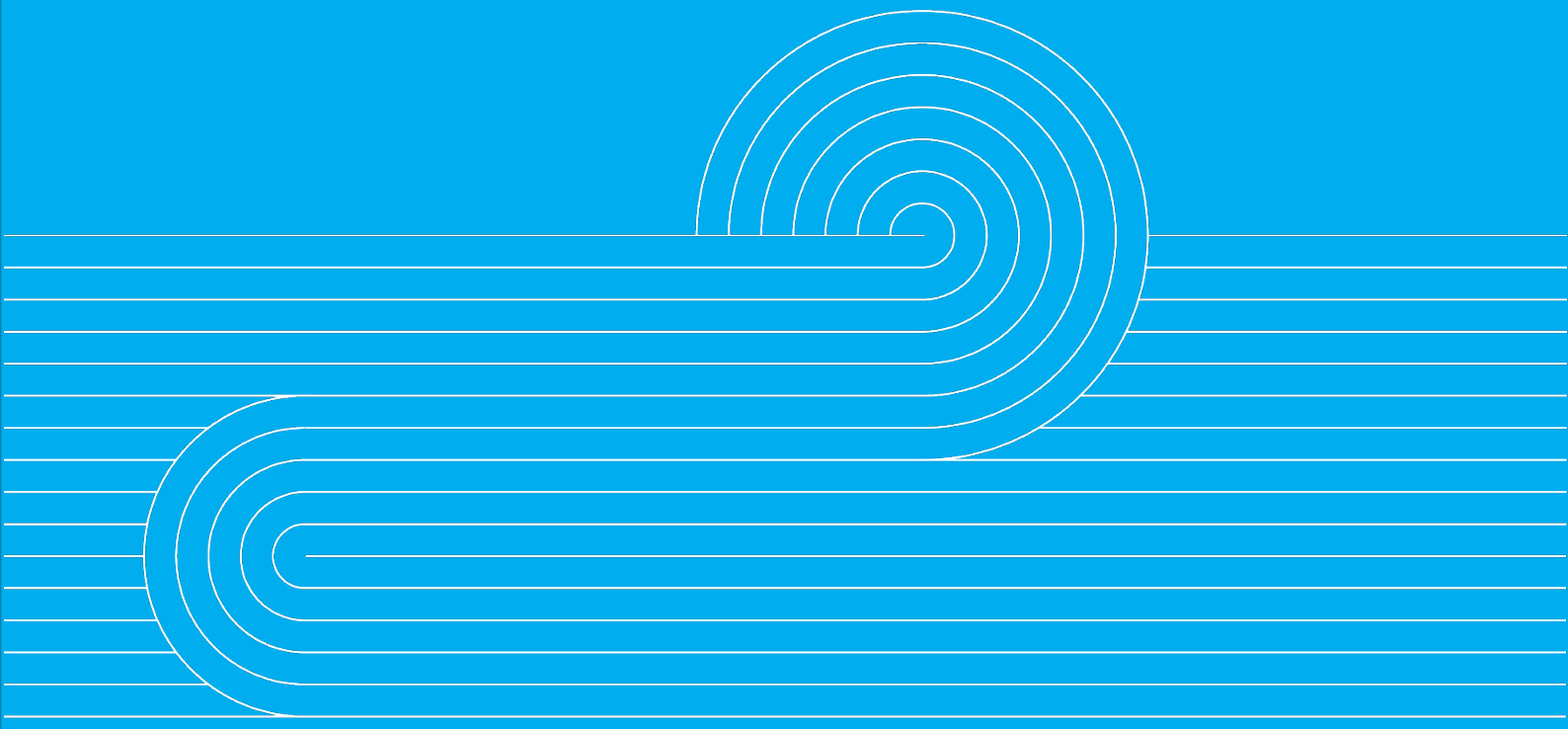
External Disclaimer

This document is produced for external release. Its conclusions are based on the information currently available to Transpower and may change as further information becomes available either internally or externally.

Date: 8/04/2020 *Drawn by: berrymanem*

Path: \\transpower.co.nz\Corp\DFSR\Collaboration\Spatial\GISProjects\p_Regional_District_Territory_Asset_Mapping\Territorial_Asset_Mapping\Territorial_Asset_Mapping.aprx

Appendix B National Policy Statement on Electricity Transmission 2008



NATIONAL POLICY STATEMENT

on Electricity Transmission

Issued by notice in the Gazette on 13 March 2008

CONTENTS

newzealand.govt.nz

Preamble

This national policy statement sets out the objective and policies to enable the management of the effects of the electricity transmission network under the Resource Management Act 1991.

In accordance with section 55(2A)(a) of the Act, and within four years of approval of this national policy statement, local authorities are to notify and process under the First Schedule to the Act a plan change or review to give effect as appropriate to the provisions of this national policy statement.

The efficient transmission of electricity on the national grid plays a vital role in the well-being of New Zealand, its people and the environment. Electricity transmission has special characteristics that create challenges for its management under the Act. These include:

- Transporting electricity efficiently over long distances requires support structures (towers or poles), conductors, wires and cables, and sub-stations and switching stations.
- These facilities can create environmental effects of a local, regional and national scale. Some of these effects can be significant.
- The transmission network is an extensive and linear system which makes it important that there are consistent policy and regulatory approaches by local authorities.
- Technical, operational and security requirements associated with the transmission network can limit the extent to which it is feasible to avoid or mitigate all adverse environmental effects.
- The operation, maintenance and future development of the transmission network can be significantly constrained by the adverse environmental impact of third party activities and development.
- The adverse environmental effects of the transmission network are often local – while the benefits may be in a different locality and/or extend beyond the local to the regional and national – making it important that those exercising powers and functions under the Act balance local, regional and national environmental effects (positive and negative).
- Ongoing investment in the transmission network and significant upgrades are expected to be required to meet the demand for electricity and to meet the Government's objective for a renewable energy future, therefore strategic planning to provide for transmission infrastructure is required.

The national policy statement is to be applied by decision-makers under the Act. The objective and policies are intended to guide decision-makers in drafting plan rules, in making decisions on the notification of the resource consents and in the determination of resource consent applications, and in considering notices of requirement for designations for transmission activities.

However, the national policy statement is not meant to be a substitute for, or prevail over, the Act's statutory purpose or the statutory tests already in existence. Further, the national policy statement is subject to Part 2 of the Act.

For decision-makers under the Act, the national policy statement is intended to be a relevant consideration to be weighed along with other considerations in achieving the sustainable management purpose of the Act.

This preamble may assist the interpretation of the national policy statement, where this is needed to resolve uncertainty.

1. Title

This national policy statement is the National Policy Statement on Electricity Transmission 2008.

2. Commencement

This national policy statement comes into force on the 28th day after the date on which it is notified in the *Gazette*.

3. Interpretation

In this national policy statement, unless the context otherwise requires:
Act means the Resource Management Act 1991.

Decision-makers means all persons exercising functions and powers under the Act.

Electricity transmission network, electricity transmission and transmission activities/ assets/infrastructure/resources/system all mean part of the national grid of transmission lines and cables (aerial, underground and undersea, including the high-voltage direct current link), stations and sub-stations and other works used to connect grid injection points and grid exit points to convey electricity throughout the North and South Islands of New Zealand.

National environmental standard means a standard prescribed by regulations made under the Act.

National grid means the assets used or owned by Transpower NZ Limited.
Sensitive activities includes schools, residential buildings and hospitals.

4. Matter of national significance

The matter of national significance to which this national policy statement applies is the need to operate, maintain, develop and upgrade the electricity transmission network.

5. Objective

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:

- managing the adverse environmental effects of the network; and
- managing the adverse effects of other activities on the network.

6. Recognition of the national benefits of transmission

POLICY 1

In achieving the purpose of the Act, decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. The benefits relevant to any particular project or development of the electricity transmission network may include:

i) maintained or improved security of supply of electricity; or

ii) efficient transfer of energy through a reduction of transmission losses; or

iii) the facilitation of the use and development of new electricity generation, including renewable generation which assists in the management of the effects of climate change; or

iv) enhanced supply of electricity through the removal of points of congestion.

The above list of benefits is not intended to be exhaustive and a particular policy, plan, project or development may have or recognise other benefits.

7. Managing the environmental effects of transmission

POLICY 2

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.

POLICY 3

When considering measures to avoid, remedy or mitigate adverse environmental effects of transmission activities, decision-makers must consider the constraints imposed on achieving those measures by the technical and operational requirements of the network.

POLICY 4

When considering the environmental effects of new transmission infrastructure or major upgrades of existing transmission infrastructure, decision-makers must have regard to the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection.

POLICY 5

When considering the environmental effects of transmission activities associated with transmission assets, decision-makers must enable the reasonable operational, maintenance and minor upgrade requirements of established electricity transmission assets.

POLICY 6
Substantial upgrades of transmission infrastructure should be used as an opportunity to reduce existing adverse effects of transmission including such effects on sensitive activities where appropriate.

POLICY 7
Planning and development of the transmission system should minimise adverse effects on urban amenity and avoid adverse effects on town centres and areas of high recreational value or amenity and existing sensitive activities.

POLICY 8
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.

POLICY 9
Provisions dealing with electric and magnetic fields associated with the electricity transmission network must be based on the International Commission on Non-ioninsing Radiation Protection *Guidelines for limiting exposure to time varying electric magnetic fields (up to 300 GHz)* (Health Physics, 1998, 74(4): 494-522) and recommendations from the World Health Organisation monograph *Environment Health Criteria* (No 238, June 2007) or revisions thereof and any applicable New Zealand standards or national environmental standards.

8. Managing the adverse effects of third parties on the transmission network

POLICY 10
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
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).

9. Maps

POLICY 12
Territorial authorities must identify the electricity transmission network on their relevant planning maps whether or not the network is designated.

10. Long-term strategic planning for transmission assets

POLICY 13
Decision-makers must recognise that the designation process can facilitate long-term planning for the development, operation and maintenance of electricity transmission infrastructure.

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.

Explanatory note

This note is not part of the national policy statement but is intended to indicate its general effect

This national policy statement comes into force 28 days after the date of its notification in the *Gazette*. It provides that electricity transmission is a matter of national significance under the Resource Management Act 1991 and prescribes an objective and policies to guide the making of resource management decisions.

The national policy statement requires local authorities to give effect to its provisions in plans made under the Resource Management Act 1991 by initiating a plan change or review within four years of its approval.

Appendix C Specific Submission Points

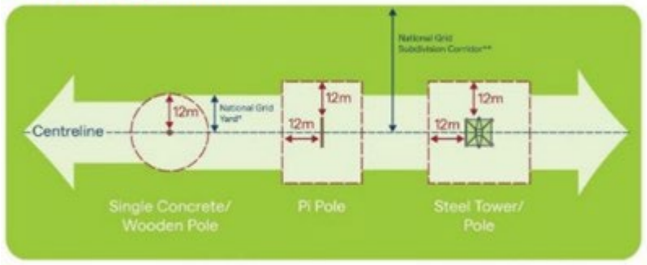
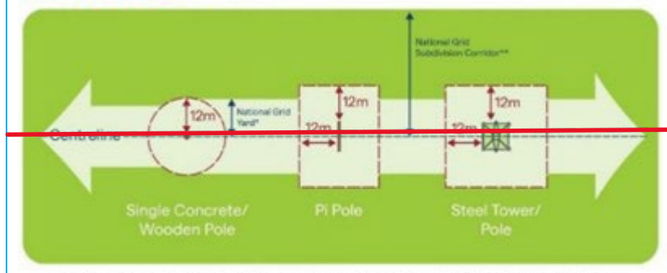
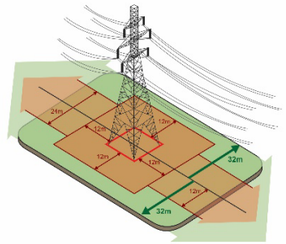
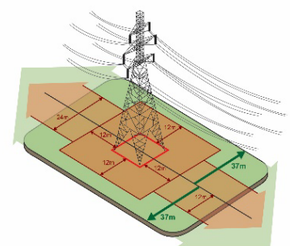
Kaipara District Plan – Table of relief

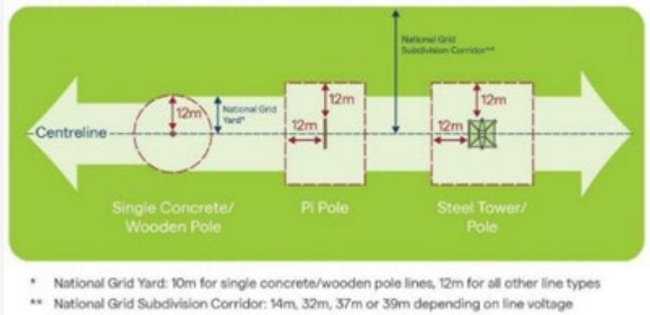
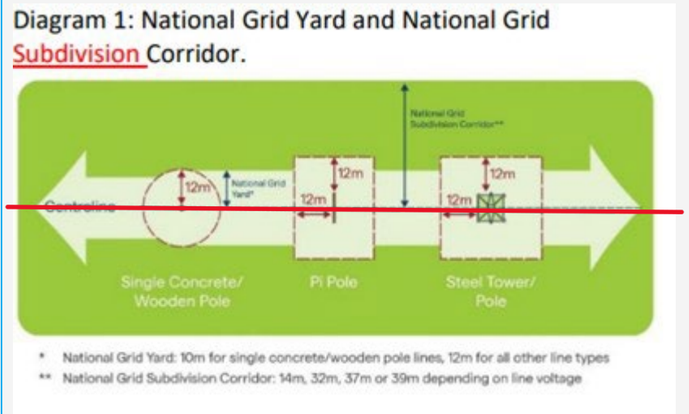
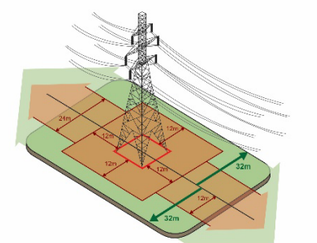
Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
General Submission Point	Amend	Through its specific submission points, Transpower has sought relief to give effect to the NPSET. The NPSET was gazetted on 13 March 2008. The NPSET confirms the national significance of the National Grid and establishes national policy direction to ensure decision-makers under the Resource Management Act ("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 sets a clear directive to councils on how to provide for National Grid resources (including future activities) when drafting all their plans. Thus, councils have to work through how to make appropriate provision for the National Grid in their District Plans, in order to give effect to the NPSET. 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 it. At the time of lodgement of this submission Transpower is aware of consultation on a replacement NPS and NES for electricity transmission. Given the potential for change in national direction, Transpower seeks that the PDP is amended (though the plan change process) to give effect to any replacement national direction.	Amend the PDP as appropriate to give effect to the NPSET and NESETA, or any replacement national direction.
Part 1 – Introduction and General Provisions			
General Approach			
Relationship between spatial layers			
Overview This plan uses spatial layers (zones and other defined areas) to manage areas of the district appropriately in terms of their expected type and level of activities and development. These spatial layers are shown on the Planning Maps, except for some sites identified by legal descriptions or street addresses in specific controls. **Spatial layers**	Support in part / Oppose in part	Transpower generally supports the intent of this guidance, however notes that there is no "spatial layer" that refers to the provisions relating to activities within the National Grid corridors. Clarification is therefore required within this section to ensure plan users know where to locate the relevant provisions relating to the National Grid.	Amend this section of the plan to add the following subsection after **Overlays** and before **Specific controls**: **Infrastructure corridors** Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in the Infrastructure Chapter.

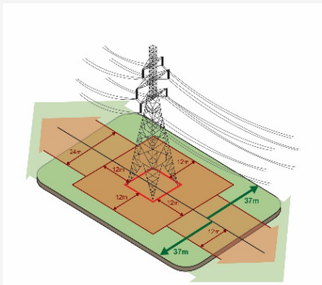
Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
Zones The district is divided into zones according to the intended character and use of the area. The zones are: 1. General residential zone 2. General rural zone 3. Rural lifestyle zone 4. Commercial zone 5. Light industrial zone 6. Heavy industrial zone 7. Natural open space zone 8. Open space zone 9. Sport and active recreation zone 10. Māori purpose zone 11. Hospital zone 12. Estuary Estates zone (Mangawhai Central) 13. Trifecta development area 14. Mangawhai Hills development area Activities within different zones are subject to different zone provisions, including objectives, policies, rules and standards. Activities are subject to more permissive or restrictive controls, depending on the purpose of the zone in which they are located. All land in the district is in a zone except roads, which are not zoned. **Overlays** The Plan includes overlays in areas with a particular characteristic, risk or value that needs to be managed at a District-wide scale. Overlays shown on the Planning Maps include: 1. Historic Heritage; 2. Notable Trees; 3. Sites and Areas of Significance to Māori; 4. Coastal Environment; 5. High Natural Character and Outstanding Natural Character Area; 6. Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs); 7. Coastal Flood Hazard Area, Coastal Erosion Hazard Area and River Flood Hazard Areas; and 8. Esplanade Priority Area. These overlays are in addition to zones, so land within an overlay is subject to zone rules as well as overlay rules relating to the characteristic, risk, or value of interest. Not all land is subject to an overlay. Some land is subject to two or more overlays. **Specific controls** Specific controls may identify a site or area by its address or legal description in the plan text, instead of showing it on the planning maps. These sites have controls that differ from the general zone or overlay provisions. Specific controls tend to apply to smaller, localised and more easily defined sites, such as a single property.			

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
Designations Designations apply to land associated with a public work, project, or utility operation carried out by a Requiring Authority, such as the Crown, council or utility operator. Designated land is shown on the planning maps. Under a designation, the requiring authority may carry out works for the purpose of the designation without needing to obtain resource consents otherwise required by the district plan. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work or activity identified in the designation.			
Interpretation			
Definitions			
Earthworks means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.	Support	Transpower supports this definition as it reflects the National Planning Standards. Transpower note that there are exclusions within the earthworks definition that still require regulation in the National Grid Yard. These are addressed in the rules applying to earthworks within the National Grid Yard to avoid any potential confusion.	Retain the definition of earthworks.
Functional need means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.	Support	Transpower supports this definition as it is consistent with the National Planning Standards.	Retain the definition of functional need.
Hazardous Facility Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time and excludes: fuel stored in mobile plants, motor vehicles, boats and small engines; the incidental use and storage of hazardous substances in domestic scale quantities; activities involving sub-classes not included in the Activity Status Table.	Support	Transpower supports the inclusion of a definition of Hazardous Facility in the Proposed District Plan however the definition as notified appears incomplete as the list of exclusions is limited and leaves out a number of minor uses of hazardous substances that don't normally require regulation.	Replace the definition of hazardous facility with the following: **Hazardous facility** Means a facility or activity that involves the use, storage or disposal of any hazardous substance, but excludes: 1. the incidental use and storage of hazardous substances in minimal domestic scale quantities; 2. retail outlets for hazardous substances intended for domestic usage (e.g. supermarkets, hardware stores and pharmacies); 3. the incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities; 4. pipelines used for the transfer of hazardous substances such gas, oil, trade waste and sewage; 5. fuel in motor vehicles, boats, airplanes and small engines; 6. the use, transportation, or storage of any hazardous substance for any temporary military training activity; 7. the transportation of hazardous substances (e.g. in trucks or trains); or 8. mixing and application of hazardous substances solely for the purpose of controlling plant and animal pests on site.
Hazardous substance has the same meaning as in section 2 of the RMA as set out below:	Support	Transpower supports this definition as it is consistent with the definition used in the RMA.	Retain the definition of hazardous substance.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
….			
Infrastructure has the same meaning as in section 2 of the RMA as set out below: a. …	Support	Transpower supports this definition as it is consistent with the definition used in the RMA.	Retain the definition of infrastructure.
Land disturbance means alteration or disturbance of land, (or any matter constituting the land including, soil, clay, sand and rock), that does not permanently alter the profile, contour or height of the land.	Support	Transpower supports this definition as it is consistent with the National Planning Standards.	Retain the definition of land disturbance.
Minor Upgrading 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.	Support	Transpower supports the definition of minor upgrading as it provides additional clarity for plan users. Transpower notes that current consultation on the NPSET and NESETA introduces definitions for 'routine' and 'non-routine' activities to apply to the National Grid. Transpower supports such definitions as they better reflect the types of activities associated with National Grid activities. Should the changed national direction be gazetted during the PDP process, Transpower would support the use of these terms.	Retain the definition of minor upgrading. Should changes to national direction be gazetted during the PDP process, Transpower seeks the use of terminology within the updated national direction.
National Grid Subdivision Corridor Means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground National Grid transmission line as follows: 1. 14m of a 110kV transmission line on single poles 2. 16m of a 110kV transmission line on pi poles; 3. 32m of a 110kV transmission line on towers 4. 37m of a 220kV transmission line on towers The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer visible 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. Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated. [See Diagram 1 below]	Support	Transpower supports the inclusion of a National Grid Subdivision Corridor definition on the basis that it gives effect to the NPSET and specifically policies 10 and 11 which establish the mandate for the National Grid Yard and National Grid Subdivision Corridor promoted by Transpower for the National Grid. However, Transpower seeks amendment to the definition and updated diagrams to provide clear direction to District Plan users on how the National Grid Subdivision Corridor is to be measured and to reflect the existing assets in the district (noting there are no pole support structures). Transpower considers these an improvement on the notified diagrams and reflects what is now sought in other district plans. A copy of the revised diagrams and descriptions are shown here and the diagrams are attached as **Appendix D** to this submission.	Amend the definition as follows: **National Grid Subdivision Corridor** Means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground National Grid transmission line as follows: ~~1. 14m of a 110kV transmission line on single poles~~ ~~2. 16m of a 110kV transmission line on pi poles;~~ 3. 32m of a 110kV transmission line on towers 4. 37m of a 220kV transmission line on towers The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer visible 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. Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated. [See Diagram~~s 1 below~~.]

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
Diagram 1: National Grid Yard and National Grid Subdivision Corridor.  * National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage			Diagram 1: National Grid Yard and National Grid Subdivision Corridor.  * National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage The National Grid Subdivision Corridor is shown in green. The National Grid Yard is shown in orange or red.  Steel Lattice Tower - 110kV Transmission Line  Steel Lattice Tower - 220kV Transmission Line * National Grid Yard: 12m for 110kV and 220kV lines. ** National Grid Subdivision Corridor: 32m or 37m depending on line voltage.
National Grid Yard means:	Support in part	Transpower supports the inclusion of a National Grid Yard definition on the basis that it gives effect to the NPSET and specifically policies 10 and 11 which establish	Amend the definition of National Grid Yard as follows: **National Grid Yard** means:

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
1. the area located within 10m of either side of the centreline of an above ground 110kV electricity transmission line on single poles; 2. the area located within 12m either side of the centreline of an above ground transmission line on poles or towers that is 110kV or greater; and 3. the area located within 12m in any direction from the outer visible edge of an electricity transmission pole or tower foundation, associated with a line which is 110kV or greater. The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer visible 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. Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated. Diagram 1: National Grid Yard and National Grid Subdivision Corridor.  [See Diagram 1 above]		the mandate for the National Grid Yard and National Grid Subdivision Corridor promoted by Transpower for the National Grid. Notwithstanding the support, Transpower submits that minor amendments to the definition are necessary to replace the diagrams to provide clear direction to District Plan users on how the National Grid Yard is to be measured and amendment to reflect there are no existing pole support structures within the district. Transpower considers these an improvement on the notified diagrams and accompanying text and will assist with plan interpretation. A copy of the revised diagrams and descriptions are shown here and attached as **Appendix D** to this submission.	~~1. the area located within 10m of either side of the centreline of an above ground 110kV electricity transmission line on single poles;~~ 2. the area located within 12m either side of the centreline of an above ground transmission line on ~~poles or~~ towers that is 110kV or greater; and 3. the area located within 12m in any direction from the outer visible edge of an electricity transmission ~~pole or~~ tower foundation, associated with a line which is 110kV or greater. The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer visible 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. Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated. Diagram 1: National Grid Yard and National Grid Subdivision Corridor.  [See Diagrams below ~~1 above~~]  Steel Lattice Tower - 110kV Transmission Line

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
			 Steel Lattice Tower - 220kV Transmission Line * National Grid Yard: 12m for 110kV and 220kV lines. ** National Grid Subdivision Corridor: 32m or 37m depending on line voltage.
Network utility operator has the same meaning as in s166 of the RMA (as set out below): …	Support	Transpower supports this definition as it consistent with the definition in the RMA.	Retain the definition of network utility operator.
Operational Need means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.	Support	Transpower supports this definition as it is consistent with the National Planning Standards.	Retain the definition of operational need.
Regionally Significant Infrastructure means: a. Main pipelines for the distribution or transmission of natural or manufactured gas or petroleum and key delivery points and storage facilities; b. Key facilities required for communication (including telecommunication, broadband, wireless networks and radio); c. The 'national grid' as defined by the Electricity Industry Act 2010 including facilities for the transmission of electricity from the 'national grid' (such as substations, grid injection points etc.) to the 'network'; d. Network electricity lines and associated infrastructure that constitute the sub-transmission network; e. Electricity distribution assets which supply essential public services (such as hospitals or lifelines facilities), large (1MW or more) industrial or commercial consumers, 1000 or more consumers or are difficult to replace with an alternative supply if they are compromised"; f. Electricity generation facilities (including Ngāwhā geothermal power station and Wairua hydroelectric power station) which supply electricity to either the national grid or the local distribution network; g. Regional and district council water storage, trunk lines and treatment plants;	Support	Transpower supports the definition, insofar as it relates to the National Grid.	Retain the definition of regionally significant infrastructure, noting that in a submission point above Transpower has sought a specific and detailed definition of the National Grid to provide clarity to plan users. The definition in the Electricity Act lacks clarity for the purpose of the National Grid provisions provided in the PDP and sought though this submission.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
h. Regional and district council wastewater trunk lines and treatment plants and key elements of the stormwater network including treatment devices; or i. Flood management / protection schemes managed by regional and / or district councils. Infrastructure extends also to mean the site related components that enable the asset to function.			
Sensitive activity means all or any of the following: a. an educational facility, including a childcare facility, wananga and kohanga reo, b. a residential activity, including papakainga building, rest home, retirement village, visitor accommodation, home stay; c. a healthcare activity; and d. a hospital.	Support in part	Transpower supports this definition and considers it necessary to provide clarity for rules which rely on the definition, including those that apply to activities in proximity to the National Grid. Transpower considers it appropriate for places of worship to be included in the definition	Amend the definition of sensitive activity as follows. **Sensitive activity** means all or any of the following: a. an educational facility, including a childcare facility, wananga and kohanga reo, b. a residential activity, including papakainga building, rest home, retirement village, visitor accommodation, home stay; c. a healthcare activity; ~~and~~ d. a hospital; and e. a place of worship.
NEW DEFINITION – National Grid	Amend	Transpower supports the inclusion of a definition in the PDP for the National Grid. This will assist with plan interpretation in providing clarity as to the assets forming part of the National Grid. The cross reference to the Electricity Act within the definition of Regionally Significant Infrastructure does not reflect the assets or reflect national direction.	Insert the following definition for National Grid as follows: **National Grid** means all parts of the National Grid of electricity transmission that: a) comprise the network of transmission lines, and cables (aerial, underground, and submarine, including the high-voltage direct current link), stations, and substations, facilities and works, and all ancillary activities, and other works used to connect grid injection points and grid exit points to convey electricity; b) is owned or used by Transpower New Zealand Limited; and c) is commonly known as the National Grid.
NEW DEFINITION – Network Utility	Amend	Transpower considers the inclusion of the definition of Network utility will improve the clarity of the Proposed District Plan.	Include the following definition of Network utility. **Network utility** means a project, work, system or structure that is a network utility operation undertaken by a network utility operator.
NEW DEFINITION – Reverse sensitivity	Amend	Transpower considers the inclusion of the definition of Reverse sensitivity will improve the clarity of the Proposed District Plan.	Include the following definition of reverse sensitivity: **Reverse sensitivity** means the potential for the operation of an existing, permitted, lawfully established or approved activity to be compromised, constrained, or curtailed by establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
			effects generated by an existing, permitted, lawfully established or approved activity.
NEW DEFINITION – Upgrading	Amend	On the basis the NESETA regulates the upgrade of existing National Grid assets, Transpower is somewhat neutral on the provision of a definition. However, Transpower considers the inclusion of the definition of Upgrading may improve the clarity of the Proposed District Plan. Notwithstanding the above, Transpower notes that current consultation on the NPSET and NESETA introduces definitions for 'routine' and 'non-routine' activities to apply to the National Grid. Transpower supports such definitions as they better reflect the types of activities associated with National Grid activities. Should the changed national direction be gazetted during the PDP process, Transpower would support the use of these terms as they apply to the National Grid rather than references to upgrading.	Include the following definition of upgrading: **Upgrading** As it applies to the National Grid, means increasing the carrying capacity, efficiency, security, or safety of a transmission line. As it applies to other infrastructure, means the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, but excludes maintenance and repair. Should changed national direction be gazetted during the PDP process, Transpower seeks that the PDP be updated to use the terminology within the updated national direction.
Part 2 – District Wide Matters			
Strategic Direction			
Overview The Strategic Direction chapter sets out the overarching direction for the sustainable management of growth, land use, and development in the Kaipara District. This chapter identifies the strategic and significant resource management issues that are most relevant for the Kaipara District. The strategic objective and polices provide guidance on what the objectives and policies in other chapters of the plan are seeking to achieve. All relevant objectives and policies in the District Plan (including the Strategic Direction objectives and policies) are to be read as a whole and considered together. No hierarchy exists between them. Activity-specific and location-specific objectives and policies are included within the relevant chapters of this District Plan.	Support	Transpower supports the statement that objectives and policies of the plan are to be read as a whole and considered together and that there is no hierarchy between them.	Retain text in the second paragraph of the Overview of the Strategic Direction section of the Proposed District Plan.
SD-NH-01 Natural hazards and resilience 1. Areas subject to predictable natural hazard risks are identified; 2. The risks from natural hazards are taken into account for all new subdivision, use and development; 3. The maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and 4. Kaipara communities have reduced vulnerability, strengthened resilience, and enhanced capacity to adapt to the impacts of natural hazard events.	Support in part	Transpower generally supports the objective but considers that the reference to infrastructure assets should also allow for the development of those assets as new infrastructure may be constructed in future. Transpower supports the reference to 'new' within clause 2.	Amend SD-NH-O1 as follows: 1. Areas subject to predictable natural hazard risks are identified; 2. The risks from natural hazards are taken into account for all new subdivision, use and development; 3. The development, maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and 4. Kaipara communities have reduced vulnerability, strengthened resilience, and enhanced capacity to adapt to the impacts of natural hazard events.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
New Objective		Transpower seeks a new strategic objective in the Proposed District Plan which ensures the benefits of nationally, and regionally significant infrastructure are recognised. As an alternative, Transpower would support the objective being specific to the National Grid, in recognition of Policy 1 of the NPSET.	Insert a new strategic objective as follows: **SD-IE-O1: Benefits of Regionally Significant Infrastructure** The benefits and local and regional importance of the use and development of regionally significant infrastructure are recognised and provided for. Or, make the above objective specific to the National Grid.
New Objective		Transpower seeks a new strategic objective in the Proposed District Plan which ensures nationally, and regionally significant infrastructure is protected from incompatible development and activities that may compromise its operation. As an alternative, Transpower would support the objective being specific to the National Grid, in recognition of Policy 10 and 11 of the NPSET.	Insert a new strategic objective as follows: **SD-IE-O2: Effects on Regionally Significant Infrastructure** Infrastructure of national and regional significance is protected from incompatible development and activities that may compromise its safe and efficient operation, maintenance and upgrade, including potential reverse sensitivity effects. Or, make the above objective specific to the National Grid.
Energy, Infrastructure and Transport			
Renewable Electricity Generation			
General Comment	Support	While the Renewable Electricity Generation Chapter is not directly applicable to Transpower, it is of relevance given renewable electricity generation will play a critical role in New Zealand's carbon zero commitment and mitigating the effects of climate change. Transpower is generally supportive of the policy approach to recognise and provide for renewable electricity generation activities.	Retain the Renewable Electricity Generation chapter.
REG-P2 Enable the effective development, operation, maintenance and upgrade of renewable electricity generation activities Provide for the effective and efficient development, operation, maintenance and upgrading of renewable electricity generation activities at a range of scales from solar and wind energy resources.	Support in part	Transpower supports the intent of the policy however notes that the title for the policy begins with "Enable…"whereas the actual policy begins with "Provide for…" These two terms have different meanings. To ensure the policy is clear and consistent with REG-O2, the text requires modification.	Amend REG-P2 as follows: **REG-P2 Enable the effective development, operation, maintenance and upgrade of renewable electricity generation activities** ~~Provide for~~Enable the effective and efficient development, operation, maintenance and upgrading of renewable electricity generation activities at a range of scales from solar and wind energy resources.
REG-P9 Managing reverse sensitivity Manage reverse sensitivity effects by: 1. Requiring new sensitive activities to be designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on existing renewable electricity generation activities; and 2. Requiring new renewable electricity generation activities to manage adverse effects on existing sensitive activities in close proximity.	Oppose in part	Transpower considers that because REG-P9 is intended to manage reverse sensitivity effects, both subclauses should refer to reverse sensitivity effects only. As drafted sub clause 2 refers to all adverse effects of renewable generation activities, when these are addressed in REG-P4.	Amend REG-P9 as follows: **REG-P9 Managing reverse sensitivity** Manage reverse sensitivity effects by: 1. Requiring new sensitive activities to be designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on existing renewable electricity generation activities; and

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
			2. Requiring new renewable electricity generation activities to manage ~~adverse~~ reverse sensitivity effects on existing sensitive activities in close proximity. Alternatively, subclause 2 could be deleted, in reliance on REG-P4 which states: **REG-P4 Managing adverse effects of renewable electricity generation activities** Manage the adverse effects of renewable electricity generation activities by: 1. Recognising that there will be unavoidable adverse effects on the environment from renewable electricity generation activities; 2. Implementing effective mitigation measures, which may include: a. Appropriate location and design; b. Screening and setbacks from sensitive activities; c. Adaptive management measures; d. Rehabilitation of the site at the end of its operational life; and 3. Having regard to any proposed offsetting or compensation measures for adverse effects that cannot practicably be avoided, remedied or mitigated.
Infrastructure			
Overview While the Transport chapter addresses transport matters and the Renewable Electricity Generation chapter addresses renewable electricity generation, the Infrastructure chapter relates to all other forms of infrastructure. Regionally Significant Infrastructure and other infrastructure are recognised by national planning instruments as well as the Northland Regional Policy Statement. The provisions within the infrastructure chapter of the District Plan apply across the District in all the zones. The zone chapters in Part 3 - Area Specific Matters do not apply to infrastructure activities unless specifically referred to within this chapter. The chapters and provisions in Part 2 - District-wide Matters apply to infrastructure. Rural land uses, such as farming activities, are generally not "infrastructure" when they are on-farm services and do not have a public or group infrastructure purpose. Infrastructure is defined in Part 1 - Introduction and general provisions, and on-farm infrastructure to assist with the day to day running of a farm is not included in the definition of "infrastructure". 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).	Support in part	Transpower supports the statements in the Overview that: • clearly indicate that the zone chapters do not apply to infrastructure activities unless it specifically referred to in this chapter; and • make reference to the NESETA and compliance with NZECP 34:2001 Notwithstanding the above, Transpower does not support the indication that the chapters and provisions of Part 2 – District wide matters apply to the National Grid as the provisions in other chapters do not give effect to the NPSET or reconcile the differing national direction. An example is policy NFL-P3 which applies an avoid directive for existing and new National Grid assets, and NFL-R2 which applies a non complying activity status for RSI within an ONFL within the Coastal Environment. The approach sought by Transpower throughout this submission is that the National Grid be addressed solely in the infrastructure chapter. Transpower also seeks reference to the National Gird Yard and National Grid Subdivision Corridor to reflect the policy and rule framework, noting that reliance on	Amend the Overview as follows: **Overview** While the Transport chapter addresses transport matters and the Renewable Electricity Generation chapter addresses renewable electricity generation, the Infrastructure chapter relates to all other forms of infrastructure. Regionally Significant Infrastructure and other infrastructure are recognised by national planning instruments as well as the Northland Regional Policy Statement. The provisions within the infrastructure chapter of the District Plan apply across the District in all the zones. The zone chapters in Part 3 - Area Specific Matters do not apply to infrastructure activities unless specifically referred to within this chapter. The chapters and provisions in Part 2 - District-wide Matters apply to infrastructure, other than the National Grid. Rural land uses, such as farming activities, are generally not "infrastructure" when they are on-farm services and do not have a public or group infrastructure purpose. Infrastructure is defined in Part 1 - Introduction and general provisions, and on-farm infrastructure to assist with the day to day running of a farm is not included in the definition of "infrastructure".

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
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 rules in this section, the NESETA provisions shall prevail. Buildings, structures, and activities in the vicinity of the National Grid or electricity distribution lines must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001. Vegetation planted in the vicinity of the National Grid or electricity distribution lines must comply with the Electricity (Hazards from Trees) Regulations 2003. 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. 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 District Plan, the NESTF provisions shall prevail, unless located within an overlay area, where the District Plan rules for infrastructure may apply to regulated activities in the NESTF as per Regulation 56 of the NESTF. Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in this chapter.		NZECP 34 is not sufficient and the reference is potentially misleading as it does not highlight the National Grid corridor provisions in the Chapter.	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). 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 rules in this section, the NESETA provisions shall prevail. Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in this chapter, with specific rules and policies to manage subdivision, use and development (including earthworks) within the spatially defined National Grid Yard and National Grid Subdivision Corridor. Buildings, structures, and activities in the vicinity of the National Grid or electricity distribution lines must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001. Vegetation planted in the vicinity of the National Grid or electricity distribution lines must comply with the Electricity (Hazards from Trees) Regulations 2003. 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. 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 District Plan, the NESTF provisions shall prevail, unless located within an overlay area, where the District Plan rules for infrastructure may apply to regulated activities in the NESTF as per Regulation 56 of the NESTF. ~~Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in this chapter.~~
INF-O1 Effective, resilient, efficient and safe infrastructure across the Kaipara District that: 1. Provides essential and secure services, including in emergencies; 2. Facilitates local, regional, national or international connectivity; 3. Contributes to the economy and support a high standard of living; 4. Integrates with subdivision, use and development ; and	Support in part	Transpower generally supports INF-O1 but considers that the ability of all infrastructure to be integrated with subdivision, use and development may be constrained, depending on the purpose of the infrastructure. For example, it may not be appropriate or practicable for high voltage transmission lines, designed to transfer electricity through the District to areas further north, to	Amend INF-O1 as follows: Effective, resilient, efficient and safe infrastructure across the Kaipara District that: 1. Provides essential and secure services, including in emergencies; 2. Facilitates local, regional, national or international connectivity; 3. Contributes to the economy and support a high standard of living;

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
5. Enables people and communities to provide for their health, safety and wellbeing.		be integrated with local subdivision, landuse or development. Transpower suggests an amendment to address this matter.	4. Integrates with subdivision, use and development, where practicable; and 5. Enables people and communities to provide for their health, safety and wellbeing.
INF-O2 The adverse effects of infrastructure on the environment are avoided, remedied or mitigated, while recognising: 1. The functional need or operational need of infrastructure; 2. That positive effects of infrastructure may be realised locally, regionally or nationally.	Support in part	Transpower supports the intent of INF-O2 but considers it should be expanded to recognise the benefits of infrastructure.	Amend INF-O2 as follows: The adverse effects of infrastructure on the environment are avoided, remedied or mitigated, while recognising: 1. The benefits of infrastructure for people and communities; 2. The functional need or operational need of infrastructure; 3. That positive effects of infrastructure may be realised locally, regionally or nationally.
INF-O3 The safety, efficient operation, maintenance, repair or upgrading of infrastructure is not constrained or compromised by new incompatible land use, subdivision or development.	Support	Transpower considers this objective is necessary to give effect to the NPSET.	Retain INF-O3.
INF-O4 1. The national significance and benefits of the National Grid are recognised and provided for; and 2. The National Grid is not compromised by other subdivision, use and development.	Support in part	Transpower generally supports INF-O4 but considers that including specific reference to avoiding reverse sensitivity effects will more appropriately give effect to Policy 10 of the NPSET.	Amend INF-O4 as follows: 1. The national significance and benefits of the National Grid are recognised and provided for; and 2. The National Grid is not compromised by other subdivision, use and development, and reverse sensitivity effects from other activities on the National Grid are avoided.
INF-P1 Recognise the benefits of infrastructure by: 1. Allowing the development, upgrade, operation, maintenance, repair or removal of infrastructure; and 2. Providing for the functions and responsibilities of infrastructure, including as lifeline utilities during an emergency.	Support	Transpower supports the policy on the basis it gives effect to the NPSET (noting that INF-P9 provides a specific policy for the National Grid).	Retain INF-P1.
INF-P2 Co-ordinate infrastructure planning and delivery with land use, subdivision, development and urban growth so that Kaipara's future land use and infrastructure is integrated, efficient and aligned.	Support	Transpower supports the policy.	Retain INF-P2.
INF-P3 1. Have particular regard to the benefits that can be gained from the development and use of regionally significant infrastructure; and 2. Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.	Support	On the basis of INF-O4 and INF-P9 and P10, Transpower supports the policy noting it applies to all RSI.	Retain INF-P3.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
INF-P4 Recognise the benefits of new technologies in infrastructure that: 1. Improve access to, and efficient use and development of, networks and services; 2. Allow for the re-use of redundant services and structures; 3. Increase resilience, safety or reliability of networks and services; or 4. Result in environmental benefits and enhancements.	Support	Transpower supports the policy and the recognition of technological advances.	Retain INF-P4.
INF-P5 Provide for new regionally significant infrastructure within an Overlay where: 1. There is a demonstrated functional or operational need for the infrastructure to be located within the Overlay; and 2. It is demonstrated through an options assessment that locating within an Overlay is the best practicable option, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options.	Oppose in part	Noting INF-P10 provides a specific policy framework for considering new National Grid assets, Transpower supports the inclusion of a policy to provide for new regionally significant infrastructure within an Overlay when there is a functional or operational need for it to be located there. However the inclusion of the word "demonstrated" is superfluous and creates uncertainty regarding the information that would need to be provided to a decision maker. Sub-clause 2 of the policy goes beyond what is required by alternatives assessments under the RMA. On the basis of INF-P10, Transpower is somewhat neutral but would support alternative wording to clause 2.	Amend INF-P5 as follows (or alternative wording): Provide for new regionally significant infrastructure within an Overlay where: 1. There is a ~~demonstrated~~functional or operational need for the infrastructure to be located within the Overlay; and 2. It is demonstrated through an options assessment that locating within an Overlay is the best practicable option, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options.
INF-P6 Minimise adverse effects of infrastructure on the environment, while having regard to: 1. The functional need and operational need of the network utility; 2. The extent to which adverse effects have been addressed through site, route or method selection; 3. The necessity of the infrastructure; 4. The duration or frequency of adverse effects; and 5. The location of existing infrastructure, including: 1. The complexity and connectedness of the networks and services; and 2. The potential for co-location and shared use of network utility corridors.	Oppose in part	INF-P6 - P9 are under the heading "Managing adverse effects of infrastructure" and the RMA allows for "avoiding, remedying or mitigating" adverse effects. Given the policy applies to existing and new infrastructure, within all environments, and any and all effects of any scale, Transpower considers requiring infrastructure providers to minimise adverse effects too onerous. In addition, the requirement in subclause 1 to consider needs should not be conjunctive. Furthermore, the 'necessity' of the infrastructure is addressed within clause 1. where operational need is referred too. Clause 3 is therefore an unnecessary and overly onerous test.	Amend INF-P6 as follows: ~~Minimise~~ Manage adverse effects of infrastructure on the environment, while having regard to: 1. The functional need ~~and~~ or operational need of the network utility; 2. The extent to which adverse effects have been addressed through site, route or method selection; ~~3. The necessity of the infrastructure;~~ 4. The duration or frequency of adverse effects; and 5. The location of existing infrastructure, including: a. The complexity and connectedness of the networks and services; and b. The potential for co-location and shared use of network utility corridors.
INF-P7 Encourage new linear infrastructure in urban areas to be placed underground unless: 1. The adverse effects on the environment are greater than placing the infrastructure above ground; or 2. A natural or physical feature or structure renders underground placement impractical or undesirable; or	Support in part	Transpower supports the policy intent to encourage undergrounding. However, Transpower opposes the inclusion of the term significant in sub-clause 3 as it is not clear how the significance threshold would be determined.	Amend INF-O7 as follows: Encourage new linear infrastructure in urban areas to be placed underground unless: 1. The adverse effects on the environment are greater than placing the infrastructure above ground; or 2. A natural or physical feature or structure renders underground placement impractical or undesirable; or

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
3. There are significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground.		Transpower also does not support the use of the 'require' within clause 3. as it introduces a further overly rigorous test.	3. There are ~~significant~~ operational, functional, technical, cultural, historic heritage or economic reasons for placing ~~that require~~ the infrastructure ~~to be~~ above ground.
INF-P8 Avoid infrastructure that does not meet the following for electric and magnetic fields and radio frequency fields: 1. National environmental standards; or 2. Other nationally recognised standards or guidelines.	Neither support or oppose	Transpower ensures that its infrastructure complies with relevant standards relating to electric and magnetic fields and supports the intent of the policy. However, it is concerned that if, for some reason, the current standards were to change and the new standards could not be met for some unknown technical reason, the policy is too directive.	Amend INF-P8 as follows: Avoid infrastructure that does not meet the standards in INF-S1 and INF-S2.~~following for electric and magnetic fields and radio frequency fields:~~ ~~1. National environmental standards; or~~ 2. ~~Other nationally recognised standards or guidelines.~~
INF-P9 Enable the operation, maintenance and minor upgrade and repair of the National Grid. In the event of any conflict with any other policies within the plan, INF-P9 takes precedence.	Support	Transpower undertakes a wide range of maintenance and minor upgrade activities across its entire asset base. Typical maintenance activities include earthworks, vegetation trimming and clearance, and support structure maintenance activities. Some, but not all, of these activities are regulated under the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Transpower considers it necessary for the District Plan to adopt an enabling framework through which the benefits of the National Grid can be considered and recognised, and such activities are enabled. Transpower consider this policy assists in giving effect to the NPSET, and specifically Policies 2 and 5. The reference to precedence over other policies is supported and provides a form of reconciliation with other 'avoid' policies within the PDP.	Retain INF-P9.
INF-P10 Provide for the development of the National Grid, while: 1. In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on areas of high recreational or amenity value and existing sensitive activities; and 2. Seek to avoid the adverse effects of the National Grid within overlays (excluding the coastal environment), scheduled sites and features; and 3. Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by: a. Seeking to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and b. Where it is not practicable to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, because of	Support	Transpower supports the provision of a specific National Grid policy. The NPSET recognises the national significance of the National Grid and provides a suite of specific policies which are required to be given effect to in the district plan. The development of National Grid assets has the potential to generate adverse environmental effects. The development of the National Grid must therefore be managed to ensure that the potential for adverse effects is appropriately managed while recognising the significance of the National Grid and the constraints under which it operates. The NPSET requires the District Plan to include objectives and policies that: • Allow for the consideration of technical constraints and operational requirements under which the	Amend INF-P10 as follows: Provide for the development and major upgrading of the National Grid, while: 1. In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on areas of high recreational or amenity value and existing sensitive activities; and 2. Seek to avoid the adverse effects of the National Grid within overlays (excluding the coastal environment), scheduled sites and features; and 3. Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by: a. Seeking to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values; and c. Seeking to avoid significant adverse effects on: i. areas of natural character in the coastal environment; ii. natural attributes and characteristics of other natural features and landscapes in the coastal environment; and iii. indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010; and 4. Avoiding, remedying or mitigating other adverse effects to the extent practicable; and 5. When considering the adverse effects in respect of INF-P10.1 – INF-P10.3 above: a. Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and b. Consider the constraints arising from the operational needs and or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects. 6. Recognising the potential benefits of upgrades to the National Grid to people and communities; and 7. Where appropriate, substantial upgrades should be used as an opportunity to reduce existing effects of the National Grid. 8. In the event of any conflict with any other policies within the plan, INF-P10 take precedence.		National Grid operates e.g. the linear nature of the transmission lines (NPSET Policy 3). • Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site, and method selection process (NPSET Policy 4); and • Ensure planning and development of the National Grid has regard to the existing environment (NPSET policies 6, 7 and 8). This policy direction within the NPSET sets an appropriate assessment framework for National Grid infrastructure. The above means that policies, plans and decision makers must take in to account the characteristics of the National Grid, its technical and operational constraints, and the route, site and method selection process when considering the adverse effects of new National Grid infrastructure on the environment. Policies 6, 7 and 8 of the NPSET provide further policy directives in relation to certain environments with a 'should' policy directive to: • Use substantial upgrades as an opportunity to reduce existing adverse effects on sensitive activities where appropriate; • Within urban environments, minimise adverse effects on urban amenity and avoid adverse effects on town centres and area of high recreational value or mandatory and existing sensitive activities; and • Within rural environments, seek to avoid adverse effects on outstanding naturel features, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities. Transpower generally supports INF-P10 as it assists in giving effect to the NPSET but has identified some policy gaps and amendments to improve the policy. • INF-P9 provides for operation, maintenance and minor upgrade and repair of the National Grid and INF-P10 provides for development of the National Grid, however neither policy provides for major upgrade. Over the life of the Proposed District Plan, it is possible that the existing assets may require an upgrade that is more than a minor upgrade. Transpower therefore proposes an amendment to the chapeau of INF-P10 to include major upgrading. • Reference to indigenous biodiversity values that meet the criteria in Policy 11(a) of the NZCPS 2010 is sought to reconcile NPSET and NZCPS.	and Schedule 5, and indigenous biodiversity values that meet the criteria in Policy 11(a) of the NZCPS 2010; and b. Where it is not practicable to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, and indigenous biodiversity values that meet the criteria in Policy 11(a) of the NZCPS 2010, because of the functional needs or operational needs of the National Grid, where practicable, remedy or mitigate adverse effects on those values; and c. Seeking to avoid significant adverse effects on: i. areas of natural character in the coastal environment; ii. natural attributes and characteristics of other natural features and landscapes in the coastal environment; and iii. indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010; and 4. Avoiding, remedying or mitigating other adverse effects to the extent practicable; and 5. When considering the adverse effects in respect of INF-P10.1 – INF-P10.~~3~~4 above: a. Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and b. Consider the constraints arising from the operational needs and or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects. 6. Recognising the potential benefits of major upgrades and development to the National Grid to people and communities; and 7. Where appropriate, substantial upgrades should be used as an opportunity to reduce existing effects of the National Grid. ~~8.~~ In the event of any conflict with any other policies within the plan, INF-P10 take precedence.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
		• Minor amendment to enable the matters in clause 5 to also be considered when assessing effects under clause 4. • Current sub-clause 8, should not be a sub-clause, it applies to the policy in its entirety. The statement is supported as it provides clear direction on the relationship and reconciliation between policies in the PDP. Transpower notes the policy and the INF Chapter more broadly does not reference indigenous biodiversity. Given that the PDP does not identify SNA's Transpower does not support a specific reference to indigenous biodiversity within INF-P10. Rather any effects on indigenous biodiversity would be addressed under Clause 4 and 5. Transpower anticipates that as part of any plan change to give effect to the NPS-IB, the matter will be comprehensively addressed across the PDP and appropriate provisions can be inserted at that stage. In the context of INF-P10 Transpower is aware of a potential change in terminology and policy approach in revised national direction and therefore Transpower would support any necessary change to give effect to changes in national direction that are gazetted while the PDP is going through the plan making process.	
INF-11 Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on infrastructure, including by requiring compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001.	Support in part	Policy INF-P13 addresses the protection of the National Grid from the adverse effects of other activities. Policy INF-P13 appropriately gives effect to key policies in the NPSET and Transpower supports its inclusion in the PDP. However, because the National Grid also falls within the definition of infrastructure and Regionally Significant Infrastructure, INF-P11 and INF-P12 would also apply to the National Grid which could generate confusion for decision makers. On the basis INF-P13 is retained (subject to amendment), Transpower considers the National Grid should be excluded from INF-P11 and INF-P12.	**Amend INF-11 as follows:** Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on infrastructure (other than the National Grid), including by requiring compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001.
INF-12 Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by: 1. Only allowing sensitive activities within the Gas or Petroleum Pipeline Corridor where these are of a scale and nature that will not compromise the gas or petroleum products transmission network or result in reverse sensitivity effects;	Support in part	Policy INF-P13 addresses the protection of the National Grid from the adverse effects of other activities. Policy INF-P13 appropriately gives effect to key policies in the NPSET and Transpower supports its inclusion in the PDP. However, because the National Grid also falls within the definition of infrastructure and Regionally Significant	Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure (other than the National Grid) from being unreasonably compromised by: 1. Only allowing sensitive activities within the Gas or Petroleum Pipeline Corridor where these are of a scale and nature that will not compromise the gas or petroleum products transmission network or result in reverse sensitivity effects;

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
2. Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances from Regionally Significant Infrastructure; 3. Managing earthworks in close proximity to Regionally Significant Infrastructure; 4. Avoid, remedy or mitigate adverse effects of subdivision, land use or development of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including: a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided; c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and 5. Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.		Infrastructure, INF-P11 and INF-P12 would also apply to the National Grid which could generate confusion for decision makers. On the basis INF-P13 is retained (subject to amendment), Transpower therefore considers the National Grid should be excluded from INF-P11 and INF-P12.	2. Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances from Regionally Significant Infrastructure (other than the National Grid); 3. Managing earthworks in close proximity to Regionally Significant Infrastructure (other than the National Grid); 4. Avoid, remedy or mitigate adverse effects of subdivision, land use or development of a site that contains or is adjacent to any Regionally Significant Infrastructure (other than the National Grid), including: a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided; c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and **5.** Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure (other than the National Grid) to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.
INF-P13 Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of the National Grid by: 1. Avoiding sensitive activities, buildings, structures and earthworks within the National Grid Yard that may compromise the National Grid; 2. Only allowing subdivision within the National Grid Subdivision Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, taking into account: a. The impact of the subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid, including the ability for continued access to existing transmission assets for maintenance, inspections and upgrading; b. The ability of any potential future development to comply with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a principal building or dwelling can be provided outside of the National Grid Yard for each new lot; d. The risk to the structural integrity of the National Grid; e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets; f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. g. The outcome of any consultation with Transpower; and	Support in part	Transpower supports the provision of a separate National Grid specific policy to give effect to the NPSET (and specifically Policies 10 and 11). NPSET Policies 10 and 11 are to be read together and reflect the National Grid corridor management approach supported by Transpower throughout NZ. 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. 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, including 'sensitive activities' such as schools and residential properties, beneath or in close proximity to lines and/or structures can limit	Amend INF-P13 as follows: Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of the National Grid by: 1. Avoiding sensitive activities, buildings, structures and earthworks within the National Grid Yard that may directly affect or compromise the National Grid; 2. Avoiding reverse sensitivity effects on the National Grid; 3. Only allowing subdivision within the National Grid Subdivision Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, taking into account: a. The impact of the subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid, including the ability for continued access to existing transmission assets for maintenance, inspections and upgrading; b. The ability of any potential future development to comply with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a principal building or dwelling can be provided outside of the National Grid Yard for each new lot; d. The risk to the structural integrity of the National Grid; e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
3. Maintaining access to the structures.		Transpower's ability to maintain, upgrade and develop the National Grid. . Transpower therefore supports the inclusion of Policy INF-P13 as it considers it the most appropriate way of giving effect to the relevant policies of the NPSET. However, Transpower notes that reference to avoiding reverse sensitivity effects on the National Grid, as required by Policy 10 of the NPSET is missing from the policy so proposes an amendment to address that. Amendments are also sought to clause 1. to include a reference to other effects; and clause 4. to align with the wording in clause 3.a.	damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets; f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. g. The outcome of any consultation with Transpower; and 4. Maintaining access to existing transmission assets for maintenance, inspections and upgrading ~~to the structures~~.
INF-P14 Manage the use of hazardous substances in the Gas or Petroleum Pipeline Corridor and in proximity to the National Grid in order to avoid the potential for high-risk events which would impact people's health and safety, cause property damage and disruption to supply.	Support	Transpower supports this policy.	Retain INF-P14.
INF-R5 Temporary infrastructure, temporary electricity generator and self-contained power units **All zones** 1. **Activity status**: Permitted **Where:** a. The temporary network utility, temporary electricity generator or self-contained power unit operates for a maximum of 12 months; b. All temporary infrastructure and associated buildings and structures are removed from the site when the operation ceases; c. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **Note:** *Where relevant, the area must be reinstated in accordance with conditions specified in the National Code of Practice for Utility Operators' Access to Transport Corridors.* **2. Activity status when compliance with INF-R5.1.a-b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits from, the temporary network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken; b. The bulk, height, location and design of the network utility, including any associated buildings or structures;	Support	Transpower support this rule as it enables temporary activities that allow infrastructure providers to ensure continuity of service during unexpected maintenance	Retain INF-R5.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
c. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated; d. The necessity of the temporary network utility; e. The time, duration or frequency of adverse effects; and f. The location of infrastructure, including the need for connections to existing networks and services. **4. Activity status when compliance with INF-R5.1.c not achieved:** Non-Complying			
INF-R21 New transmission lines, transformers, substation, switching stations and ancillary buildings for the National Grid **All zones** 1. **Activity status**: Discretionary	Support in part	Although Transpower normally gives Notice of a Requirement to build and operate new electricity transmission facilities, Transpower supports this rule as it provides a consenting pathway in the event that Transpower decides not to give a Notice of Requirement. The discretionary activity status reflects the national significance of the electricity transmission network and gives effect to the NPSET.	Retain INF-R21.
INF-R47 Buildings and structures within the National Grid Yard All zones **1. Activity status:** Permitted **Where:** a. The following activities are proposed in the National Grid Yard: i. Non- habitable buildings or structures for farming activities (excluding intensive indoor primary production, commercial greenhouses, milking sheds and buildings storing hazardous substances); and ii. Ancillary stockyards and platforms, including those associated with milking sheds; and iii. Artificial screens and fences no more than 2.5m in height as measured from ground level, where these are located at least 5m from the outer visible edge of any National Grid support structure; and iv. Where undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid; and b. All buildings and structures listed in INF-R47.1.a must comply with the following: i. Except for INF-R47.1.a.iii and iv, no building or structure must be located closer than 12m from the outer visible foundation of any National Grid support structure); and ii. No building or structure may permanently physically impede existing vehicular access to any National Grid support structure; and iii. All buildings and structures must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 under all National Grid transmission line operating conditions.	Support	Transpower supports this rule as it appropriately manages activities within the National Grid Yard in accordance with the NPSET. Transpower supports INF-R47 on the basis it gives effect to Policy 10 and Policy 11 of the NPSET. The notified provisions in relation to the National Grid Yard are intended to allow for the reasonable use of land inside the defined transmission line corridor, with standards and rules imposed to ensure that any land use and development that might compromise the National Grid is either managed or avoided. Specific to the 12 m 'National Grid Yard', Transpower is satisfied that there are some activities within the National Grid Yard that will not significantly compromise the operation, maintenance or any upgrade of the network, due to their nature and small scale. Certain structures (such as rural hay barns, pump sheds and implement sheds) are less problematic within 12 m of the line (noting that they will still need to be set back 12 m from National Grid support structures and meet mandatory safety clearances stipulated in other regulations) on the basis they are unlikely to "build out" a transmission line. The access to or use of these structures can be restricted without causing animal welfare or business disruption issues, and they do not introduce intensive uses or heavily frequented workplaces with long durations of exposure to risk. Conversely, examples of development that should be	Retain and amend INF-R47 as follows: **1. Activity status:** Permitted **Where:** a. The following activities are proposed in the National Grid Yard: i. Non- habitable buildings or structures for farming activities (excluding intensive indoor primary production, commercial greenhouses, milking sheds and buildings storing hazardous substances); and ii. Ancillary stockyards and platforms, including those associated with milking sheds; and iii. Artificial screens and fences no more than 2.5m in height as measured from ground level, where these are located at least 5m from the outer visible edge of any National Grid support structure; and iv. Where undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid; and v. Accessory buildings for sensitive activities located more than 12m m from a National Grid support structure, and that are no more than 2.5m in height and no more than 10m2 in area. b. All buildings and structures listed in INF-R47.1.a must comply with the following: i. Except for INF-R47.1.a.iii and iv, no building or structure must be located closer than 12m from the outer visible foundation of any National Grid support structure); and

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
2. Activity status when compliance not achieved: Non-Complying **3. Where:** a. Compliance with INF-R47.1.a and INF-R47.1.b is not achieved; b. The building or structure is for intensive indoor primary production, commercial greenhouses, milking sheds or buildings storing hazardous substances; or c. The building or structure is not otherwise provided for as a permitted activity in the National Grid yard. **Note 1:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.* **Note 2:** *New Zealand Electrical Code of Practice for Electrical Safe Distances is mandatory under the Electricity Act 1992. All activities regulated by New Zealand Electrical Code of Practice for Electrical Safe Distances,* *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.*		avoided within the National Grid Yard include commercial buildings and intensive uses/development, dairy sheds, piggeries, poultry sheds, and commercial greenhouses. The location of buildings and activities beneath or in close proximity to lines and/or structures can also compromise 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. Of particular relevance in terms of the effects of activities on the National Grid 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: - Avoid sensitive activities near electricity transmission lines and infrastructure; - Manage other activities to avoid reverse sensitivity effects on the Grid; and - Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised. The default non complying status is supported. NPSET 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'. The use of the words 'avoid' and 'ensure' provide a strong direction that can only be achieved by way of a non-complying activity status. Notwithstanding the support for the rule, a confined amendment is sought for the inclusion of accessory buildings as a permitted activity.	ii. No building or structure may permanently physically impede existing vehicular access to any National Grid support structure; and iii. All buildings and structures must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 under all National Grid transmission line operating conditions. **2. Activity status when compliance not achieved: Non-Complying** **3. Where:** a. Compliance with INF-R47.1.a and INF-R47.1.b is not achieved; b. The building or structure is for intensive indoor primary production, commercial greenhouses, milking sheds or buildings storing hazardous substances; or c. The building or structure is not otherwise provided for as a permitted activity in the National Grid yard
INF-R48 A new sensitive activity including the construction or relocation of buildings for a sensitive activity in the National Grid Yard **All Zones** 1. **Activity status:** Non-Complying **Where:** a. The following activities propose to locate within the National Grid Yard: i. Establishment of a sensitive activity in an existing or new building or structure; or ii. Construction of a new building or relocation of a building to accommodate a sensitive activity; or	Support	Transpower supports this rule as it appropriately manages activities within the National Grid Yard in accordance with the NPSET. Policy 11 of the NPSET provide an explicit and directive policy directive that 'sensitive activities will generally not be provided for' within an appropriate buffer corridor.	Retain INF-R48.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
iii. Any change of land use to a sensitive activity; or iv. Additions or alterations to an existing building or structure for a sensitive activity that involves an increase in the building or structure height or footprint. **Note 1:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.* **Note 2:** *New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001 is mandatory under the Electricity Act 1992. All activities regulated by New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001, 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 Plan.* **Note 3:** *Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.*			
INF-R49 Earthworks, vertical holes or land disturbance within the National Grid Yard **All zones** 1. **Activity status:** Permitted **Where:** a. Earthworks, vertical holes or land disturbance within the National Grid yard must not: i. Exceed 300mm depth within 6m of the outer edge of the visible foundation of any National Grid support structure; ii. Exceed 3m depth where located between 6m and 12m of the outer edge of the visible foundation of any National Grid support structure; iii. Compromise the stability of any National Grid support structure; iv. Permanently physically impede existing vehicular access to any National Grid support structure; v. Result in a reduction of the existing ground to conductor clearances as required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; and b. INF-R50.1.a.i and ii do not apply to the following earthworks, vertical holes or land disturbance: i. Earthworks undertaken for cultivation or repair or sealing of a road, pedestrian accessways, walkways, cycleways, driveways or farm tracks; and ii. A post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a National Grid tower foundation; or	Support	Transpower supports this rule as it appropriately manages activities within the National Grid Yard in accordance with the NPSET. Earthworks adjacent to support structures can undermine the stability of the structure foundations, causing the structure to lean or, worse, collapse, leading to power outages. Excavations or mounding mid-span can increase risks by reducing the clearance between the ground and conductors. Excavated areas or piles of earthworks can also restrict Transpower's ability to access and locate the heavy machinery required to maintain support structures and conductors around the lines, including in emergency situations. For these reasons, Transpower supports controls on earthworks near the National Grid. The provision of a rule framework achieves Policies 2 and 10 of the NPSET in that it protects the integrity of the National Grid and Transpower's ability to maintain and operate it. Notwithstanding the above support, a confined amendment is sought to the rule to recognise that in relation to access, compliance with the standard can be 'waived' where Transpower has provided its written approval. This clause would allow alternative access to be provided (as agreed with Transpower) and negate the need for resource consent.	Retain and amend INF-R49 as follows: **INF-R49 Earthworks, vertical holes or land disturbance within the National Grid Yard** **All zones** 1. **Activity status:** Permitted **Where:** a. Earthworks, vertical holes or land disturbance within the National Grid yard must not: i. Exceed 300mm depth within 6m of the outer edge of the visible foundation of any National Grid support structure; ii. Exceed 3m depth where located between 6m and 12m of the outer edge of the visible foundation of any National Grid support structure; iii. Compromise the stability of any National Grid support structure; iv. Permanently physically impede existing vehicular access to any National Grid support structure; v. Result in a reduction of the existing ground to conductor clearances as required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; and b. INF-R50.1.a.i and ii do not apply to the following earthworks, vertical holes or land disturbance: i. Earthworks undertaken for cultivation or repair or sealing of a road, pedestrian accessways, walkways, cycleways, driveways or farm tracks; and

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
iii. Earthworks subject to a dispensation from Transpower New Zealand Limited under the New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001. **2. Activity status when compliance not achieved:** Non-Complying **Note 1:** *This rule prevails over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.* **Note 2:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.*			ii. A post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a National Grid tower foundation; or iii. Earthworks subject to a dispensation from Transpower New Zealand Limited under the New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001. c. INF-R50.1.a.iv. does not apply to the following earthworks, vertical holes or land disturbance: i. earthworks for which written approval is provided by Transpower.
INF-R50 Quarrying activity within the National Grid Yard **All zones** 1. **Activity status:** Non-complying **Where:** a. The activity is a quarrying activity, farm quarrying or forestry quarrying within the National Grid yard. **Note:** *This rule prevails over the **Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*** 2. **Activity status when compliance not achieved:** Not applicable	Amend	Transpower supports this rule but suggests an amendment to identify that Transpower will be considered an affected party in the event a resource consent application is made.	Amend INF-50 as follows: **INF-R50 Quarrying activity within the National Grid Yard** **All zones** 1. **Activity status:** Non-complying **Where:** b. The activity is a quarrying activity, farm quarrying or forestry quarrying within the National Grid yard. **Note 1:** *This rule prevails over the **Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*** **Note 2:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.* 3. **Activity status when compliance not achieved:** Not applicable
INF-R51 Hazardous substances within the National Grid Yard **All zones** 1. **Activity status:** Non-complying **Where:** a. Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. 2. **Activity status when compliance not achieved:** Not applicable	Support	Transpower supports this rule as it appropriately manages activities within the National Grid Yard in accordance with the NPSET. Notwithstanding the support, an amendment is sought to clarify the application of the rule and recognise domestic scale quantities.	Amend INF-R51 as follows: **INF-R51 Hazardous substances within the National Grid Yard** **All zones** 1. **Activity status:** Non-complying **Where:** a. ~~Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line.~~ The use, handling or storage of hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties, (except this does not apply to the access, use and storage of hazardous substances in domestic-scale quantities).

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
			2. **Activity status when compliance not achieved:** Not applicable
INF-R52 Subdivision of land within the National Grid Subdivision Corridor **All zones** 1. **Activity status:** Restricted Discretionary **Where:** a. The subdivision of land within the National Grid Subdivision Corridor that complies with all of the following standards: i. All resulting allotments be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and ii. 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. **2. Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, 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, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; e. The risk to the structural integrity of the National Grid; and f. 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. 3. **Activity status when compliance not achieved:** Non-Complying	Support	Given the national significance of the National Grid, inappropriate development is a potential issue. In order to manage subdivision that has the potential to compromise the operation, maintenance, upgrading and development of the National Grid, Transpower supports 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 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 twelve years as plans have been reviewed. 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) on potential activities, 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). The provision of a restricted discretionary activity status is consistent with that secured across multiple district plan reviews across New Zealand. Notwithstanding the support, an amendment is sought for the insertion of new clauses relating to consultation with Transpower, and to identify that Transpower will be considered an affected party in the event a resource consent application is made.	**INF-R52 Subdivision of land within the National Grid Subdivision Corridor** **All zones** 2. **Activity status:** Restricted Discretionary **Where:** a. The subdivision of land within the National Grid Subdivision Corridor that complies with all of the following standards: i. All resulting allotments be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and ii. 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. **4. Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, 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, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; e. The risk to the structural integrity of the National Grid; ~~and~~ f. 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.; and g. The outcome of any consultation with, and technical advice from, Transpower **Note:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.* **Activity status when compliance not achieved:** Non-Complying

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
Hazards and Risks			
Natural Hazards			
NH-P10 Infrastructure Manage new infrastructure by ensuring it: 1. Is not located in a Coastal Erosion Hazard Area or Coastal Flood Hazard Area, or River Flood Hazard Areas unless there a functional need or operational need to locate in that area and this location is the most appropriate to service the needs of the community; 2. Is designed and constructed to be resilient to the effects of natural hazards, recognising: a. Not all natural hazards are known or mapped; b. Some natural hazard events may result in the temporary disruption to the operation of the infrastructure; c. Potential changes in hazards and a risk, including as a result of sea level rise and climate change; and 3. Does not transfer hazard risks to other locations and mitigates risks to people, property, other infrastructure and the environment.	Support in part	Transpower generally supports policy NH-P10 because it recognises that there may be some instances in which infrastructure such as the National Grid, must be located within hazard areas. However, Transpower does not consider the reference to "the most appropriate location to service the needs of the community" is necessary as this is implicit in functional or operational need. An amendment is also sought to clause 2. to recognise that given the operational needs and constraints (eg the need for a linear network to be connected), not all infrastructure can be built to be resilient.	Amend NH-P10 as follows: Manage new infrastructure by ensuring it: 1. Is not located in a Coastal Erosion Hazard Area or Coastal Flood Hazard Area, or River Flood Hazard Areas unless there a functional need or operational need to locate in that area ~~and this location is the most appropriate to service the needs of the community~~; 2. Where appropriate, i~~t~~s designed and constructed to be resilient to the effects of natural hazards, recognising: a. Not all natural hazards are known or mapped; b. Some natural hazard events may result in the temporary disruption to the operation of the infrastructure; c. Potential changes in hazards and ~~a~~ risk, including as a result of sea level rise and climate change; and 3. Does not transfer hazard risks to other locations and mitigates risks to people, property, other infrastructure and the environment.
Natural Hazards Rules for Infrastructure NH-R13 Notes: 1. *The Natural Hazards rules do not apply to telecommunication facilities that are regulated under and comply with the National Environmental Standards for Telecommunication Facilities 2017.* 2. *Where an infrastructure activity that is located within a Coastal Erosion Hazard Area, Coastal Flood Hazard Area, or River Flood Hazard Area is not specifically regulated in Rules NH-R13.1 or NH-R13.4 below, the rules in the Infrastructure Chapter apply.*	Oppose	Rule NH-R13 applies to infrastructure located in natural hazard areas and includes references to above and below ground electricity distribution lines and support structures as well as substations, associated transformers and switching stations. The National Grid also includes these facilities. The rule would apply to new National Grid assets. The NESETA applies to the operation, maintenance upgrading, relocation or removal of the existing National Grid transmission lines located in the Kaipara District. However, given the notes associated with the rules in the PDP refer to the NESTF but not the NESETA, there may be some confusion regarding whether or not NH-R13 applies Transpower's transmission lines. Transpower considers an additional note will address this matter.	Retain NH-R13 and the notified activity status within the rule. Amend the Notes above the Natural Hazards Rules for Infrastructure as follows: Notes: 1. *The Natural Hazards rules do not apply to telecommunication facilities that are regulated under and comply with the National Environmental Standards for Telecommunication Facilities 2017.* 2. *Where an infrastructure activity that is located within a Coastal Erosion Hazard Area, Coastal Flood Hazard Area, or River Flood Hazard Area is not specifically regulated in Rules NH-R13.1 or NH-R13.4 below, the rules in the Infrastructure Chapter apply.* 3. *The Natural Hazards rules do not apply to electricity transmission activities that are regulated by the National Environmental Standards for Electricity Transmission Activities 2009.*
Historical and Cultural Values			
Historic Heritage			
Proposals in regard to infrastructure or renewable electricity generation activities These rules will apply where infrastructure or renewable electricity generation activities are proposed within the site of a scheduled heritage item, or where it will impact on the heritage item.	Support	The rules referred to in this text are HH-R1 – HH-R12, Transpower has no existing assets within the Kaipara district which are within identified Historic Heritage sites.	Subject to INF-P10, retain as drafted.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
		As such, the chapter is relevant to new National Grid assets, and would be subject to the 'seek to avoid' policy directive within INF-P10. Notwithstanding Transpower's preference that the INF Chapter contain the relevant provisions for the National Grid within historic heritage, Transpower is neutral on the Historic Heritage Chapter provisions on the basis/proviso: - The activity statuses within the chapter are retained as notified. - INF-P10 and the precedence clause are retained	
Sites and Areas of Significance to Māori			
SASM-P4 Managing effects on scheduled sites Ensure development does not compromise the cultural, spiritual and historical values and relationships associated with the scheduled sites and areas of significance to Māori by: 1. Avoiding locating activities within the scheduled sites unless there is a functional or operational need and no practicable alternative location; 2. Avoiding any damage or disturbance to wāhi tapu sites except for works associated with the protection of such sites or for interments in such sites; 3. Avoiding significant adverse effects on the scheduled site or area's cultural, spiritual and historical values; and 4. For all other effects, avoid significant adverse effects and where they cannot be avoided, minimise the effects.	Support	Transpower has no existing assets within the Kaipara district which are within identified SASM's. As such, the chapter is relevant to new National Grid assets, and would be subject to the 'seek to avoid' policy directive within INF-P10. In locating new National Grid facilities Transpower always seeks to avoid Sites and Areas of Significance to Māori but acknowledges that at times, that may not be possible due to functional or operational constraints. Notwithstanding Transpower's preference that the INF Chapter contain the relevant provisions for the National Grid within SASM's, Transpower is neutral on the SASM Chapter provisions on the basis/proviso: - The activity statuses within the chapter are retained as notified. - INF-P10 and the precedence clause are retained. Specific to SASM-P4, Transpower supports the recognition of functional or operational need in sub-clause 1 of the policy.	Subject to INF-P10, retain SASM-P4 as notified.
Natural Environment Values			
Ecosystems and Indigenous Biodiversity			
ECO Chapter	Amend	Transpower carries out a range of maintenance activities to ensure efficient operation of the National Grid. Managing the effects of vegetation on the National Grid is a continuous task for Transpower and its Service Providers. Any type of vegetation (indigenous or exotic)	Amend the Chapter to give effect to the NPSET.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
		growing too close to the National Grid can pose a potential hazard to life, property and the environment, and a threat to the security and reliability of the electricity supply system. Whether this is from naturally occurring indigenous vegetation, inappropriately planted vegetation, or poorly maintained trees, the risks for the National Grid are significant. Vegetation and trees growing too close to transmission lines creates risks to the assets, people, stock and other property. The main risks include: i. Vegetation causing a flashover resulting in wildfire. Due to the high voltages involved, the flashover can cause the tree to ignite, and under the right conditions cause a wider fire hazard if the tree is near buildings or forests. ii. Vegetation causing loss of supply, either by vegetation being blown into overhead lines, or too close to them, and a flashover occurring. iii. Vegetation causing asset damage, by trees and branches falling into transmission lines causing damage to the conductors, poles and towers. Additional risks of trees striking lines occurs when forestry is felled. Slash can also cause asset damage. iv. Access is restricted and/or made more difficult due to the location of planting or slash. Transpower also has a legal requirement to maintain its lines to minimise any tree-related interruptions to the supply of electricity. The Electricity (Hazards from Trees) Regulations 2003 ("the Tree Regulations") impose mandatory compliance obligations on Transpower and tree owners to avoid or mitigate hazards from trees on transmission lines. Of note, the Tree Regulations have limitations in that they do not over-ride any district plan rules, or the NESETA. Its application is limited and does not address the full range of risks identified above. The Tree Regulations are also reactive (as opposed to ensuring the ongoing and safe operation of the assets), and require a resource-intensive inspection and management regime. Resource consent requirements for vegetation control, for Transpower's existing transmission lines, is regulated by the NESETA. Specific to indigenous biodiversity the NESETA regulates the activity status for work to indigenous vegetation. Therefore, the identification of rules relating to indigenous vegetation are relevant to Transpower (as they determine the need for consent under the NESETA).	

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
ECO-P1 Indigenous biodiversity in the coastal environment Within the coastal environment: 1. Avoid adverse effects of subdivision, land use and development on: a. Threatened and At-Risk indigenous species; b. Areas of significant indigenous vegetation and significant habitat of indigenous fauna; c. Areas of indigenous biodiversity protected under other legislation; and 2. Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on: a. Areas of predominantly indigenous vegetation; and b. Indigenous species, habitats and ecosystems that are important for recreational, commercial, traditional or cultural purposes or are particularly vulnerable to modification. **ECO-P2 Indigenous biodiversity outside the coastal environment** Outside the coastal environment: 1. Avoid, remedy or mitigate adverse effects of subdivision, land use and development to ensure adverse effects are no more than minor on; a. Threatened and At-Risk indigenous species; b. Areas of significant indigenous vegetation and significant habitat of indigenous fauna; c. Areas of indigenous biodiversity protected under other legislation; and 2. Avoid, remedy, or mitigate, offset or compensate adverse effects of subdivision, land use and development to ensure there are no significant adverse effects on: a. Areas of predominantly indigenous vegetation; and b. Indigenous species, habitats and ecosystems that are important for recreational, commercial, traditional or cultural purposes or are particularly vulnerable to modification.	Oppose	Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan. As drafted, ECO-P1 and P2 would apply to the National Grid and there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the INF Chapter. Policy ECO-P2 also applies an offsetting and compensation requirement which is not appropriate to apply to the National Grid given the NPSET has no such policy directive and the NPS-IB does not apply to electricity transmission.	Amend ECO-P1 and P2 to clarify they do not apply to the National Grid. Should the above relief not be granted, Transpower seeks amendment to the policies to appropriately recognise the National Grid and give effect to the NPSET.
ECO-P3 Protection and maintenance of indigenous biodiversity Manage subdivision, land use and development to protect significant indigenous vegetation and significant habitat of indigenous fauna and maintain indigenous biodiversity in a way that: 1. Does not unreasonably restrict existing primary production activities, particularly on highly productive land; 2. Recognises the operational need or functional need of regionally significant infrastructure to traverse or locate within areas of significant indigenous vegetation and significant habitat of indigenous fauna where there are no practicable alternative locations; 3. Allows for operation, use and maintenance of existing structures, including infrastructure; and 4. Enables land to be used and developed to support the social, economic and cultural well-being of people and communities.	Support	In located new National Grid facilities Transpower always seeks to avoid significant indigenous vegetation and significant habitat of indigenous fauna but acknowledges that at times, that may not be possible due to functional or operational constraints Transpower therefore supports the recognition of the functional or operational need of regionally significant infrastructure in sub-clause 2 of the policy.	Retain ECO-P3 as notified.
ECO-R1 and R2	Support with amendment	As noted in the general submission point to the ECO Chapter, Transpower does a variety of necessary vegetation work activities associated with its existing	Retain and amend ECO-R1 as follows: …

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
		assets. The PDP rules are relevant to the National Grid as while the activity status for vegetation works in relation to existing assets is regulated by the NESETA, the trigger for consent is determined by the PDP rules. Transpower supports clause 1.l.ii of ECO-R1 as it appropriately provides a permitted activity status for operation, maintenance, or repair of Infrastructure. Notwithstanding the support, an amendment is sought to include reference to 'minor upgrading' noting the associated definition and very confined nature of works this would capture. A minor amendment is also sought to include reference to 'associated access tracks'. While these are potentially captured by other clauses, their inclusion is sought for the avoidance of doubt, The activity status within Rule ECO-R2 which would apply to vegetation works associated with new National Grid assets is supported.	l. Clearance for the operation, repair, minor upgrading or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure and associated access tracks; iii. Buildings; iv. Driveways and access; v. Walking tracks; vi. Cycling tracks; vii. Farming tracks; and viii. Farm drains. Retain ECO-R2
Natural Character			
NATC-P1 Preservation of Natural Character Avoid significant adverse effects and avoid, remedy or mitigate all other adverse effects of subdivision, use and development on the characteristics, qualities and values of the natural character of wetland, lake and river margins. **NATC-P2 Indigenous vegetation clearance and earthworks** Enable indigenous vegetation clearance and earthworks within wetland, lake and river margins where it is for: 1. The repair or maintenance of lawfully established activities; 2. Safe clearance for existing overhead powerlines; 3. Health and safety of the public; 4. Biosecurity reasons; and 5. The sustainable non-commercial harvest for customary activities. **NATC-P3 – Buildings and Structures** Enable buildings or structures, and additions and alterations to existing buildings or structures within wetland, lake and river margins where: 1. There is a functional need or operational need for a building or structures to be in that location; 2. Public access, customary access and recreational use is maintained or enhanced; and 3. Any adverse effects on natural character are avoided, remedied or mitigated in accordance with NATC-P1.	Support in part	Whilst very limited, there are existing National Grid assets within areas of natural character in the Kaipara District. As such, the chapter has relevance for both existing and new assets. Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan, however as drafted, NATC-P1 could be interpreted to apply to the National Grid (as it is a use of land) when they do not. Transpower supports the recognition of the functional or operational need for buildings or structures to sometimes be located in areas of natural character. Notwithstanding Transpower's preference (and sought relief) that the Infrastructure Chapter contain the relevant provisions for infrastructure within areas of natural character, Transpower seeks amendment to these policies to give effect to the NPSET, and specifically Policy 8 of the NPSET which requires a 'seek to avoid' approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the INF Chapter.	Amend NATC-P1, P2 and P3 to clarify they do not apply to the National Grid. Should the above relief not be granted, Transpower seeks amendment to the policies to appropriately recognise the National Grid and give effect to the NPSET.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
NATC-R1 – NATC-R3	Support	Transpower supports the rules, and in particular, the activity status for new National Grid assets in these rules.	Retain NATC-R1-R3.
NATC-R4 Indigenous vegetation clearance in wetland, lake and river margins **All Zones** 1. **Activity Status:** Permitted **Where:** a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks. 2. **Activity Status when compliance not achieved:** Restricted Discretionary 3. **Matters of which discretion is restricted:** a. The matters in NATC-P5; and b. The positive effects of the activity.	Support in part	Transpower supports this rule but considers its application should be extended to include operation and minor upgrade and to include infrastructure.	Amend NATC-R4 as follows: **NATC-R4 Indigenous vegetation clearance in wetland, lake and river margins** **All Zones** 1. **Activity Status:** Permitted **Where:** a. The activity complies with NATC-S3 - Indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance, operation and minor upgrade of lawfully established infrastructure, roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks. 2. **Activity Status when compliance not achieved: Restricted Discretionary** 3. **Matters of which discretion is restricted:** a. The matters in NATC-P5; and b. The positive effects of the activity.
Natural Features and Landscapes			
NFL-P2 Existing use and development Recognise that lawfully established land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction. **NFL-P3 Adverse effects within the coastal environment** Within the coastal environment, avoid adverse effects from land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5. **NFL-P4 Adverse effects outside the coastal environment** Outside the coastal environment: 1. Avoid significant adverse effects of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and 2. Avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes including by: a. In Outstanding Natural Features, ensuring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;	Support in part	Whilst very limited, there are existing National Grid assets within ONFL's in the Kaipara District. As such, the chapter has relevance for both existing and new assets. Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed District Plan, however the National Grid also falls within the definition of regionally significant infrastructure so plan users may be confused when reading these policies (NFL-P5 in particular) and think that they apply to the National Grid, when they do not. Transpower suggests some amendments to improve clarity regarding the application of these policies. Notwithstanding Transpower's preference (and sought relief) that the Infrastructure Chapter contain the relevant provisions for infrastructure within ONFL's, Transpower opposes in part policy NFL-P5 on the basis it does not give effect to the NPSET, and specifically Policy 8 of the NPSET which requires a 'seek to avoid' approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid	Amend NFL-P5 as follows: Enable the development, operation, maintenance and upgrading of regionally significant infrastructure, other than the National Grid, in Outstanding Natural Features or Outstanding Natural Landscapes where: 1. There is an operational need or functional need to be in that particular location; and 2. Adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are avoided, remedied or mitigated in accordance with NFL-P3 and NFL-P4. ***Note:*** *For the avoidance of doubt, adverse effects from the National Grid are managed in accordance with Policies INF-P10 in the Infrastructure Chapter.* Should the above relief not be granted, Transpower seeks amendment to NFL-P5 (and consequential amendments to NFL-P2 and NFL-P3 and NFL-P4) to appropriately recognise the National Grid and give effect to the NPSET.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
b. In Outstanding Natural Landscapes, ensuring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins; and c. Having regard to: i. Integration of development into the Outstanding Natural Feature or Outstanding Natural Landscape, maintenance of low development density, and retention of predominant vegetation cover; ii. The location, design, scale, prominence and visibility of any buildings, structures,access, earthworks and indigenous vegetation clearance; iii. Methods and timelines for restoring or reinstating earthworks and revegetating land; and iv. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing. **NFL-P5 Regionally significant infrastructure** Enable the operation, maintenance and upgrading of regionally significant infrastructure in Outstanding Natural Features or Outstanding Natural Landscapes where: 1. There is an operational need or functional need to be in that particular location; and 2. Adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are avoided, remedied or mitigated in accordance with NFL-P3 and NFL-P4.		specific policy INF-P10, or any other policies in the INF Chapter.	
Rules NFL-R2 – NFL-R4	Oppose in part	As outlined for the NFL policies, as the National Grid is considered RSI, it is captured by the rules within the NFL Chapter. As drafted the rules impose (under clause 5) a non-complying activity status for RSI. This activity status is not clear as there are no standards which trigger a non-complying activity status, and it is not clear why RSI alone warrants such as activity status. Specific to the National Grid, as currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or the NPSET. Specific to NFL-R3, indigenous vegetation clearance is a permitted activity under 1.b.ii. where is associated for infrastructure. There are no standards and therefore the permitted activity status is supported. However, clause 4. then provides for RSI as a permitted activity with no standards, but clause 5. then provides a non-complying activity status where the non-existent standards in clause 4, are not met.	Clarify the rule framework and activity cascade within Rules NFL-R2 – NFL-R4 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for those activities within ONL and ONF in the coastal environment is discretionary.

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
Subdivision			
Overview Subdivision is the process of dividing land into one or more additional allotments or changing the location of existing allotment boundaries. Subdivision plays an important role in determining the location and density of development as it often enables the subsequent intensification of land use activities. The effects of subdivision can include increased levels of activity and density of built form, effects on character and amenity values, increased traffic generation and demand on infrastructure services. … The subdivision chapter contains the main objectives, policies and rules for subdivision. The objectives and policies in the infrastructure, transport and public access chapters are also relevant to subdivision. Where subdivision occurs on land subject to a District Plan overlay, the objectives and policies in the overlay chapter are also applicable.	Support in part	Subdivision within the National Grid Subdivision Corridor is controlled by INF-R52, however the last paragraph of the overview to the Subdivision Chapter of the PDP provides no indication of this. Transpower suggests this should be amended to improve the clarity of PDP for plan users.	Amend the last paragraph of the Overview as follows: The subdivision chapter contains the ~~main~~ primary objectives, policies and rules for subdivision. The rules for subdivision within the National Grid Subdivision Corridor are located in the infrastructure chapter. The objectives and policies in the infrastructure, transport and public access chapters are also relevant to subdivision. Where subdivision occurs on land subject to a District Plan overlay, the objectives and policies in the overlay chapter are also applicable.
SUB-S9 Subdivision of land within National Grid Corridor **All zones** 1. Any proposed building platform must be located entirely outside of the National Grid Yard. 2. **Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage; c. The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; d. The risk to the structural integrity of the National Grid; and e. 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.	Oppose	The standards for subdivision of land within the National Grid Subdivision Corridor conflict with, and are more lenient than, the requirements of INF-R52. Transpower supports INF-R52, which Transpower supports with a minor amendment. Transpower's preference is to retain INF-R52, as amended, and delete SUB-SP to avoid any potential confusion.	Delete SUB-S9, or amend it to ensure it reflects the requirements of INF-R52 as sought in Transpower's relief.
General District Wide Matters			
Coastal Environment			
CE-P1 Managing adverse effects on the natural character of the coastal environment Preserve the natural character of coastal environment and protect it from inappropriate land use and development by:	Oppose in part	There are existing National Grid assets within the Coastal Environment. As such, the chapter has relevance for both existing and new assets. Policy INF-P10 is intended to prevail in the event of conflict between it and any other policy in the Proposed	Amend CE-P5 as follows: **CE-P5 Regionally significant infrastructure** Enable the development, operation, maintenance and upgrading of regionally significant infrastructure, other than the National Grid, in the coastal environment where:

Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
1. Avoiding adverse effects of land use and development on the characteristics, qualities and values that make an area an Outstanding Natural Character Area as set out in Schedule 6 - Natural Character Areas; and 2. Avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and development on the other characteristics, qualities and values of natural character in all other areas of the coastal environment. **CE-P2 Enabling appropriate development** Enable people and communities to provide for their social, economic and cultural wellbeing through appropriate subdivision, use, and development in the coastal environment that: 1. Preserves and restores the natural character and qualities of the coastal environment; 2. Consolidates urban development within or adjacent to existing coastal settlements; and 3. Avoids sprawling or sporadic patterns of development. **CE-P5 Regionally significant infrastructure** Enable the operation, maintenance and upgrading of regionally significant infrastructure in the coastal environment where: 1. There is an operational need or functional need to be in the coastal environment; and 2. Adverse effects on the characteristics, qualities and values of natural character are avoided, remedied or mitigated in accordance with CE-P1.		District Plan, however the National Grid also falls within the definition of regionally significant infrastructure so plan users may be confused when reading these policies and think that they apply to the National Grid, when it they do not. Transpower suggests some amendments to improve clarity regarding the application of the policies. Notwithstanding Transpower's preference (and sought relief) that the Infrastructure Chapter contain the relevant provisions for infrastructure within the coastal environment, Transpower opposes in part policy CE-P5 on the basis it does not give effect to the NPSET, and specifically Policy 8 of the NPSET which requires a 'seek to avoid' approach for new National Grid assets. As currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or any other policies in the INF Chapter. It is also noted the policy does not refer to development. In order to provide a comprehensive policy, reference to development is sought.	1. There is an operational need or functional need to be in the coastal environment; and 2. Adverse effects on the characteristics, qualities and values of natural character are avoided, remedied or mitigated in accordance with CE-P1. ***Note:*** *For the avoidance of doubt, adverse effects from the National Grid are managed in accordance with Policies INF-P10 in the Infrastructure Chapter.* Should the above relief not be granted, Transpower seeks amendment to CE-P5 (and consequential amendments to CE-P1 and CE-P2) to appropriately recognise the National Grid and give effect to the NPSET.
Rules CE-R2 – CE-R4	Oppose in part	As outlined for the CE policies, as the National Grid is considered RSI, it is captured by the rules within the CE Chapter. As drafted the rules impose (under clause 5) a non-complying activity status for RSI in Outstanding Natural Coastal Areas. This activity status is not clear as there are no standards which trigger a non-complying activity status, and it is not clear why RSI alone warrants such as activity status. Specific to the National Grid, as currently drafted, there is no reconciliation with the National Grid specific policy INF-P10, or the NPSET.	Clarify the rule framework and activity cascade within Rules CE-R2 – CE-R4 to appropriately provide for indigenous vegetation clearance and earthworks associated with the operation, maintenance and upgrading of regionally significant infrastructure as a permitted activity and ensure that the most restrictive activity status for these activities within the Outstanding Natural Coastal Areas is discretionary.
Earthworks			
Rules **Notes:** 1. *In addition to the rules in this chapter, resource consent may be required by rules in other chapters in the District Plan. See Part 1 Chapter - General Approach.* 2. *The Northland Regional Plan includes rules relating to earthworks to manage effects on freshwater, the coastal marine area, natural hazards and soil.*	Support in part	Earthworks in proximity to the National Grid are managed by Rule INF-R49. Transpower considers it would be helpful to plan users if this was made clear in the notes.	Amend the notes above the Earthworks Rules as follows: 1. *In addition to the rules in this chapter, resource consent may be required by rules in other chapters in the District Plan. See Part 1 Chapter - General Approach.* 2. *Earthworks in proximity to the National Grid are managed by Rule INF-R49*

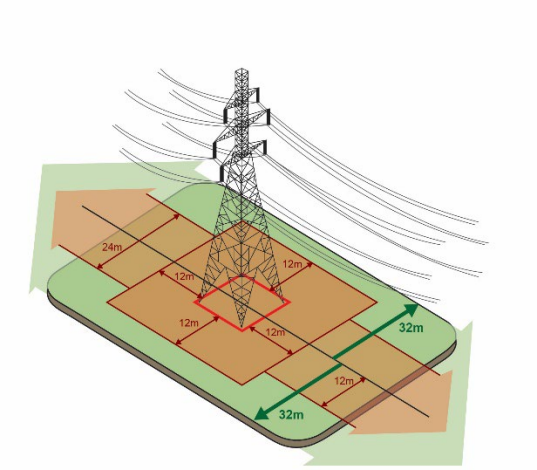
Specific plan provision that submission relates to	Support/Oppose/Amend	Reasoning	Relief Sought
Consent may be required for earthworks under the Northland Regional Plan in addition to this District Plan. 3. *The rules in this chapter do not apply to earthworks that are regulated by the following national environmental standards:* a. *The National Environmental Standards for Commercial Forestry 2017.* b. *The National Environmental Standards for Freshwater Regulations 2020.* c. *The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.* d. *The National Environmental Standard for Telecommunication Facilities 2016.* e. *The National Environmental Standard for Electricity Transmission Activities 2009.*			3. *The Northland Regional Plan includes rules relating to earthworks to manage effects on freshwater, the coastal marine area, natural hazards and soil. Consent may be required for earthworks under the Northland Regional Plan in addition to this District Plan.* 4. *The rules in this chapter do not apply to earthworks that are regulated by the following national environmental standards:* a. *The National Environmental Standards for Commercial Forestry 2017.* b. *The National Environmental Standards for Freshwater Regulations 2020.* c. *The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.* d. *The National Environmental Standard for Telecommunication Facilities 2016.* e. *The National Environmental Standard for Electricity Transmission Activities 2009.*
Noise			
Noise-R2 Construction work noise **All zones** **Activity Status:** Permitted Where: b. The activity complies with NOISE-S13 **Activity Status when compliance not achieved: Discretionary**	Oppose	The Proposed District Plan seeks to manage Construction Noise through the imposition of noise limits which are set out in NOISE-S13-Table 1 and NOISE-S13 Table 2 and imposes discretionary activity status to construction activities that cannot comply with those limits. There is a recognised New Zealand Standard for the management of Construction Noise NZS 6803:1999: Acoustics Construction Noise which is used by many Councils as a permitted activity standard in district plans for construction noise. Transpower considers it would be more efficient to manage construction noise by reference to the relevant and widely adopted standard, than to require Discretionary activity status for activities that cannot comply with the proposed limits.	Amend Noise R2 as follows: **Noise-R2 Construction work noise** **All zones** **Activity Status:** Permitted Where: ~~The activity complies with NOISE-S13~~ 1. The noise from construction activities undertaken on a site complies with the guidelines and recommendations of the New Zealand Standard NZS 6803:1999: Acoustics Construction Noise. **Activity Status when compliance not achieved:** Restricted-Discretionary **Matters of discretion are restricted to:** a. the level, hours of operation, duration and nature of the noise; b. proximity and nature of nearby activities and the adverse effects they may experience from the noise; c. the existing noise environment; d. effects on character and amenity values on the surrounding environment; e. effects on the health and wellbeing of people; f. any noise reduction measures; and g. potential building damage effects. Delete NOISE-S13, NOISE-S13-Table 1 and NOISE-S13-Table 2.

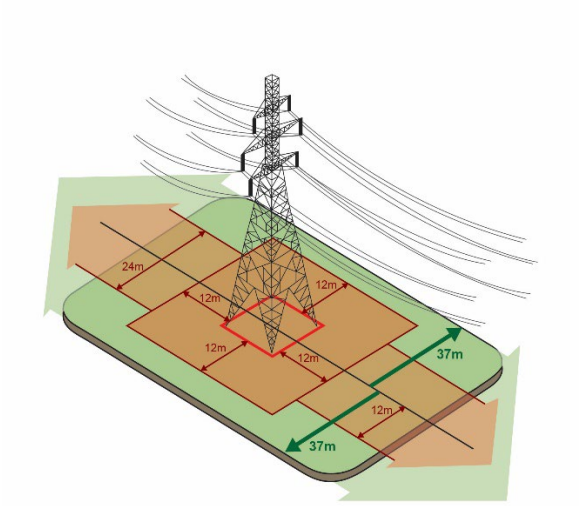
Specific plan provision that submission relates to		Support/Oppose/Amend	Reasoning	Relief Sought
Planning Maps				
District Plan maps generally		Support	Transpower supports the mapping of the National Grid, acknowledging the mapping is 'Informational' only.	Retain the mapping of the National Grid on the planning maps.
Part 3: Area Specific Matters **Designations: Transpower New Zealand Ltd**				
Designation unique identifier **Designation purpose** **Site identifier** **Lapse date** **Designation hierarchy under section 177 of the Resource Management Act** **Conditions** **Additional information**	**TPR D-1** Electricity Substation (Maungatūroto) Site Name: Maungatūroto Substation Legal Description: Lot 1 DP136110 PID 4845121 Physical Address: George Road, Maungatūroto Site Description: Maungatūroto Substation Given effect Primary None Rolled over without modification. **Legacy reference:** D11 **Underlying zone:** General Rural Zone	Support	Transpower supports the rollover the designation and its identification in the planning maps.	Retain the designation as notified

Appendix D National Grid Corridor Diagrams

Legend

National Grid Yard	
National Grid Subdivision Corridor	

110kV transmission lines on steel lattice towers


220 kV transmission lines on steel lattice towers


TRANSPOWER

TRANSPOWER.CO.NZ