

**In the Environment Court of New Zealand  
Wellington Registry**

**I Te Kooti Taiao O Aotearoa  
Te Whanganui-a-Tara Rohe**

**ENV-2024-WLG-**

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Under the Resource Management Act 1991 (the Act)

In the matter of an appeal under clause 14(1) of the First Schedule to the Act

Between **Transpower New Zealand Limited**  
Appellant

And **Wellington City Council**  
Respondent

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**Notice of appeal by Transpower New Zealand Limited**

Dated 20 May 2024

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To The Registrar  
Environment Court  
Wellington

1 Transpower New Zealand Limited (**'Transpower'**) appeals against part of the decision (**'the Decision'**) of the Wellington City Council (the **'Respondent'**) on the proposed Wellington City District Plan (the **'Proposed Plan'**). Transpower owns and operates the National Grid, and has a number of assets that are within or traverse Wellington City, including the following transmission lines:

- a Bunnythorpe - Wilton A (BPE-WIL-A) – 220kV Double Circuit on Steel Towers;
- b Central Park - Wilton A (CPK-WIL-A) – 110kV Double Circuit on Steel Towers;
- c Central Park - Wilton B (CPK-WIL-B) – 110kV Double Circuit on Steel Towers;
- d Haywards - Takapu Road A (HAY-TKR-A) – 110kV Double Circuit on Steel Tower;
- e Paekakariki - Takapu Road A (PKK-TKR-A) – 110 kV Double Circuit on Steel Towers;
- f South Makara - Oteranga Bay A (SMK-OTB-A) – 11kV Single Circuit on Single Poles (including an underground portion that traverses Karori Golf Club);
- g Takapu Road - Wilton A (TKR-WIL-A) – 110kV Double Circuit on Steel Towers;
- h West Wind - Tee A (WWD-TEE-A) – 110kV Double Circuit on Single Poles;
- i Khandallah - Takapu Road A (KHD-TKR-A) – 33kV Double Circuit on Steel Towers;
- j Kaiwharawhara - Wilton A (KWA-WIL-A) – 110kV Double Circuit Steel Tower (including an underground portion that terminates at Kaiwharawhara Substation);
- k Oteranga Bay - Haywards A (OTB-HAY-A) – 350kV Double Circuit on Steel Tower;

- l Kaiwharawhara Power Cable (KWA-CBL-42) 110kV Underground Power Cable; and
  - m Te Hikowhenua - Deviation A (THW-DEV-A) - Single Circuit Steel Towers and Pi poles.
- 2 Transpower also has six designated substations within Wellington City being:
  - a Central Park Substation;
  - b Kaiwharawhara Supply Point Substation;
  - c Takapu Road Substation;
  - d Wilton Substation;
  - e Te Hikowhenua Shore Electrode Station; and
  - f Oteranga Bay Terminal Station. Transpower also has an interest in the West Wind Substation and has other facilities across the city such as communication assets.
- 3 Transpower made a submission (Submission #315) and further submission (Further Submission #029) on the Proposed Plan.
- 4 Transpower is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 ('**RMA**').
- 5 Transpower received notice of the Decision on 5 April 2024.
- 6 The Decision was made by the Respondent.

#### **Provisions being appealed**

- 7 The part of the Decision that Transpower is appealing against relates to managing the effects of earthworks and vertical holes in the National Grid Yard, in Rule EW-R18 of the Proposed Plan.

#### **General reasons for the appeal**

- 8 The reasons for this appeal are that, in the absence of the relief sought, the part of the Decision being appealed against:
  - a will not promote the sustainable management of resources, and will not achieve the purpose of the RMA;

- b is contrary to Part 2 and other provisions of the RMA;
  - c will not meet the reasonably foreseeable needs of future generations;
  - d will not promote the efficient use and development of natural and physical resources;
  - e will not achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources;
  - f will not give effect to the National Policy Statement on Electricity Transmission ('NPSET'), as required by section 75(3)(a) of the RMA;
  - g does not represent the most appropriate way of exercising the Respondent's functions, having regard to the efficiency and effectiveness of other reasonably practicable options, and is therefore not appropriate in terms of section 32 and other provisions of the RMA; and
  - h is inconsistent with the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ('NZECP').
- 9 Without limiting the generality of the above, Transpower's particular reasons for appealing the identified provisions are set out below.
- 10 **EW-R18** does not adequately or appropriately manage adverse effects on the National Grid for the following reasons:
- a Where permitted activity conditions are not complied with, the default activity status of restricted discretionary (under Rule EW-R18.2) does not give effect to the Objective or Policy 10 of the NPSET, in regard to managing the adverse effects of other activities on the electricity transmission network. Instead, Transpower seeks non-complying activity status as the most appropriate method to manage activities as required by NPSET Policy 10 to ensure that the operation, maintenance, upgrading and development of the network is not compromised. As a drafting clarification Transpower also seeks the word "and" be added between EW-R18.1.a and b, to make it clear that both sets of requirements must be complied with in order for permitted activity status to apply; and
  - b Note 4 to the rule is expressed in overly broad terms, and should be amended to make it clear that the exemption does not apply where an activity fails to comply with the clearance distance standard in EW-S15

clause 1.a (which refers to the clearance distances required by Table 4 of the NZECP). The NZECP does not contemplate dispensations being given in relation to the clearance standards, and it is not appropriate for an activity that fails to comply with these standards to be a permitted activity in the Proposed Plan. While it may not have been intended that a dispensation from Transpower in relation to a different aspect of the NZECP would disapply the clearance requirements in EW-S15, a minor amendment to the Note is required in order to put this beyond doubt.

### Relief sought

- 11 Transpower seeks the following relief:
- a Amendments to the specified rule and any related provisions in order to address the general reasons for the appeal and the reasons for appeal of particular provisions set out above; and/or
  - b The amendments set out in **Appendix A** to this appeal; and/or
  - c Such further or alternative relief, or ancillary changes, that give effect to the NPSET and resolve the concerns set out in this appeal.
- 12 Transpower attaches the following documents to this notice:
- a The amendments proposed to address Transpower's concerns (**Appendix A**);
  - b A copy of Transpower's submission and further submission on the Proposed Plan (**Appendix B**);
  - c A copy of the relevant parts of the Decision (**Appendix C**); and
  - d A list of names and addresses of persons to be served with a copy of this notice (**Appendix D**).

Dated 20 May 2024



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**Ezekiel Hudspith / Ben Attwood**

Counsel for Transpower New Zealand Limited

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Contact person: Ezekiel Hudspith / Ben Attwood

**Advice to recipients of copy of notice of appeal***How to become party to proceedings*

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in [form 33](#)) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in [section 274\(1\)](#) and [Part 11A](#) of the Act.

You may apply to the Environment Court under [section 281](#) of the Act for a waiver of the above timing or service requirements (see [form 38](#)).

*Advice*

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

## Appendix A Relief sought

Provision (Decisions version)	Relief sought (shown in red underline and strikethrough)
EW-R18	<p>All Zones</p> <p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Earthworks or vertical hole depth must be no greater (measured vertically) than:</p> <ol style="list-style-type: none"> <li>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support structure: or</li> <li>ii. 3 metres within 6 metres and 12 metres from the outer visible edge of a foundation of any National Grid support structure-: <u>and</u></li> </ol> <p>b. Compliance is achieved with EW-S15.</p> <p>Note:</p> <p>The following earthworks activities or vertical holes are exempt from EW-R18.1:</p> <ol style="list-style-type: none"> <li>1. Earthworks or vertical holes, excluding mining and quarrying, that are undertaken by the operator of the National Grid;</li> <li>2. Earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track;</li> <li>3. Vertical holes not exceeding 500 millimetres in diameter that: <ol style="list-style-type: none"> <li>a. are more than 1.5 metres from the outer edge of the pole support structure or stay wire; or</li> <li>b. are a post hole for a farm fence or horticulture structure more than 6 metres from the visible outer edge of a tower or support structure foundation; and</li> </ol> </li> <li>4. Earthworks or vertical holes subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663. <u>To avoid doubt, this exemption only applies to non-compliance with the aspect of the NZECP 34:2001 to which a dispensation relates, and no dispensation (or exemption) is available in relation to the clearance distance standard at EW-S15.1.a.</u></li> </ol> <p>All Zones</p> <p>2. Activity status: <b><u>Restricted Discretionary Non-Complying</u></b></p> <p>Where:</p>

Provision (Decisions version)	Relief sought (shown in red underline and strikethrough)
	<p>a. Compliance with any of the requirements of EW-R18.1 is not achieved.</p> <p><del>Matters of discretion are:</del></p> <ol style="list-style-type: none"> <li><del>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;</del></li> <li><del>2. Impacts on the operation, maintenance, upgrading and development of the National Grid;</del></li> <li><del>3. The risk to the structural integrity of the affected National Grid support structure(s);</del></li> <li><del>4. Any impact on the ability of Transpower to access the National Grid;</del></li> <li><del>5. The risk of electrical hazards affecting public or individual safety, and the risk of property;</del></li> <li><del>6. Technical advice provided by Transpower; and</del></li> <li><del>7. Any effects on National Grid support structures including the creation of an unstable batter.</del></li> </ol> <p><del>-</del></p> <p><del>Notification Status:</del></p> <p><del>-</del></p> <p><del>An application for resource consent made in respect of rule EW-R18.2 is precluded from being publicly notified.</del></p> <p><del>-</del></p> <p><del>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</del></p>



**Appendix B      Transpower's submission and further submission**

**Transpower's Original Submission on the Wellington City Proposed District Plan**

# Submission by Transpower New Zealand Limited on the July 2022 Proposed Wellington City District Plan

September 2022

*Keeping the energy flowing*



ADDRESS FOR SERVICE

Transpower New Zealand Limited  
Environmental Policy and Planning Group  
Address: PO Box 1021, Wellington  
Attention: Dan Hamilton

Email: [environment.policy@transpower.co.nz](mailto:environment.policy@transpower.co.nz)

## Wellington City Proposed District Plan – submission form

Clause 6 of the First Schedule, Resource Management Act 1991.

### How to provide feedback

- online at [eplan.wellington.govt.nz/proposed](http://eplan.wellington.govt.nz/proposed)
- email your submission to: [PDPsubmissions@wcc.govt.nz](mailto:PDPsubmissions@wcc.govt.nz)
- post this form to us (no stamp needed)
- drop your completed form off to Wellington City Council reception, Level 16, 113 The Terrace.

To make sure your feedback counts please complete the survey by **5pm Monday 12 September 2022**.

### Privacy statement - what we do with your personal information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified Proposed Plan process.

All information collected will be held by Wellington City Council. You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. Please contact us at [district.plan@wcc.govt.nz](mailto:district.plan@wcc.govt.nz).

## Your details

All fields marked with an asterisk (\*) are required.

Name* <b>Transpower New Zealand Limited</b>	
Postal address (including suburb)* <b>PO Box 1021, Wellington</b>	
Phone/mobile: 03 590 6926	Email: <a href="mailto:environment.policy@transpower.co.nz">environment.policy@transpower.co.nz</a>
I am making this submission:	
<input type="checkbox"/> <del>as an individual</del> <input checked="" type="checkbox"/> on behalf of an organisation. Organisation's name: <b>Transpower New Zealand Limited</b>	
I would like to be heard in support of my submission in person <b>Yes</b> <del>No</del>	
If others make a similar submission, I will consider presenting a joint case with them at a hearing <b>Yes</b> <del>No</del>	

## This is a submission on the Wellington City Proposed District Plan

<del>I could</del> — <b>Transpower could not</b> – gain an advantage in trade competition through this submission
<del>If you could gain an advantage in trade competition through this submission answer the next question.</del> <b>N/A</b>
<del>I am</del> — <del>I am not</del> — directly affected by an effect of the subject matter of the submission that: <del>(a) adversely affects the environment; and</del> <del>(b) does not relate to trade competition or the effects of trade competition. (Please tick relevant box if applicable)</del>
<del>Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.</del>

*Multiple provisions can be commented on within the following section. Feel free to add more pages to your submission to provide a fuller response.*

The specific provision of the plan that my submission relates to:

Do you:    Support    Oppose    Amend

What decision are you seeking from the Council? And why?

**Refer attached.**

# Submission by Transpower New Zealand Limited on the Wellington City Proposed District Plan

## Submission Overview

The following provides specific submission points from Transpower New Zealand Limited (“Transpower”) on the Wellington City Proposed District Plan (“PDP”).

In addition to the matters for consideration under the RMA Schedule 1 Process, the PDP also includes the Intensification Planning Instrument (“IPI”) to:

- Incorporate the Medium Density Residential Standards (the “MDRS”) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“the RMA”), and
- Give effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 (“NPS-UD”).

The IPI component of the PDP is to be processed under the Intensification Streamlined Planning Process (“ISPP”) under Part 6 of Schedule of the RMA.

While the PDP and IPI have been notified in one document (as the PDP), the two plan components will follow separate decision making processes.

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

- Gives effect to the National Policy Statement on Electricity Transmission 2008 (“NPSET” or “NPS”);
- Recognises the need to sustainably manage the National Grid as a physical resource of national significance;
- Recognises the benefits of the National Grid at local, regional and national levels;
- Provides for the effective operation, maintenance, upgrading and development of the National Grid; and
- Protects the National Grid from third party activities and reverse sensitive effects, and recognises the National Grid as a qualifying matter in the implementation of the RMA.

The submission provides specific submission points (Table 1 relates to the IPI to be processed under the ISPP planning process, and Table 2 relates to provisions subject to the Schedule 1 process), with supporting information provided within **Appendix A** comprising an overview of Transpower, an outline of the National Grid assets within the city, the statutory framework applying to the Grid, relevant Regional Policy Statement provisions, and approach sought generally to the National Grid policy and rule framework. Attached as **Appendix B** is a map of existing National Grid assets within Porirua. **Appendix C** includes the National Policy Statement on Electricity Transmission, **Appendix D** provides an assessment to support the National Grid Corridors as a qualifying matter in the IPI. **Appendix E** provides relevant Greater Wellington Regional Policy Statement provisions, **Appendix F** provides the sought National Grid policies,

and **Appendix G** provides a map of the National Grid assets within the PDP zoning. A summary of the above information provided in appendices is provided below.

A summary of the primary concerns identified in this submission is as follows:

### **PDP – Schedule 1 Planning Process**

Specific to provisions subject to the Schedule 1 process, while the approach adopted in the PDP is broadly supported by Transpower, amendments are sought to:

- Amend the enabling policies specific to the National Grid to give effect to the NPSET, and recognise and provide for existing National Grid assets
- Amend the activity status for the upgrade and development of the National Grid to be no more restrictive than discretionary
- Provide a robust policy relating to the effects of other activities on the National Grid
- Amend rules and standards relating to existing National Grid assets to reflect the relationship of the PDP provisions to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”).

### **IPI – Intensification Streamlined Planning Process**

Specific to provisions subject to the Intensification Streamlined Planning Process (“ISPP”), on the basis the National Grid is to be treated as a qualifying matter (as reflected on the WCC website<sup>1</sup>), Transpower largely supports the IPI but seeks amendment to provide greater clarity as to the presence and role of qualifying matters.

## **Background and Context**

### **Transpower New Zealand**

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand’s National Grid, the high voltage transmission network for the country. Transpower provides the required infrastructure to transport electricity from the point of generation to local lines distribution companies, which supply electricity to everyday users.

Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to ensure security of supply, thereby contributing to New Zealand’s economic and social aspirations. Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient District Plan where it may affect the National Grid. Specific to intensification, the IPI has the potential to significantly impact on the ability for Transpower to operation, maintain, upgrade and develop the existing electricity transmission network.

### **Statutory Framework**

The National Policy Statement on Electricity Transmission 2008 (“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

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<sup>1</sup> <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/whats-in-the-proposed-district-plan/medium-density-residential-standards>



transmission, manage the effects of the National Grid and appropriately manage the adverse effects of activities and development close to the Grid.

The one objective of the NPSET is as follows:

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

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

The NPSET’s 14 policies provide for the recognition of the benefits of the National Grid, as well as the environmental effects of transmission and the management of adverse effects on the National Grid. The policies have to be applied by both Transpower and decision-makers under the RMA, as relevant. The development of the National Grid is explicitly recognised in the NPSET. These policies are critical matters for a District Plan to address and are of specific relevance to the PDP and IPI.

### National Grid Assets within Wellington City

Attached as **Appendix B** is a map of Transpower’s assets within Wellington City. Those assets and respective PDP zoning are shown in Figure 1 (and in **Appendix G**). Specific to the IPI, existing National Grid assets traverse the Medium Density Residential Zone.

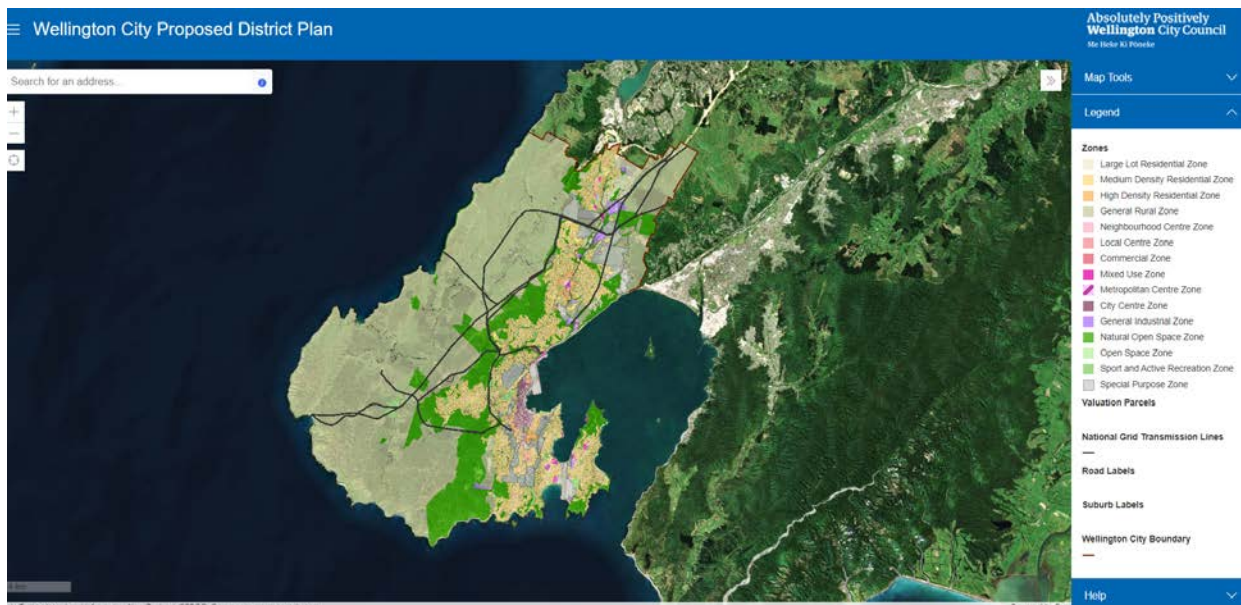


Figure 1. Existing National Grid assets (labelled National Grid Corridor) and proposed IPI intensification areas.

### Specific National Grid Provisions within the Operative and Proposed District Plan

Both the Operative and Proposed District Plan contain a set of provisions relating to land use and subdivision within the defined areas specific to the National Grid high voltage transmission network, which for the purpose of this submission are referred to as the “National Grid Corridors”. To avoid doubt, other provisions that relate to managing effects of the National Grid are not considered part of the ‘National Grid Corridor approach’ and are not a qualifying matter.

In summary, the National Grid Corridor approach comprises:

**Within the PDP:**

- As measured from the centreline at ground level and from the edge of support structures, a 10-12m wide yard for land use, and 14-39m wide corridor for subdivision
- New sensitive activities, buildings (including additions) and structures within the yard are a non-complying activity
- Subdivision within the subdivision corridor is a restricted discretionary activity, defaulting to a non-complying activity where the standards are not met. Transpower submitted on the PDP on the National Grid Corridor approach. Of note, the width of the corridors was supported, as was the activity status for sensitive/residential activities within the National Grid Yard, and subdivision within the National Grid Subdivision Corridor.

**Within the Operative DP:**

- A 32m wide transmission line buffer area (as measured from the centreline at ground level)
- Any buildings (including additions), and structures over 2m in height, within the buffer area are a restricted discretionary activity
- Subdivision within the buffer area requires resource consent as a discretionary activity (unrestricted) where any new allotment does not include sufficient land area outside of the transmission corridor to accommodate a complying building.

## The National Grid as a Qualifying Matter

Sections 77I and 77O of the RMA (as amended by the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“**the RMA**”) provides a specified territorial authority may make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development to accommodate a qualifying matter. A qualifying matter is defined by sections 77I and 77O of the RMA.

The National Grid Corridor rules framework clearly meets the definition of a qualifying matter as:

- It is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD)<sup>2</sup>;
- It is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure<sup>3</sup>;
- Provisions that restrict development in relation to the National Grid are included in the Operative District Plan (Rule 5.3.4(10) and Standard 5.6.2.12); and

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<sup>2</sup> Resource Management Act 1991, s 77I(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010

<sup>3</sup> Resource Management Act 1991, s 77I(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure

- Provisions that would protect the National Grid from inappropriate subdivision, use and development that would otherwise be permitted by the MDRS are included in the proposed district plan (INF-R22, INF-S12, SUB-R28).

Attached as **Appendix D** is an assessment to support the National Grid Corridors as a qualifying matter in the IPI.

## Summary of Transpower’s Feedback on the Wellington City Proposed District Plan

### IPI – Intensification Streamlined Planning Process

On the basis the National Grid is a qualifying matter (as defined by section 77I and 77O of the RMA) Transpower has identified a number of provisions within the IPI it specifically supports, as well as those to which amendment are sought. On a topic/chapter basis, the amendments sought can be summarised as follows:

#### General Approach

- Clearly reference qualifying matters in the statement regarding legal effect.

#### Definitions

- Insert qualifying matter definitions to provide clarity to plan users and assist in plan interpretation and application.

#### Strategic Directions

- Insert reference to qualifying matters area within UFD-O3 given they directly influence the capacity for intensification.

#### Subdivision

- Insert reference to the National Grid as a qualifying matter within the introductory/plan relationship text of the subdivision chapter of the PDP to assist in plan interpretation and application.

#### Medium Density Residential Zone

- Amend the introductory text, objective MRZ-O2, and Rules MRZ-R2 and R13 to include clearer references to qualifying matter provisions.

#### National Grid Yard and National Grid Subdivision Corridor rules

- Assess the National Grid Yard and National Grid Subdivision rules as part of the ISPP.

The WCC PDP is unique in that in effect the PDP will be run as a ‘hybrid’ process in that while WCC has published a single PDP, in legal terms this is better conceptualised as two distinct documents, a proposed plan and an IPI as a variation to that proposed plan.

Noting it has no legal weight, the guidance material on the PDP website<sup>4</sup> refers to and lists qualifying matters that will limit development potential, and Operative DP rules which “are not superseded and will apply as well as the MDRS”. The National Grid is identified as a Qualifying Matter. Arguably, while the section 32 reports should have done more to justify the National

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<sup>4</sup> <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/whats-in-the-proposed-district-plan/medium-density-residential-standards>

Grid as a Qualifying Matter, reference to the National Grid Buffer is included with specific commentary on the buffer and its application in relation to the MDRS. Transpower submits the PDP should be made equally as clear that the NG Corridor provisions are a Qualifying Matter.

### **PDP - Schedule 1 Process**

Specific to the Schedule 1 components of the PDP, Transpower has identified a number of provisions which Transpower specifically supports, as well as those to which amendment are sought. On a topic/chapter basis, these can be summarised as follows:

#### **Definitions**

- The definitions are largely supported, with confined amendments sought to the definition of National Grid Yard and National Grid Subdivision Corridor to reflect two unique National Grid assets within the city, and that the definition of Coastal Margin be amended to provide certainty as to the area to which the definition applies.

#### **Strategic Outcomes/Objectives**

- General support for the Strategic Objectives but amendment is sought to SCA-O6 to recognise effects on infrastructure are not only related to reverse sensitivity. Clarification is also sought as to how the strategic directions are to be applied.

#### **Infrastructure Chapter**

- As a general comment, Transpower queries the number of Infrastructure sub chapters, policies (62) and rules relating to Infrastructure and specifically the National Grid. The myriad of provisions is confusing and creates the potential for contradiction or inconsistency between provisions (particularly as they may evolve through the PDP process).
- There are no National Grid specific policies within the infrastructure subchapter. However, there are 18 policies within other sub chapters specific to managing the effects of the National Grid, as follow:
  - Five within the Infrastructure – Coastal Environment Chapter (INF-CE P26, P27, P28, P31, P32)
  - Three within the Infrastructure – Ecosystems and Indigenous Biodiversity Chapter (INF-ECO P35, P36, P37)
  - Ten within the Infrastructure – Natural Features and Landscape Chapter (INF-NFL P51 – P60)
- As such, there are no National Grid specific policies in the plan that specifically recognise the benefits of the National Grid or management of the effects of subdivision, land use and development on the National Grid. While there are 18 policies within other sub chapters specific to the National Grid, these only relate to managing the effects of the National Grid. Transpower considers the lack of recognition within the general infrastructure chapter does not give effect to the NPSET, and the provision of 18 other National Grid specific policies excessive. Given the national significance of the National Grid and that this significance is recognised in the NPSET, Transpower seeks a separate set of provisions within the infrastructure section.
- The policy relating to the effects of activities on infrastructure (INF-P7) is general in nature and insufficiently directive to give effect the NPSET. Clause 1. of the policy is limited to subdivision, ignoring that land use and other development activities (such

as earthworks) can compromise the National Grid. Clause 4. is general in nature and insufficiently directive to give effect the NPSET.

- Transpower also notes that the majority of the above identified 18 policies in the sub chapters apply to the National Grid and the Gas Transmission Pipeline Corridor. Notwithstanding the significance and importance of the Gas Transmission Pipeline Corridor, Transpower seeks standalone policies specific to the National Grid in order to give effect to the NPSET, noting the Gas Corridor does not have the higher order policy support of an NPS.
- Specific to the rules, there are rules relating to the operation, maintenance and upgrade of existing National Grid assets. Given existing assets are regulated by the NESETA, Transpower does not support the duplication of rules in the PDP. The purpose of the NESETA is to provide a complete and nationally consistent regulatory framework for existing National Grid assets. The inclusion of rules for existing assets (covered by the NESETA in the PDP is confusing and, in some instances, inconsistent with the NESETA. The provisions will lead to plan interpretation and application issues, as well as constituting a degree of 'duplication' and/or 'conflict' that is at odds with section 44A RMA.
- Included in this submission is specific relief sought. Transpower's preference is for a separate suite of National Grid provisions policies and rules within a separate Infrastructure sub- chapter. Sought policies are attached as Appendix F. All rules relating to existing National Grid assets should be removed (as these are regulated by the NESETA).
- Alternately, should this approach not be accepted by decision makers, Transpower seeks the amendments as outlined in this submission, specifically:
  - In order to give effect to the NPSET, a separate policy framework be provided within the infrastructure chapter for the National Grid which recognises and provides for the benefits of the National Grid, manages the effects of the development of National Grid, and the effects of other activities on the National Grid.
  - On the basis the approach to provide National Grid specific policies within the sub-chapters is retained, significant amendments are sought to the policies including rationalisation, and amendments to give effect to the NPSET. Specific National Grid policies relating to the development of the National Grid are sought to be deleted from the sub-chapters and instead, a comprehensive 'seek to avoid' development policy be provided in the Infrastructure chapter. The provision of a comprehensive 'development' policy gives effect to the NPSET, recognises the linear nature of the network and that any new development will traverse a number of overlays, and accordingly provides an integrated policy framework.
  - The National Grid be separated from the Gas Transmission Pipeline Corridor
  - The number of National Grid specific policies and rules be condensed and reduced; and
  - Rules relating to existing National Grid assets be removed and instead the NESETA be relied on (as is the intent of the NESETA).

## **Infrastructure – Coastal Environment Sub Chapter**

- Specific to the Infrastructure - Coastal Environment chapter, Transpower has existing assets within the coastal environment, including the Kaiwharawhara Supply Point substation (designation TPR6) and underground cable, Oteranga Bay (designation TPR4) and associated lines, and Te Hikowhenua Shore Electrode Station (designation TPR5) and associated lines. Both the Oteranga Bay (designation TPR4) and Te Hikowhenua Shore Electrode Station (designation TPR5) are within areas of “High Coastal Natural Character” noting there are no existing assets within the identified “High Coastal Natural Character” outside the designations. Transpower has no existing assets in area of “Very High Coastal Natural Character”. Transpower seeks amendment to policies P28 and P31 relating to the upgrade and development of the National Grid in that the policies as proposed do not give effect to the NPSET and impose requirements that go beyond the NPSET.
- Reference to the National Grid is sought to be deleted from the operation, maintenance and upgrade rules given the NESETA regulates such activities.

#### **Infrastructure – Ecosystems and Indigenous Biodiversity Sub Chapter**

- Specific to Infrastructure - Ecosystems and Indigenous Biodiversity, the proposed National Grid policies do not give effect to the NPSET. Transpower has existing assets within identified SNAs. A key component of Transpower’s Statement of Corporate Intent is to reliably and efficiently transport electricity. Essential to achieving this are the operation and maintenance activities associated with maintaining the National Grid. Relevant to vegetation, Transpower is required to undertake vegetation trimming/clearance necessary for the safe and efficient operation, maintenance, upgrading and development of the National Grid, including (but not limited to) trimming that may be required by the Electricity (Hazards from Trees) Regulations 2003. Related, is the operational requirement for clearance of vegetation on access tracks to enable Transpower to access the grid infrastructure to undertake its operation, maintenance and upgrade. The intent of the NPSET is to provide a comprehensive enabling regime for the National Grid recognising its national significance. The cross references to the ECO policies 2 and 4 (noting there is no ECO-P10) do not give effect to the NPSET.
- Reference to the National Grid is sought to be deleted from the operation, maintenance and upgrade rules given the NESETA regulates such activities.

#### **Infrastructure – Natural Features and Landscapes Sub Chapter**

- Specific to Infrastructure - Natural Features and Landscapes, existing National Grid assets traverse Outstanding Natural Landscapes (at Oteranga Bay noting that while some of the assets are within the Oteranga Bay designation, others are not), Special Amenity Landscapes across the city, and Ridgelines and Hilltops across the city. In addition to the number of National Grid policies within the sub chapter (some of which are not applicable to the National Grid given the matters they relate to), Transpower has concerns the policies do not give effect to the NPSET in that:
  - The NPSET does not require activities to be of a scale that protects the identified values.
  - The NPSET does not require adverse (and or significant) effects be avoided.

- In context of the National Grid and the NPSET, the policy approach for hilltops and ridgelines is not supported as they are not a section 6 RMA matter and are distinct from section 7 RMA significant amenity landscapes.
  - Specific to INF-NFL-P59, the policy directive to ‘avoid’ new National Grid infrastructure within the coastal environment has no higher order policy support and is contrary to the NPSET.
  - The NPSET does not require the activity to be of a scale that protects the identified values for ONFLs, nor maintains or restores those for SALs. Furthermore, it does not require the avoidance of visually obtrusive structures within Ridgelines and Hilltops.
  - The reference to ‘reasonably practical alternative locations’ is not necessary given the definitions of operational and functional need which provide clear parameter as to the necessity of the activity to occur in that location. Transpower also has concerns with the term ‘practical’ as it is not a commonly used planning term and therefore introduces uncertainty in how the policy could be interpreted and applied. The term ‘practicable’ is more readily understood.
  - Transpower in particular opposes INF-NFL-P58. Policy P58 has implications for any new Cook Strait cables at Oteranga Bay. The avoid directive within the policy does not give effect to the NPSET, including Policy 8. The policy is outright opposed. The Policy and associated (non-complying) Rule R57 would mean essential new National Grid assets (such as a new Cook Strait Cable within the existing Cook Strait Cable Protection Zone) would likely not be able to secure regulatory approval.
- Reference to the National Grid is sought to be deleted from the operation, maintenance and upgrade rules given the NESETA regulates such activities, and the non-complying activity status for new assets is opposed.

#### **Infrastructure - Natural Hazards Sub Chapter**

- Specific to Infrastructure - Natural Hazards, given the linear nature of the National Grid and locational constraints, while Transpower would endeavour to avoid hazard areas, this may not always be possible. Transpower supports the rule and policy framework.

#### **Ecosystems and Indigenous Biodiversity Chapter**

- Infrastructure Ecosystem Chapter policy INF-ECO-P36 and P37 requires application of the effects management hierarchy (which is incorrectly referenced as ECO-P2 within the aforementioned policies) to the upgrade and development of the National Grid. In its comments on INF-ECO-P36 and P37 Transpower sought deletion of the cross reference and instead reliance on the NPSET Policy 8 “seek to avoid approach”.

#### **Subdivision Chapter**

- Transpower supports SUB-R28 on the basis the rule gives effect to Policy 10 and Policy 11 of the NPSET and provides for the outcomes sought in INF-P7 (noting Transpower is seeking amendment to the policy). In particular the activity status is supported, and reflects the approach in other district plans across New Zealand. Minor rule amendments are sought.

#### **Earthworks Chapter**

- Specific to earthworks, Transpower supports the provision of standards specific to earthworks on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. However, amendments are sought to the rule and policy provisions sought.

### **Mapping and Designations**

- The mapping and designations are largely supported.

### **Specific Submission Points**

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), the following are specific submissions points. For ease of reference, two tables are provided – Table 1 relates to the IPI to be processed under the ISPP planning process, and Table 2 relates to provisions subject to the Schedule 1 process.

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.



# Table 1- IPI Provisions to be processed under the ISPP planning process

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<b>Part 1 –He Whakatakinga me ngā Kaupapa Kōrero - Introduction and General Provisions</b>			
<b>Ka pēhea te mahere e mahi ai - How the Plan Works</b>			
<b>Te Anga Whānui - General Approach</b>			
<p><b>Legal effect of rules</b> <i>Subpart 7 of the Act applies to this District Plan.</i></p> <p><i>Except as outlined below, the rules in the District Plan will only have legal effect once a decision on submissions relating to the rule is made and publicly notified. Section 86B of the RMA allows councils to seek legal effect from public notification. The Wellington City Council has not exercised use of this option under s86B.</i></p> <p><i>In respect to Wellington City Council's functions, section 86B states that a rule in a proposed plan has immediate legal effect from public notification if it protects or relates to significant indigenous vegetation, significant habitats of indigenous fauna or historic heritage.</i></p> <p><i>This means that the rules in the Ecosystems and Indigenous Biodiversity, Historic Heritage, and Sites and Areas of Significance to Māori chapters, as well as some rules in the Infrastructure, Renewable Electricity Generation, Earthworks, Signs and Subdivision chapters that relate to activities regarding the protection or development of Significant Natural Areas, Historic Heritage and Sites and Areas of Significance to Māori have legal effect from public notification of the District Plan.</i></p> <p><i>In addition, the District Plan gives effect to the 'Medium Density Residential Standards' (MDRS). The MDRS will replace the existing building standards in the residential zones (MRZ and HRZ) and set out the level of development that can occur on a site as a permitted activity. Specifically, MRZ-S1 to MRZ-S9 and HRZ-S1 to HRZ-S9 (excluding MRZ-S2 and HRZ-S2) have immediate legal effect, along</i></p>	Amend	<p>While Transpower supports the provided clarification in the IPI and PDP as to the legal effect of specific provisions, an amendment is sought to highlight to plan users the existence of qualifying matters and that if a development is located in an area where a qualifying matter applies, the MDRS does not have immediate legal effect.</p> <p>While Transpower is aware the provision relating to legal effect and qualifying matters will technically not be required once the plan is made operative, in the interim period it has concerns as to the lack of reference to qualifying matters and therefore supports any clarification that can be provided.</p>	<p>Amend the section <i>Legal effect of rules</i>, as follows:</p> <p>.....</p> <p><i>In addition, the District Plan gives effect to the 'Medium Density Residential Standards' (MDRS). The MDRS will replace the existing building standards in the residential zones (MRZ and HRZ) and set out the level of development that can occur on a site as a permitted activity. Specifically, MRZ-S1 to MRZ-S9 and HRZ-S1 to HRZ-S9 (excluding MRZ-S2 and HRZ-S2) have immediate legal effect, along with the related objectives, policies and rules, <b>except within a new residential zone or a qualifying matter area</b>. Note that where one or more of the PDP building standards are not met, the proposal is assessed against the equivalent standard in the Operative District Plan and not this Proposed District Plan.</i></p> <p>.....</p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><i>with the related objectives, policies and rules. Note that where one or more of the PDP building standards are not met, the proposal is assessed against the equivalent standard in the Operative District Plan and not this Proposed District Plan.</i></p> <p><i>The red gavel icon () identifies a rule that has immediate legal effect.</i></p>			
<b>He Whakamāramatanga - Interpretation</b>			
<b>Ngā Tautuhinga - Definitions</b>			
<p><b><i>New definition – Qualifying Matter</i></b></p>	<p>Amend</p>	<p>The concept of Qualifying matters was introduced within the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“the RMA”).</p> <p>As outlined in Appendix D to this submission, as defined by section 77I and 77O of the RMA, the National Grid Corridor framework is considered a qualifying matter as:</p> <ul style="list-style-type: none"> <li>• it is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD);</li> <li>• it is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure;</li> <li>• provisions that restrict development in relation to the National Grid are included in the Operative District Plan; and</li> <li>• provisions that would protect the National Grid from inappropriate subdivision, use and development that would otherwise be permitted by the MDRS are included in the proposed district plan.</li> </ul> <p>Given the role and importance of qualifying matters to the implementation of the RMA, Transpower supports the provision of a definition as an effective</p>	<p>Insert a definition for <b>QUALIFYING MATTER</b> as follows:</p> <p><u><i>Qualifying matter means a matter referred to in section 77I or 77O of the RMA.</i></u></p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		and practical method to clearly identify the existing qualifying matter provisions and provide clarity to plan users as to the provisions that will continue to apply where the MDRS and NPSUD intensification provisions would otherwise apply unrestricted.	
<b><i>New definition – Qualifying Matter Area</i></b>	Amend	<p>The concept of Qualifying matters was introduced within the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“the RMA”).</p> <p>Qualifying Matters can either take the form of different density standards (such as for ‘character’/heritage area) or of overlays that restrict activities in defined areas (such as for the National Grid, natural hazards etc). Given the role and importance of qualifying matter areas to the implementation of the RMA, and specific to the National Grid, the safety and grid operational infrastructure reasons for restricting development, Transpower supports the provision of definition, with specific reference to the National Grid, to provide clarity to plan users.</p> <p>As outlined in Appendix D to this submission, as defined by section 77I and 77O of the RMA, the National Grid Corridor framework is considered a qualifying matter as: As outlined in Appendix D to this submission, as defined by section 77I and 77O of the RMA, the National Grid Corridor framework is considered a qualifying matter as:</p> <ul style="list-style-type: none"> <li>• it is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD);</li> <li>• it is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure; and</li> <li>• provisions that restrict development in relation to the National Grid are included in the Operative District Plan; and</li> </ul>	<p>Insert a definition for <b>QUALIFYING MATTER AREA</b> as follows:</p> <p><b><i><u>Qualifying matter area means a qualifying matter listed below:</u></i></b></p> <ul style="list-style-type: none"> <li>(a) <b><i><u>The National Grid Yard / Transmission Line Buffer (32 metres)</u></i></b></li> <li>(b) <b><i><u>The National Grid Subdivision Corridor/ Transmission Line Buffer (32 metres)</u></i></b></li> <li>(c) <b><i><u>.....</u></i></b></li> </ul>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<ul style="list-style-type: none"> <li>provisions that would protect the National Grid from inappropriate subdivision, use and development that would otherwise be permitted by the MDRS are included in the proposed district plan.</li> </ul>	
<b>Part 2 – Ngā Kaupapa o te Rohe Whānui - District-Wide Matters</b>			
<b>Te Ahunga ā-Rautaki - Strategic Direction</b>			
<b>Te Āhua Tāone me te Whanaketanga - Urban Form and Development</b>			
<p><b>UFD-03</b> <i>Medium to high density and assisted housing developments are located in areas that are:</i></p> <ol style="list-style-type: none"> <li><i>Connected to the transport network and served by multi-modal transport options; or</i></li> <li><i>Within or near a Centre Zone or other area with many employment opportunities; and</i></li> <li><i>Served by public open space and other social infrastructure.</i></li> </ol>	Amend	<p>Within the General Residential Zone qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within UFD-03 is supported, Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification.</p>	<p>Amend UFD-03 as follows:</p> <p><b>UFD-03</b> <i>Medium to high density and assisted housing developments are located in areas that are:</i></p> <ol style="list-style-type: none"> <li><i>Connected to the transport network and served by multi-modal transport options; or</i></li> <li><i>Within or near a Centre Zone or other area with many employment opportunities; and</i></li> <li><i>Served by public open space and other social infrastructure;</i></li> </ol> <p><i><u>Noting that medium to high density housing developments may not be appropriate in qualifying matter areas.</u></i></p>
<b>Pūngao, Tūāhanga me te Tūnuku - Energy, Infrastructure and Transport</b>			
<b>INF – Tūāhanga - Infrastructure</b>			
<p><b>INF-R22 Buildings, structures and activities in the National Grid Yard</b> <i>All Zones</i></p> <ol style="list-style-type: none"> <li><i>Activity status: Permitted</i></li> </ol> <p><i>Where:</i></p> <ol style="list-style-type: none"> <li><i>The activity is not a sensitive activity;</i></li> <li><i>The building or structure is not used for the handling or storage of hazardous substances (Hazardous Substances)</i></li> </ol>	Amend	<p>On the basis the National Grid is a qualifying matter, Transpower seeks assessment of rule INF-R22 as part of the ISPP process.</p>	<p>Subject to the amendments sought to INF-R22 in the Transpower’s submission to the PDP, include INF-R22 within the IPI and make subject to the ISPP process.</p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><i>(Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic-scale quantities); and</i></p> <p><i>c. The structure is a fence not exceeding 2.5m in height;</i></p> <p><i>d. The building is an uninhabited farm or horticultural structure or building (but not commercial greenhouses, protective canopies, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms);</i></p> <p><i>e. Alterations and additions to an existing building or structure for a sensitive activity, which does not involve an increase in the building height or building footprint; or</i></p> <p><i>f. An accessory building associated with an existing residential activity that is less than 10m in footprint and 2.5m in height;</i></p> <p><i>g. Infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991 or any part of electricity infrastructure that connects to the National Grid; and</i></p> <p><i>h. h. Compliance is achieved with INF-S12.</i></p> <p><i>All Zones</i></p> <p><i>2. Activity status: Non-complying</i></p> <p><i>Where:</i></p> <p><i>i. Compliance with INF-R22.1 cannot be achieved.</i></p> <p><i>Notification status:</i></p> <p><i>An application for resource consent made in respect of rule INF-R22.2 is precluded from being publicly notified.</i></p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>			
<p><b>INF-S12 Buildings, structures and activities in the National Grid Yard</b></p> <p><i>All Zones</i></p> <p><i>3. The building or structure must have a minimum vertical clearance of 10m below the lowest point of a conductor</i></p>	Amend	On the basis the National Grid is a qualifying matter, Transpower seeks assessment of rule INF-S12 as part of the ISPP process.	Subject to the amendments sought to INF-S12 in the Transpower's submission to the PDP, include INF-S12 within the IPI and make subject to the ISPP process.


Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><i>under all transmission line and building operating conditions; or</i></p> <p>4. <i>Must meet the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663 under all transmission line and building operating conditions.</i></p> <p>5. <i>The building or structure must be located at least 12m from the outer visible edge of a foundation of a National Grid transmission line tower or pole, except where it:</i></p> <p>j. <i>Is a fence not exceeding 2.5m in height that is located at least:</i></p> <p>i. <i>6m from the outer visible edge of a foundation of a National Grid transmission line tower; or</i></p> <p>ii. <i>5m from the outer visible edge of a foundation of a National Grid transmission line pole.</i></p> <p>k. <i>Is an artificial crop protection structure or crop support structure not exceeding 2.5m in height and located at least 8m from a National Grid transmission line pole that:</i></p> <p>iii. <i>Is removable or temporary to allow a clear working space of 12m from the pole for maintenance; and</i></p> <p>iv. <i>Allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</i></p> <p><i>Meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</i></p>			
<b>Wawaetanga - Subdivision</b>			
<b>SUB - Subdivision</b>			
<p><b><i>Other relevant District Plan provisions</i></b></p> <p><b><i>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant including:</i></b></p> <p>...</p> <ul style="list-style-type: none"> <li><b><i>Infrastructure - the subdivision chapter includes rules to implement objectives and policies in the Infrastructure</i></b></li> </ul>	Amend	<p>Specific to subdivision, s77G(6) of the RMA provides for a qualifying matter (which the National Grid clearly is as defined by s77I) to make the requirements within Schedule 3A (which as defined in the Act includes the subdivision provisions) less enabling of development, if authorised by s77I.</p> <p>Section 77I allows council to make the MDRS (again</p>	<p>Amend the introduction to the Subdivision Chapter as follows:</p> <p><i>Other relevant District Plan provisions</i></p> <p><i>It is important to note that in addition to the provisions in this chapter, <u>subdivision must comply with all applicable rules and standards for qualifying matter areas and a number of other</u></i></p>




Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><b>Chapter where certain types of subdivision are in close proximity to some network utilities.</b></p> <p>...</p> <p><b>Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.</b></p>		<p>which includes subdivision) less enabling of development where necessary to accommodate a qualifying matter.</p> <p>Section 80E(1)(b)(iii) provides that an IPI may amend the MDRS, including in relation to the subdivision of land (s80E(2)(g).</p> <p>In order to assist with plan interpretation and application, Transpower seeks reference to the National Grid as a qualifying matter within the introductory/plan relationship text of the subdivision chapter of the PDP.</p>	<p><i>Part 2: District-Wide chapters also contain provisions that may be relevant, including:</i></p> <p>...</p> <ul style="list-style-type: none"> <li><i>Infrastructure - the subdivision chapter includes rules to implement objectives and policies in the Infrastructure Chapter where certain types of subdivision are in close proximity to some network utilities. <u>The National Grid is a qualifying matter with its rules to be applied.</u></i></li> </ul> <p>...</p> <p><i>Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.</i></p>
<p><b>SUB-R28 Subdivision in the National Grid subdivision corridor</b></p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid yard; and</p> <p>b. Vehicle access to National Grid assets is maintained.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663;</p> <p>2. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading;</p> <p>3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms;</p>	Amend	On the basis the National Grid is a qualifying matter, Transpower seeks assessment of the subdivision rule SUB-R28 as part of the ISPP process.	Subject to the amendments sought to SUB-R28 in the Transpower's submission to the PDP, include SUB-R28 within the IPI and make subject to the ISPP process.





Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p>4. <i>The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines;</i></p> <p>5. <i>The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;</i></p> <p>6. <i>The outcome of any consultation with Transpower; and</i></p> <p>7. <i>The extent to which the design and layout of the subdivision demonstrates that a suitable building platform or platforms for a principal building or dwelling can be located outside of the National Grid Yard for each new allotment.</i></p> <p><i>Notification status: Applications under this rule are precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</i></p> <p>2. <i>Activity status: Non-complying</i></p> <p><i>Where: Compliance with any of the requirements of SUB-R28.1 cannot be achieved.</i></p>			
<b>Part 3 – Ngā Kaupapa e Hāngai Pū ana ki te Rohe - Area Specific Matters</b>			
<b>Ngā Rohe Kāinga - Residential Zones</b>			
<b>MRZ – He Rohe Kāinga Mātoru-Waenga - Medium Density Residential Zone</b>			
<p><b>Introduction</b> <i>The Medium Density Residential Zone comprises predominantly residential activities with a moderate concentration and bulk of</i></p>	Amend	<p>In accordance with s771 and s770 of the RMA, the National Grid is a qualifying matter. Transpower seeks amendment to the introductory text to the Medium Density Residential Zone to</p>	<p>Amend the introduction as follows, including specific reference to the National Grid as a qualifying matter:</p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><b><i>buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.</i></b></p> <p><b><i>The suburbs within the Medium Density Residential Zone have developed at different times and with varying topography and characteristics across its neighbourhoods.</i></b></p> <p><b><i>The efficient use of land within the Medium Density Residential Zone is important to meet the strategic objectives of maintaining a compact urban form and providing new housing to help address the City's housing needs.</i></b></p> <p><b><i>The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance.</i></b></p> <p><b><i>It is anticipated that the form, appearance and amenity of neighbourhoods within the Medium Density Residential Zone will change over time.</i></b></p> <p><b><i>There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters. These include the following:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02).</i></b></li> <li>• <b><i>Wellington Fault (refer to Natural Hazards Chapter).</i></b></li> <li>• <b><i>Stream corridors and overland flow paths (refer to Natural Hazards Chapter).</i></b></li> <li>• <b><i>Medium and high coastal hazards (refer to Coastal Environment Chapter).</i></b></li> <li>• <b><i>Very high and high coastal natural character areas (refer to Coastal Environment Chapter).</i></b></li> <li>• <b><i>Coastal margin</i></b></li> </ul>		<p>specifically reference the National Grid as a qualifying matter. This would be consistent with the approach of listing other matters.</p> <p>An amendment is also sought to clarify that the list is exhaustive, thereby providing certainty to plan users as to what qualifying matters apply.</p>	<p><i>There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified <u>and/or limited</u> by qualifying matters. <u>Each activity shall comply with the relevant qualifying matter area provisions and permitted activity standards of the Plan as listed below. These include the following:</u></i></p> <ul style="list-style-type: none"> <li>• <i>Character Precincts and the Mt Victoria North Townscape Precinct (refer to MRZ-PREC01 and MRZ-PREC02).</i></li> <li>• <i>.....</i></li> <li>• <i><u>The National Grid Yard and National Grid Subdivision Corridor provisions.</u></i></li> </ul>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<ul style="list-style-type: none"> <li>• <i>s and riparian margins (refer to Coastal Environment and Natural Character Chapters).</i></li> <li>• <i>Air noise overlay (refer to Noise Chapter).</i></li> <li>• <i>Heritage buildings, heritage structures and heritage areas (refer to Historic Heritage Chapter).</i></li> <li>• <i>Notable trees (refer to Notable Trees Chapter).</i></li> <li>• <i>Sites and areas of significance to Māori (refer to Sites and Areas of Significance to Māori Chapter).</i></li> </ul> <p><i>There are also two areas within the Medium Density Residential Zone that have particular constraints or opportunities that require specific policies. These are the Tapu Te Ranga land and the Spenmoor Street area.</i></p> <p><i>The Medium Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities.</i></p> <p><i>Incompatible non-residential activities are not anticipated in this zone.</i></p> <p><i>Precincts within the Medium Density Residential Zone include Character Precincts, the Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.</i></p>			
<p> Legal effect <b>MRZ-O1 Purpose</b></p> <p><i>The Medium Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:</i></p> <ol style="list-style-type: none"> <li>1. <i>Housing needs and demand; and</i></li> <li>2. <i>The neighbourhood's planned urban built character, including 3 storey buildings.</i></li> </ol>	Support	<p>Proposed Objective MRZ-O1 is described as having legal effect.</p> <p>Transpower supports MRZ-O1 (noting it reflects that required under Schedule 3A Part 1(6)(1) of the RMA) in that it recognises a range of residential activities and housing types.</p>	Retain MRZ-O1.
<p><b>MRZ-O2 Efficient use of land</b></p> <p><i>Land within the Medium Density Residential Zone is used efficiently for residential development that:</i></p> <ol style="list-style-type: none"> <li>1. <i>Increases housing supply and choice; and</i></li> <li>2. <i>Contributes positively to a changing and well-functioning urban environment.</i></li> </ol>	Amend	<p>Within the Medium Density Residential Zone existing qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. While the policy directive within MRZ-O3 is supported, Transpower supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development.</p>	<p>Amend MRZ-O2 as follows:</p> <p><b>MRZ-O2 Efficient use of land</b></p> <p><i>Land within the Medium Density Residential Zone is used efficiently for residential development that:</i></p> <ol style="list-style-type: none"> <li>1. <i>Increases housing supply and choice; and</i></li> <li>2. <i>Contributes positively to a changing and well-functioning urban environment;</i></li> </ol>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
			<i>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</i>
<b>MRZ-O3 Healthy, safe, accessible and attractive environments</b> <i>The Medium Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</i>	Support	Transpower supports MRZ-O3 in that it recognises safe living environments. The management of activities within proximity of the National Grid gives effect to the objective in providing safe environments.	Retain MRZ-O3
 Legal effect <b>MRZ-P4</b> <b>Medium density residential standards</b> <i>Apply the medium density residential standards across the Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</i>	Support	Proposed Policy MRZ-P4 is described as having legal effect. Transpower supports MRZ-P4 (noting it reflects that required under Schedule 3A Part 1(6)(2) of the RMA) in that it recognises qualifying matters.	Retain MRZ-P4
 Legal effect <b>Rules: Land use activities in the Medium Density Residential Zone</b> <b>MRZ-R2 Residential activities, excluding retirement villages, supported residential care activities and boarding houses</b> <b>1. Activity status: Permitted</b> <b>Where:</b> <b>a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit.</b>  <b>2. Activity status: Restricted Discretionary</b> <b>Where:</b> <b>a. Compliance with MRZ-R2.1.a cannot be achieved.</b> <b>Matters of discretion are:</b> <b>1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6;</b> <b>2. For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and</b> <b>3. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13.</b>	Amend	On the basis the National Grid is a qualifying matter, Transpower seeks amendment to MRZ-R2 to clarify activities subject to the rule are subject to the qualifying matter area provisions. The note would assist with plan interpretation and application.	Amend Rule MRZ-R2 as follows:   <b>MRZ-R2 Residential activities, excluding retirement villages, supported residential care activities and boarding houses</b> <b>1. Activity status: Permitted</b> <b>Where:</b> <b>a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit.</b>  <b>2. Activity status: Restricted Discretionary</b> <b>Where:</b> <b>a. Compliance with MRZ-R2.1.a cannot be achieved.</b> <b>Matters of discretion are:</b> <b>1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6;</b> <b>2. For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and</b>

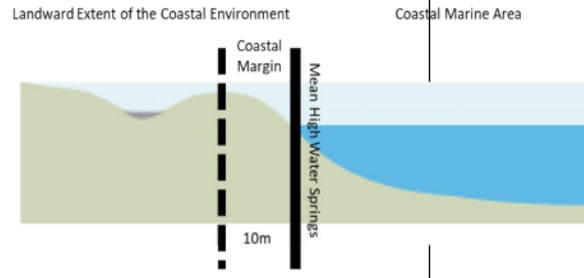
Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><b>Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.</b></p>			<p>3. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.</p> <p><u>Note: Activities subject to MRZ-R2 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.</u></p>
<p> Legal effect <b>Rules: Building and structures activities in the Medium Density Residential Zone, excluding the Character Precincts, Mount Victoria North Townscape Precinct, and the Oriental Bay Height Precinct</b></p> <p><b>MRZ-R13 Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site</b></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1;</p> <p>ii. MRZ-S3;</p> <p>iii. MRZ-S4 only in relation to the rear yard boundary setback;</p> <p>iv. MRZ-S5;</p> <p>v. MRZ-S6;</p> <p>vi. MRZ-S7;</p> <p>vii. MRZ-S8;</p> <p>viii. MRZ-S9; and</p> <p>ix. MRZ-S10.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.</p>	Amend	On the basis the National Grid is a qualifying matter, Transpower seeks amendment to MRZ-R13 to clarify activities subject to the rule are subject to the qualifying matter area provisions. The note would assist with plan interpretation and application.	<p>Amend Rule MRZ-R13 as follows:</p> <p> <b>Rules: Building and structures activities in the Medium Density Residential Zone, excluding the Character Precincts, Mount Victoria North Townscape Precinct, and the Oriental Bay Height Precinct</b></p> <p><b>MRZ-R13 Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site</b></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. MRZ-S1;</p> <p>ii. MRZ-S3;</p> <p>iii. MRZ-S4 only in relation to the rear yard boundary setback;</p> <p>iv. MRZ-S5;</p> <p>v. MRZ-S6;</p> <p>vi. MRZ-S7;</p> <p>vii. MRZ-S8;</p> <p>viii. MRZ-S9; and</p> <p>ix. MRZ-S10.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><b>Matters of discretion are:</b></p> <ol style="list-style-type: none"> <li>1. <b>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</b></li> <li>2. <b>The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-P11.</b></li> </ol> <p><b>Notification status:</b>  <b>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.</b>  <b>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited notified.</b></p>			<p>a. <i>Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.</i></p> <p><i>Matters of discretion are:</i></p> <ol style="list-style-type: none"> <li>1. <i>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</i></li> <li>2. <i>The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-P11.</i></li> </ol> <p><i>Notification status:</i>  <i>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.</i>  <i>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited notified.</i></p> <p><u><i>Note: Activities subject to MRZ-R13 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.</i></u></p>

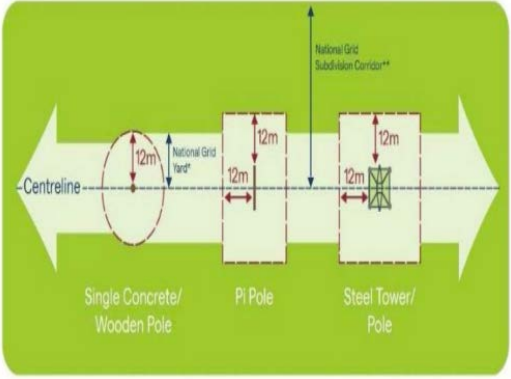
## Table 2- Provisions subject to the Schedule 1 process

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<b>Part 1 –He Whakatakinga me ngā Kaupapa Kōrero - Introduction and General Provisions</b>			
<b>Ka pēhea te mahere e mahi ai - How the Plan Works</b>			
<b>Te Anga Whānui - General Approach</b>			
<p><b>Using the plan</b>  <i>Please note that there may be rules and standards in more than one chapter that apply to a proposed activity. The underlying zone rules will apply to most activities along with general district wide rules such as noise or earthworks. The Infrastructure, Renewable Electricity Generation, Subdivision and Temporary Activities chapters generally operate as standalone chapters containing all relevant objectives, policies, rules and standards relating to those activities, unless otherwise specifically identified in those chapters. If you are undertaking any activities relating to infrastructure, renewable electricity generation or wanting to undertake any temporary activities or subdivide your property, please start by looking at those chapters after you have looked at the planning maps to determine what zone your activity or property is in and whether any overlays, precincts, features and/or designations apply. Unless otherwise specified in the introduction or in the chapter, the rules in the Infrastructure, Renewable Electricity Generation, Temporary Activities and Subdivision chapters are the only rules that apply to the listed activities.</i></p>	Support	Transpower supports the references to the standalone nature of the Infrastructure provisions. Such a reference assists in plan interpretation and application.	Retain the introductory text.
<b>He Whakamāramatanga - Interpretation</b>			
<b>Ngā Tautuhinga - Definitions</b>			
<p><b>BIODIVERSITY COMPENSATION</b>  <i>means a measurable positive environmental outcome resulting from actions in accordance with the principles of APP3 – Biodiversity Compensation that are designed to</i></p>	Support	The definition is supported.	Retain the definition of <b>BIODIVERSITY COMPENSATION</b>

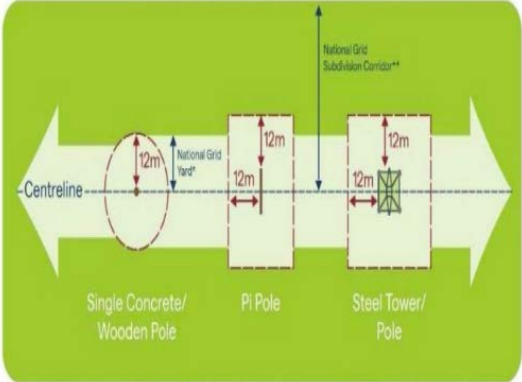


Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<i>redress the residual adverse effects on indigenous biodiversity arising from activities after appropriate avoidance, minimisation, remediation and biodiversity offsetting measures have been applied. The goal of biodiversity compensation is to achieve an outcome for indigenous biodiversity values that is disproportionately positive relative to the values lost.</i>			
<b>BIODIVERSITY OFFSETTING</b> <i>means a measurable positive environmental outcome resulting from actions in accordance with the principles of APP2 – Biodiversity Offsetting designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.</i>	Support	The definition is supported in respect of the reference to achieving the goal of no net loss, as opposed to a requirement for a net gain.	Retain the definition of <b>BIODIVERSITY OFFSETTING</b>
<b>COASTAL ENVIRONMENT</b> <i>means the area of the coast which is identified on the planning maps</i>	Support	Transpower supports the identification of the Coastal Environment on the basis it assists plan users and provides clarity on the application of the plan provisions that relate to the definition.	Retain the definition (and identification) of <b>COASTAL ENVIRONMENT</b>
<b>COASTAL MARGIN</b> <i>means all land within a horizontal distance of 10 metres landward from the coastal marine area</i> 	Amend	Of relevance to the National Grid, the term 'Coastal Margin' is used within numerous policies including EW-P12, and INF-CE-P27 – P32). Transpower supports the provision of a definition as it assists plan users and provides clarity on the application of the plan provisions that relate to the definition. However, it is not clear from the definition or the planning maps where the CMA line is (and therefore where the 10m extends from). Clarification is needed otherwise the definition potentially adds more confusion. This is particularly the case for more dynamic coastal environments where the CMA is not readily identifiable. Given the policy implications of defining the coastal margin (in that clarity is required as to where the line applies to enable efficient and effective plan implementation.	Amend the definition of <b>COASTAL MARGIN</b> to clearly define the CMA line, and clearly identify on the planning maps.
<b>EARTHWORKS</b> <i>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</i>	Support	Transpower supports this definition as it reflects the National Planning Standards. Earthworks are an activity which can directly impact on the National Grid and Transpower supports the provision of a nationally consistent definition.	Retain the definition of <b>EARTHWORKS</b>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<i>land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</i>			
<b>FUNCTIONAL NEED</b> <i>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.</i>	Support	The definition reflects that provided in the National Planning Standards and is therefore supported.	Retain the definition of <b>FUNCTIONAL NEED</b>
<b>INFRASTRUCTURE</b> <i>has the same meaning as in section 2 of the RMA.</i>	Support	Transpower supports the proposed definition of 'Infrastructure', that reflects that provided in the RMA.	Retain the definition of <b>INFRASTRUCTURE</b>
<b>LAND DISTURBANCE</b> <i>means the 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.</i>	Support	The definition reflects that provided in the National Planning Standards and is therefore supported. It is noted the term appears to only be used in INF-P7 and INF-S7.5 and therefore has limited application.	Retain the definition of <b>LAND DISTURBANCE</b>
<b>MAINTENANCE AND REPAIR means</b> <i>a. To make good decayed or damaged fabric to keep a building or structure in a sound or weatherproof condition or to prevent deterioration of fabric; and</i> <i>b. regular and on-going protective care of a building or structure to prevent deterioration.</i> ..... <i>(For the purposes of the INF Infrastructure chapters and the REG Renewable electricity generation chapter) means any work or activity necessary to continue the operation or functioning of existing infrastructure. It does not include upgrading, but does include replacement of an existing structure with a new structure of identical dimensions.</i> ...	Support	Notwithstanding that the NESETA regulates maintenance (and by default repair) associated with existing National Grid lines, the definition of maintenance and repair is supported as it recognises activities associated with the ongoing operation of existing network utilities. However, clarification is sought as to how the rule is structured as it is unclear whether the opening clause a. and b. also apply to the INF chapter.	Retain the definition of <b>MAINTENANCE AND REPAIR</b> as it relates to the INF chapter subject to clarification that clause a. and b. do not apply in the Infrastructure chapters.
<b>NATIONAL GRID</b> <i>has the same meaning as defined in the National Policy Statement on Electricity Transmission 2008 means the assets used or owned by Transpower NZ Limited.</i>	Support	Given 'National Grid' is referenced throughout the PDP, Transpower supports the definition as provided in the National Policy Statement for Electricity Transmission 2008. The provision of a definition provides clarity for plan users as to what is the National Grid and assists with the interpretation and application of the objectives, policies and rules.	Retain the definition of <b>NATIONAL GRID</b>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><b>NATIONAL GRID SUBDIVISION CORRIDOR</b>  <i>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 lines as follows:</i></p> <ul style="list-style-type: none"> <li>b. 14m of a 110kV transmission line on single poles;</li> <li>c. 16m of a 110kV transmission line on pi poles;</li> <li>d. 32m of a transmission line up to and including 110kV, on towers;</li> <li>e. 37m of a 220kV transmission line;</li> <li>f. 39m of a 350kV National Grid transmission lines on towers.</li> </ul> <p><i>The measurement at setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</i></p> <p><i>Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</i></p> 	Support	<p>Transpower is supportive of definitions for National Grid Yard and National Grid Subdivision Corridor as the provision of such definitions gives effect to the NPSET in that they clearly articulate the framework in which to give effect to the NPSET. The subdivision 'National Grid Subdivision Corridor' width of 39m (maximum) is based on the distance from the centreline between the support structures to a point where the conductor would swing under possible high wind conditions and is the swing of the 95th percentile span across the country, as well as other variables.</p> <p>The distance a transmission conductor swings in the wind is dependent on the ambient temperature, the power being carried, the wind speed, the type and size of conductor, the tension the conductor is strung at, the supporting structure configuration (cross arm length) and the length of the span (distance between two towers or poles).</p> <p>To calculate appropriate corridor widths, a set of standard line types, based on voltage and structural configuration have been developed by Transpower. Following analysis, it was determined that the swing is most sensitive to the wind speed and span length. An ambient temperature of 10°C, a wind pressure of 100Pa (46km/hr), full electrical load and the conductor type applicable for the line type were assumed for each transmission corridor. A range of swings was then determined for each line type, and these are reflected in the notified definition. The width of transmission corridors was then determined by the swing of the 95th percentile span across the country and access requirements for maintenance purposes.</p> <p>It is important that the swing of conductors can be taken into account in the subdivision process so that the allotment(s) can be safely developed and used. This is why differing widths are provided for different voltage lines.</p> <p>In essence the Corridor is wider than the Yard and it should be noted that the Corridor and Yard overlap.</p>	<p>Retain the definition of <b>NATIONAL GRID SUBDIVISION CORRIDOR</b> subject to amendment as follows:</p> <p><b>NATIONAL GRID SUBDIVISION CORRIDOR</b>  <del>National Grid Subdivision Corridor</del> means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground National Grid transmission lines as follows:</p> <ul style="list-style-type: none"> <li>a. 14m of a 110kV transmission line on single poles <u>or a cable</u>;</li> <li>b. 16m of a 110kV transmission line on pi poles;</li> <li>c. <u>16m of the Te Hikowhenua - Deviation A (THW-DEV-A) transmission line on towers and Pi poles;</u></li> <li>d. <u>18m of the South Makara - Oteranga Bay A (SMK-OTB-A) 11kV transmission line on Single Poles;</u></li> <li>e. 32m of a transmission line up to and including 110kV, on towers;</li> <li>f. 37m of a 220kV transmission line;</li> <li>g. 39m <del>of</del> a 350kV National Grid transmission lines on towers.</li> </ul> <p><i>The measurement at setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</i></p> <p><i>Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</i></p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<p>However, while generally supported, an amendment is sought to the definition to recognise the two transmission lines within the city that have non-standard features, being the:</p> <ul style="list-style-type: none"> <li>• South Makara - Oteranga Bay A (SMK-OTB-A) – 11kV Single Circuit on Single Poles (including an underground portion that traverses Karori Golf Club). A 10m National Grid Yard and a 18m National Grid Subdivision Corridor is sought for this line.</li> <li>• Te Hikowhenua - Deviation A (THW-DEV-A) - Single Circuit Steel Towers and Pi poles. A 10m National Grid Yard and a 16m National Grid Subdivision Corridor is sought for this line.</li> </ul> <p>A 14m setback is also sought for cables.</p>	
<p><b>NATIONAL GRID YARD</b> means, as depicted in Diagram 1:</p> <ol style="list-style-type: none"> <li>the area located within 12m of either side of the centreline of an above ground 110kV electricity transmission line on single poles;</li> <li>the area located within 12m either side of the centreline of an above ground transmission line on pi-poles or towers that is up to 110kV or greater;</li> <li>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 up to 110kV or greater.</li> </ol> <p>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 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.</p> <p>Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>	Support	<p>Transpower is supportive of definitions for National Grid Yard and National Grid Corridor as the provision of such definitions give effect to the NPSET in that they clearly articulate the framework in which to give effect to the NPSET.</p> <p>The 'National Grid Yard', is a 10m- 12m width calculated as the distance from the centreline between the support structures to the point where the conductor would swing under everyday conditions (noting that maintenance is not generally undertaken in high wind conditions).</p> <ul style="list-style-type: none"> <li>- Clause (a) relates to the line setback for 110kV lines on single poles;</li> <li>- Clause (b) relates to the line setback from towers or pi-poles (for both 110kV and 220kV lines); and</li> <li>- Clause (c) relates to the 12m setback from the actual support structure.</li> </ul> <p>However, while generally supported, an amendment is sought to recognise the two transmission lines within the City that have non-standard features, being the:</p> <ul style="list-style-type: none"> <li>• South Makara - Oteranga Bay A (SMK-OTB-A) – 11kV Single Circuit on Single Poles (including an underground portion that traverses the Karori Golf Club). A 10 metre National Grid Yard and a 18 metre National Grid Subdivision Corridor is sought for this line. An amendment is sought to clause a. to reflect the 10 metre setback from the</li> </ul>	<p>Retain the definition of <b>NATIONAL GRID YARD</b> subject to amendment as follows:</p> <p><b>NATIONAL GRID YARD</b> means, as depicted in Diagram 1:</p> <ol style="list-style-type: none"> <li>the area located within <u>120m</u> of either side of the centreline of an above ground <del>110kV electricity</del> transmission line <u>up to and including 110kv</u> on single poles, <u>or a cable</u>;</li> <li>the area located within <u>10m</u> of either side of the centreline of the Te Hikowhenua - Deviation A (THW-DEV-A) - Single Circuit transmission line on towers and Pi poles;</li> <li><del>the area located within 12m either side of the centreline of an above ground transmission line on pi-poles or towers that is up to 110kV or greater;</del></li> <li><del>the area located within 12m in any direction from the outer visible edge of an electricity transmission support structure pole or tower foundation, associated with a line which is up to 110kV or greater.</del></li> </ol> <p>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 edge of any support structure. The centre line at any point is a straight line</p>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
 <p>The diagram illustrates the National Grid Subdivision Corridor with a central 'Centreline'. It shows three types of support structures: 'Single Concrete/Wooden Pole', 'Pi Pole', and 'Steel Tower/Pole'. Each structure is shown with a 12m setback from the centreline. A 'National Grid Yard' is indicated as a 12m wide area around the poles. A larger 'National Grid Subdivision Corridor' is shown as a 16m wide area around the poles. The diagram also shows a 10m National Grid Yard around the poles.</p>		<p>centreline where the line features poles, and for (underground) cables.</p> <ul style="list-style-type: none"> <li>Te Hikowhenua - Deviation A (THW-DEV-A) - Single Circuit Steel Towers and Pi poles. A 10m National Grid Yard and a 16m National Grid Subdivision Corridor is sought for this line.</li> </ul> <p>An amendment is also sought to the setback from support structures to apply the 12 metre setback regardless of voltage. This is to ensure the support structure and line is not compromised.</p>	<p>between the centre points of the two support structures at each end of the span.</p> <p><i>Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</i></p>
<p><b>NETWORK UTILITY OPERATOR</b> has the same meaning as in s166 of the RMA (as set out in the box below) means a person who— ....</p>	Support	Transpower supports the proposed definition of 'Network Utility Operator', that reflects that provided in the RMA.	Retain the definition of <b>NETWORK UTILITY OPERATOR</b>
<p><b>OPERATIONAL NEED</b> 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.</p>	Support	The definition reflects that provided in the National Planning Standards and has high relevance to the National Grid within the PDP given the operational needs of the National Grid.	Retain the definition of <b>OPERATIONAL NEED</b>
<p><b>OUTSTANDING NATURAL FEATURES AND LANDSCAPES</b> means an area of outstanding natural features and landscapes identified in SCHED10 – Outstanding Natural Features and Landscapes</p>	Support	Transpower supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the plan provisions that relate to the definition.	Retain the definition of <b>OUTSTANDING NATURAL FEATURES AND LANDSCAPES</b>
<p><b>REGIONALLY SIGNIFICANT INFRASTRUCTURE</b> means regionally significant infrastructure including: ..... c. the National Grid; .....</p>	Support	<p>The provision of a definition of Regionally Significant Infrastructure and its use throughout the plan reflects the approach used within the Wellington Regional Policy Statement.</p> <p>While Transpower supports references, policies and methods specific to the National Grid (both within the policy and any rule framework), the inclusion of the National Grid within the definition of Regionally Significant Infrastructure is supported.</p>	Retain the definition of <b>REGIONALLY SIGNIFICANT INFRASTRUCTURE</b>
<p><b>REVERSE SENSITIVITY</b> means the potential for the operation of an existing lawfully established activity to be compromised, constrained or</p>	Support	The provision of a definition is supported as the concept recognises the relationship between existing activities and incompatible new or altered activities. The term is used	Retain the definition of <b>REVERSE SENSITIVITY</b>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<i>curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the existing activity.</i>		within the INF chapter within INF-O3 and INF-P7 and is of specific relevance to the National Grid.	
<b>SENSITIVE ACTIVITY</b> <i>means any:</i> a. residential activity; b. marae/papakāinga; c. hospital; d. healthcare facility; e. educational facility; f. retirement village; g. visitor accommodation; or h. place of worship.	Support	Within context of the National Grid, the definition of ‘sensitive activity’ is used within the National Grid rules.	Retain the definition of <b>SENSITIVE ACTIVITY</b>
<b>SIGNIFICANT NATURAL AREA</b> <i>means an area of significant indigenous vegetation or significant habitat of indigenous fauna identified in SCHED8 - Significant Natural Areas.</i>	Support	Transpower supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the plan provisions that relate to the definition.	Retain the definition of <b>SIGNIFICANT NATURAL AREA</b>
<b>SPECIAL AMENITY LANDSCAPES</b> <i>means an area of landscapes that hold special amenity values, identified in SCHED11 – Special Amenity Landscapes.</i>	Support	Transpower supports the identification of such areas on the basis it assists plan users and provides clarity on the application of the plan provisions that relate to the definition.	Retain the definition of <b>SPECIAL AMENITY LANDSCAPES</b>
<b>UPGRADING</b> <i>as it applies to infrastructure, means the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, but excludes maintenance, repair and renewal.</i>	Support	The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) provides prevailing provisions for reconductoring, increasing voltage, structure addition or replacement, for National Grid transmission lines, and on this basis, the definition for Upgrading is of limited relevance to Transpower in respect of rule application. Notwithstanding the limited relevance, Transpower notes the definition is also used within the policy framework and is therefore relevant to Transpower in this regard.	Retain the definition of <b>UPGRADING</b>
<b>Ngā Taputapu Ahunga ā-Motu - National Direction Instruments</b>			
<b>Ngā Paerewa Taiao ā-Motu - National Environmental Standards</b>			

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><b>National Environmental Standards</b>  <i>National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:</i></p> <p>.....  <i>Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009</i>            .....</p>	Support	Transpower supports reference to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009, noting the NES prevails over the district plan provisions.	Retain the reference to the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

## Part 2 – Ngā Kaupapa o te Rohe Whānui - District-Wide Matters

### Te Ahunga ā-Rautaki - Strategic Direction

<p><b>Purpose and context of the Strategic Direction</b>  <i>The Strategic Objectives set the direction for the District Plan for managing growth, land use and development in Wellington City. The Strategic Objectives help to implement relevant Council strategies and policies as well as regulatory planning documents that the District Plan must give effect to. The Strategic Objectives will be implemented through future plan changes and complex resource consent applications, as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>For the purpose of plan implementation (including the assessment of resource consents and notices of requirement):</i> <ul style="list-style-type: none"> <li>• <i>The Strategic Objectives may provide guidance on what the objectives and policies in other chapters of the Plan are seeking to achieve.</i></li> <li>• <i>The relevant objectives and policies of the plan (including Strategic Objectives) are to be</i></li> </ul> </li> </ul>	Support in part	<p>Although required under the National Planning Standards, the exact role of strategic direction and relationship to objectives and policies is not clear.</p> <p>Transpower supports the guidance as drafted and the specific reference to the lack of a hierarchy. However, Transpower does have concerns with the section relating to plan implementation as it considers the objectives and policies will articulate and give effect to the strategic direction objectives and therefore there is no need to refer back 'up the chain'.</p>	<p>Retain the section but reference to plan implementation be removed as follows:</p> <p>...</p> <p><i>For the purpose of plan implementation (including the <del>assessment of resource consents and notices of requirement</del>):</i></p> <ul style="list-style-type: none"> <li>- <i>The Strategic Objectives may provide guidance on what the objectives and policies in other chapters of the Plan are seeking to achieve.</i></li> <li>- <i>The relevant objectives and policies of the plan (including Strategic Objectives) are to be considered together, and no fixed hierarchy exists between them.</i></li> <li>- <i>In addition to the specific objectives and policies contained in topic chapters of the Plan relevant Strategic Objectives in this chapter will also need to be assessed for any activity identified as Discretionary or Non-Complying.</i></li> </ul> <p>.....</p>
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Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<p><i>considered together, and no fixed hierarchy exists between them.</i></p> <ul style="list-style-type: none"> <li><i>In addition to the specific objectives and policies contained in topic chapters of the Plan relevant Strategic Objectives in this chapter will also need to be assessed for any activity identified as discretionary or non-complying.</i></li> <li><i>For the purposes of plan development, including future plan changes and variations:</i> <ul style="list-style-type: none"> <li><i>The Strategic Objectives form the basis for the development of more detailed objectives, policies and rules in Parts 2 and 3 of this District Plan.</i></li> <li><i>The Strategic Objectives should be considered as part of plan change or variation proposals.</i></li> </ul> </li> </ul> <p><i>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</i></p>			
<b>SCAI – Ngā Rawa me te Tūāhanga ā-Rautaki o te Tāone - Strategic City Assets and Infrastructure</b>			
<p><b>Strategic Objectives</b>  <b>SCA-O1</b> <i>Infrastructure is established, operated, maintained, and upgraded in Wellington City so that:</i></p> <ol style="list-style-type: none"> <li><i>The social, economic, cultural, and environmental benefits of this infrastructure are recognised;</i></li> <li><i>The City is able to function safely, efficiently and effectively;</i></li> <li><i>The infrastructure network is resilient in the long term; and</i></li> <li><i>Future growth and development is enabled and can be sufficiently serviced.</i></li> </ol>	Support	Transpower supports the provision of a strategic objective specific to Infrastructure, given its importance to the city, region and nation. The objective gives effect to RPS Objective 10 and policies 7 and 8.	Retain SCA-O1
<p><b>SCA-O4</b> <i>Regionally significant infrastructure is provided for in appropriate locations and the social, cultural economic, and environmental benefits of this infrastructure are recognised and provided for.</i></p>	Support	While not specific to the National Grid, Transpower supports SCA-O2 on the basis it recognises the development of new infrastructure, noting SCA-O1 relates to existing infrastructure.	Retain SCA-O2
<p><b>SCA-O5</b> <i>The adverse effects of infrastructure are managed having regard to the economic, social, environmental and</i></p>	Support	Transpower supports the provision of a strategic objective specific to Infrastructure, given its importance to the city,	Retain SCA-O3



Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
<i>cultural benefits, and the technical and operational needs of infrastructure.</i>		region and nation. The objective gives effect to RPS Objective 10 and policies 7 and 8.	
<b>SCA-O6</b> <i>Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects.</i>	Amend	Transpower supports the provision of a strategic objective specific to Infrastructure, given its importance to the city, region and nation. However, an amendment is sought to the SO to reflect that in addition to reverse sensitivity, infrastructure needs to be protected to ensure it is not compromised. The sought amendment would make it clear that effects on infrastructure are not confined to reverse sensitivity.	Amend Strategic Direction SCA-O6 as follows:  <i>Infrastructure operates efficiently and safely and is protected from incompatible development and activities, including those that may create reverse sensitivity effects <u>or compromise the Infrastructure</u></i>
<b>SRCC – Te Whakaukatanga, Te Manawaroa me te Āhuarangi Hurihuri - Sustainability, Resilience and Climate Change</b>			
<b>SRCC-O1</b> <i>The City's built environment supports:</i> 1. <i>A net reduction in the City's carbon emissions by 2050;</i> 2. <i>More energy efficient buildings;</i> 3. <i>An increase in the use of renewable energy sources; and</i> 4. <i>Healthy functioning of native ecosystems and natural processes.</i>	Amend	Transpower supports the goal for Wellington City to be a net 'zero emission city' by 2050, and the strategic objectives. An amendment is sought to reference associated infrastructure to support an increase in the use of renewable energy sources.	Amend SCR-O1 as follows:  <i>The City's built environment supports:</i> 1. <i>A net reduction in the City's carbon emissions by 2050;</i> 2. <i>More energy efficient buildings;</i> 3. <i>An increase in the use of renewable energy sources <u>and associated infrastructure</u>; and</i> 4. <i>Healthy functioning of native ecosystems and natural processes.</i>
<b>Pūngao, Tūāhanga me te Tūnuku - Energy, Infrastructure and Transport</b>			
<b>INF – Tūāhanga - Infrastructure</b>			
<b>Infrastructure- General submission point</b>	Amend	As a general comment, Transpower queries the number of Infrastructure sub chapters, policies (62) and rules relating to Infrastructure and specifically the National Grid. The myriad of provisions is confusing and creates the potential for contradiction between provisions.  There are no National Grid specific policies within the Infrastructure subchapter. However, there are 18 policies within other sub chapters specific to managing the effects <u>of</u> the National Grid, as follow:	Transpower's preference is for a separate suite of National Grid provisions (policies and rules) within a separate Infrastructure sub- chapter. The sought policies are attached as Appendix F. All rules relating to existing National Grid assets should be removed (as these are regulated by the NESETA).  <b>Alternately,</b>  Should this approach not be adopted, Transpower seeks the amendments as outlined in this submission, specifically:

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<ul style="list-style-type: none"> <li>- Five within the Infrastructure – Coastal Environment Chapter (INF-CE P26, P27, P28, P31, P32)</li> <li>- Three within the Infrastructure – Ecosystems and Indigenous Biodiversity Chapter (INF-ECO P35, P36, P37)</li> <li>- Ten within the Infrastructure – Natural Features and Landscape Chapter (INF-NFL P51 – P60)</li> </ul> <p>As such, there are no National Grid specific policies in the plan that specifically recognise the benefits of the National Grid or management of the effects of subdivision, land use and development on the National Grid. While there are 18 policies within other sub chapters specific to the National Grid, these only relate to managing the effects of the National Grid. Transpower considers the lack of recognition within the general infrastructure chapter does not give effect to the NPSET, and the provision of 18 other National Grid specific policies excessive. Given the national significance of the National Grid and that this significance is recognised in the NPSET, Transpower seeks a separate set of provisions within the Infrastructure section.</p> <p>Transpower also notes that the above identified 18 policies in the sub chapters apply to the National Grid and the Gas Transmission Pipeline Corridor. Notwithstanding the significance and importance of the Gas Transmission Pipeline Corridor, Transpower seeks standalone policies specific to the National Grid in order to give effect to the NPSET, noting the Gas Corridor does not have the higher order policy support of an NPS.</p> <p>As a general comment, given many of the overall provisions have similar directives and wording, Transpower suggests the multiple overlay provisions could be combined.</p> <p>Specific to the rules, there are rules relating to the operation, maintenance and upgrade of existing National Grid assets. Given existing assets are regulated by the NESETA, Transpower does not support the duplicating rules in the PDP. The purpose of the NESETA is to provide a complete and nationally consistent regulatory framework for existing National Grid</p>	<ul style="list-style-type: none"> <li>- In order to give effect to the NPSET, a separate policy framework be provided within the Infrastructure chapter for the National Grid which recognises and provides for the benefits of the National Grid, manages the effects of the development <b>of</b> National Grid, and the effects of other activities <b>on</b> the National Grid);</li> <li>- Policies relating to the National Grid are amended to give effect to the NPSET.</li> <li>- The National Grid be separated from the Gas Transmission Pipeline Corridor;</li> <li>- The number of National Grid specific policies and rules be condensed and reduced; and</li> <li>- Rules relating to existing National Grid assets be removed and instead the NESETA be relied on (as is the intent of the NESETA).</li> </ul>

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<p>assets. The inclusion of rules in the PDP is confusing and, in some instances, inconsistent with the NESETA. The provisions will lead to plan interpretation and application issues.</p> <p>Included in this submission are specific relief sought. Transpower’s preference is for a separate suite of National Grid provisions policies and rules within a separate Infrastructure sub- chapter. Sought policies are attached as Appendix F. All rules relating to existing National Grid assets should be removed (as these are regulated by the NESETA). Alternately, should this approach not be accepted by decision makers, Transpower seeks the amendments as outlined in this submission, specifically:</p> <ul style="list-style-type: none"> <li>- In order to give effect to the NPSET, a separate policy framework be provided within the infrastructure chapter for the National Grid which recognises and provides for the benefits of the National Grid, manages the effects of the development of National Grid, and the effects of other activities on the National Grid.</li> <li>- On the basis the approach to provide National Grid specific policies within the sub-chapters is retained, significant amendments are sought to the policies including rationalisation, and amendments to give effect to the NPSET. Specific National Grid policies relating to the development of the National Grid are sought to be deleted from the sub-chapters and instead, a comprehensive ‘seek to avoid’ development policy be provided in the Infrastructure chapter. The provision of a comprehensive ‘development’ policy gives effect to the NPSET, recognises the linear nature of the network and that any new development will traverse a number of overlays, and accordingly provides an integrated policy framework</li> <li>- The National Grid be separated from the Gas Transmission Pipeline Corridor</li> </ul>	

Plan Provision	Support/ Oppose/ Amend	Reasoning	Relief Sought
		<ul style="list-style-type: none"> <li>- The number of National Grid specific policies and rules be condensed and reduced; and</li> <li>- Rules relating to existing National Grid assets be removed and instead the NESETA be relied on (as is the intent of the NESETA).</li> </ul>	
<p><b>Introduction</b></p> <p>....</p> <p><i>The provisions within this chapter apply on a City-wide basis. As such the rules in the zone chapters and earthworks chapter do not apply to infrastructure unless specifically stated within an infrastructure rule or standard. Likewise, the rules in the overlay chapters do not apply to infrastructure. Instead, infrastructure sub-chapters address the requirements particular to the overlays as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>INF-CE (Coastal Environment and Natural Character);</i></li> <li>• <i>INF-ECO (Significant Natural Areas);</i></li> <li>• <i>INF-NFL (Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes,</i></li> <li>• <i>Ridgelines and Hilltops;</i></li> <li>• <i>INF-NH (Natural Hazards); and</i></li> <li>• <i>INF-OL (Other Overlays).</i></li> </ul> <p><i>The provisions of the overlay sub-chapters apply in addition to the provisions of this chapter. In the case of conflict with any provisions of this chapter and a sub-chapter, the provisions of the sub-chapter will prevail.</i></p> <p>....</p> <p><i>Additional regulatory requirements, separate to the District Plan, are also relevant to infrastructure, including:</i></p> <ol style="list-style-type: none"> <li>6. <i>The National Policy Statement on Electricity Transmission;</i></li> <li>7. <i>The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA);</i></li> </ol>	Support	<p>Transpower largely supports the introduction to the INF chapter on the basis it articulates the importance of infrastructure and makes specific reference to the NPSET.</p> <p>In particular Transpower supports the clarity provided in the introduction as to the relationship of the Infrastructure chapter provisions to other chapters in the PDP.</p>	Retain the introductory text to the INF chapter.

<p>8. <i>The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF);</i></p> <p>9. <i>The National Code of Practice for Utility Operators' Access to Transport Corridors;</i></p> <p>10. <i>The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001); and</i></p> <p>11. <i>Electricity (Hazards from Trees) Regulations 2003.</i></p> <p><i>In the case of conflict with any provision of this plan and any national environmental standard (including the NESETA or the NESTF), under Section 43B of the Act the provisions of the national environmental standards will prevail.</i></p>			
<p><b>INF-O1 The benefits of infrastructure</b> <i>The national, regional and local benefits of infrastructure are recognised and provided for.</i></p>	Support	Transpower supports INF-O1 in that specific to the National Grid, the objective gives effect to Policy 1 of the NPSET, noting that the objective as proposed is not confined to the National Grid. As noted in the general comments within this submission, given the national significance of the National Grid and that this significance is recognised in the NPSET, Transpower seeks a separate set of provisions.	Retain INF-O1.
<p><b>INF-O2 Adverse effects of infrastructure</b> <i>The adverse effects of infrastructure on the environment are managed, while recognising:</i></p> <p>12. <i>The functional and operational need of infrastructure; and</i></p> <p>13. <i>That positive effects of infrastructure may be realised locally, regionally or nationally.</i></p>	Support	Transpower supports the directive within the objective that effects be managed, while recognising functional and operational needs and positive effects.	Retain INF-O2.
<p><b>INF-O3 Adverse effects on infrastructure</b> <i>Manage the adverse effects, including reverse sensitivity effects or subdivision use and development on the function and operation of infrastructure.</i></p>	Amend	Transpower supports the objective but seeks a minor grammatical amendment.	Retain INF-O3, but amend a grammatical error as follows:  <b>INF-O3 Adverse effects on infrastructure</b> <i>Manage the adverse effects, including reverse sensitivity effects, <del>of</del> subdivision use and development on the function and operation of infrastructure.</i>
<p><b>INF-P1 Recognising and providing for infrastructure</b> <i>Recognise the benefits of infrastructure by:</i></p> <p>1. <i>Enabling the safe, resilient, effective and efficient operation, maintenance, repair, minor upgrade or removal of existing infrastructure;</i></p> <p>2. <i>Enabling investigation, monitoring and navigation activities associated with infrastructure operations;</i></p>	Amend	<p>Transpower generally supports INF-P1. However, it seeks that INF-P1 be amended to make reference to the benefits being “provided for” in addition to being “recognised” so that the Policy also reflects the wording in Policy 1 of the NPSET, and reflects INF-O1.</p> <p>Given the NPSET is specific to the National Grid, Transpower would prefer the provision of a new ‘benefits’ policy (as well</p>	Provide a National Grid specific policy as follows:  <b>INF-NG-P1 Benefits of the National Grid</b> <i><u>Recognise and provide for the benefits of the National Grid by enabling the operation, maintenance and upgrade of the existing National Grid and the establishment of new electricity transmission resources.</u></i>

<p>3. <i>Providing for significant upgrades to, and the development of new infrastructure; and</i></p> <p>4. <i>Providing for the functions and responsibilities of infrastructure as lifeline utilities during an emergency.</i></p>		<p>as other policies) specific to the National Grid as opposed to amendment to INF-P1.</p>	<p><b>Should</b> a National Grid specific policy not be provided, Transpower seeks amendment to policy INF-P1 to give effect to the NPSET.</p>
<p><i>New Policy</i></p>	<p>Amend</p>	<p>Given the national significance of the National Grid as recognised in the NPSET, Transpower seeks a general policy to give effect to the NPSET.</p>	<p>Provide a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P3 Maintenance, operation, upgrading and development of the National Grid</u></b>  <u>Enable the operation, maintenance, upgrading and development of the National Grid, recognising its operational, functional and technical constraints, the complexity of the interconnectedness of networks, and its role in servicing existing and planned development.</u></p>
<p><b>INF-P3 Technological advances</b>  <i>Provide flexibility to adopt new technologies for infrastructure that:</i></p> <ol style="list-style-type: none"> <li>1. <i>Allow for the re-use of redundant services and structures;</i></li> <li>2. <i>Increase resilience, safety or reliability of networks and services;</i></li> <li>3. <i>Result in environmental benefits or enhancements; or</i></li> <li>4. <i>Promote environmentally sustainable outcomes.</i></li> </ol>	<p>Support</p>	<p>Transpower supports the policy.</p>	<p>Retain INF-P3.</p>
<p><b>INF-P4 Undergrounding of infrastructure</b>  <i>Encourage the undergrounding of new infrastructure in urban areas where it is practicable and technically feasible.</i></p>	<p>Support</p>	<p>Transpower supports the policy, and specifically the use of the word ‘encourage’, and references to where ‘practicable’ and ‘technically feasible’.</p>	<p>Retain INF-P4.</p>
<p><b>INF-P5 Adverse effects of infrastructure</b>  <i>Manage the adverse effects of upgrades to, or the development of new infrastructure, including effects on:</i></p> <ol style="list-style-type: none"> <li>1. <i>Natural and physical resources;</i></li> <li>2. <i>Amenity values;</i></li> <li>3. <i>Sensitive activities;</i></li> <li>4. <i>The identified values of Overlays;</i></li> <li>5. <i>The safe and efficient operation of other infrastructure; and</i></li> <li>6. <i>The health, well-being and safety of people and communities.</i></li> </ol>	<p>Support</p>	<p>Given the general nature of INF-P5, Transpower is supportive of the policy. In particular the use of the word ‘manage’ is supported.  However, as highlighted in other points, in order to give effect to the NPSET, a specific National Grid provision is sought.</p>	<p>Retain INF-P5, notwithstanding Transpower has sought a specific suite of National Grid provisions.</p>
<p><b>INF-P6 Consideration of the adverse effects of infrastructure</b></p>	<p>Amend</p>	<p>In order to give effect to the NPSET, Transpower seeks specific National Grid provisions. While Transpower supports in</p>	<p>Retain INF-P  <b>And</b></p>

<p>When considering the adverse effects of infrastructure on the environment recognise that there may be situations where all adverse effects, including construction effects, cannot be avoided, and as such must be remedied or mitigated through having regard to the following:</p> <ol style="list-style-type: none"> <li>1. 1. The extent to which adverse effects can be avoided, remedied or mitigated may be constrained by the functional or operational need of the infrastructure;</li> <li>2. The time, duration, or frequency of adverse effects;</li> <li>3. The necessity of the infrastructure including: <ol style="list-style-type: none"> <li>l. The need to quickly repair and restore disrupted services; and</li> <li>m. The impact of not operating, repairing, maintaining, upgrading, removing or developing infrastructure;</li> </ol> </li> <li>4. Existing infrastructure including: <ol style="list-style-type: none"> <li>n. The complexity and connectedness of networks and services; and</li> <li>o. The potential for co-location and shared use of infrastructure corridors;</li> </ol> </li> <li>5. Anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes;</li> <li>6. The benefits derived from the infrastructure at a local, regional and national scale; and</li> <li>7. The extent to which the infrastructure is integrated with, and necessary to support, planned urban development.</li> </ol>	<p>principle INF-P6, it does not reflect or give effect to the NPSET and is not specific to the National Grid. It also does not provide a 'seek to avoid' approach for the more sensitive environments and the policy framework in the INF sub chapters for new development of the National Grid within such environments also does not give effect to the 'seek to avoid' policy approach within Policy 8 of the NPSET. The provision of a National Grid specific policy provides a comprehensive policy approach that gives effect to the NPSET.</p> <p>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. The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network. The NPSET policies give direction on how to achieve the objective by providing for the recognition of the benefits of electricity transmission, as well as the management of the environmental effects of electricity transmission and the adverse effects of other activities on the transmission network. As such, the NPSET policies impose obligations on both decision-makers and Transpower itself. One of the aspects within the NPSET which must be given effect to in district plans is provisions relating to enabling the National Grid.</p> <p>Policies and plans must provide for the effective operation, maintenance, upgrading and development of the National Grid. Associated with the development of National Grid assets is the potential for adverse environmental effects. Policies 2 to 9 relate to management of the environmental effects of electricity transmission. In particular, Policy 2 states: "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."</p> <p>Policies 3 to 5 contain matters which decision-makers must consider, including technical and operational constraints, the</p>	<p>Provide a National Grid specific policy as follows:</p> <p><b><u>INF-NG-P6 Development of the National Grid</u></b>  <b><u>Provide for the development of the National Grid</u></b></p> <ol style="list-style-type: none"> <li>1. <u>In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed-Use zones, and areas of high recreational or amenity value and existing sensitive activities.</u></li> <li>2. <u>Seek to avoid the adverse effects of the National Grid within areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED8 - Significant Natural Areas, and SCHED11 – Special Amenity Landscapes, outside the coastal environment.</u></li> <li>3. <u>Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:</u> <ol style="list-style-type: none"> <li>a. <u>Seeking to avoid adverse effects on areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin.</u></li> <li>b. <u>Where it is not practicable to avoid adverse effects on the values of the areas in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values.</u></li> <li>c. <u>Seeking to avoid significant adverse effects on:</u> <ol style="list-style-type: none"> <li>i. <u>other areas of natural character</u></li> <li>ii. <u>natural attributes and character of other natural features and natural landscapes</u></li> </ol> </li> </ol> </li> </ol>
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		<p>route, site and method selection process, and operational requirements.</p> <p>Policy 6 of the NPSET seeks to reduce existing adverse effects where appropriate, while Policies 7 and 8 relate to effects on urban and rural environments respectively. Policy 9 specifically relates to health standards.</p> <p>Policies 2 to 9 are particularly relevant to the PDP as they provide the policy framework for managing the environmental effects of electricity transmission in recognising and providing for the ongoing operation and development of the National Grid.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Allow for the consideration of the technical constraints and operational requirements under which the National Grid operates, for example the linear nature of the transmission lines.</li> <li>- Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site and method selection.</li> <li>- Ensure new planning and development seeks to avoid adverse effects on more sensitive areas.</li> </ul> <p>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.</p> <p>On this basis, Transpower supports a new policy specific to the development of the National Grid.</p>	<p><u>iii. indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010</u></p> <p><u>d. Avoiding, remedying or mitigating other adverse effects to the extent practicable; and</u></p> <p><u>e. Recognising there may be some areas within SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin, where avoidance of adverse effects is required to protect the identified values and characteristics.</u></p> <p>4. <u>Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable; and</u></p> <p>5. <u>When considering the adverse effects in respect of 1-3 above;</u></p> <p>a. <u>Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and</u></p> <p>b. <u>Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</u></p> <p><b>Should</b> a National Grid specific policy not be provided, Transpower seeks amendment to the policy INF-P6 to give effect to the NPSET.</p>
<p><b>INF-P7 Reverse sensitivity</b>  <i>Manage the establishment or alteration of sensitive activities near existing lawfully established infrastructure, including by:</i></p> <p>1. <i>Requiring subdivision of sites containing the National Grid to:</i></p>	<p>Amend</p>	<p>In order to give effect to the NPSET, Transpower seeks specific National Grid provisions. While Transpower supports in principle INF-P7, it does not reflect or give effect to the NPSET. The primary concerns are:</p> <ul style="list-style-type: none"> <li>- The policy title “Reverse sensitivity” only relates to one aspect of Policy 10 of the NPSET and fails to give</li> </ul>	<p>Provide a National Grid specific policy as follows:</p> <p><b><u>INF-NG-P4 Adverse effects on the National Grid</u></b>  <u>Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of National Grid from adverse effects by:</u></p>



<p>a. Retain the ability for the network utility operator to access, operate, maintain, repair and upgrade National Grid; and</p> <p>b. Ensure that future buildings, earthworks and construction activities maintain safe electrical clearance distances under all building and National Grid operating conditions;</p> <p>2. Managing land disturbance and activities sensitive to gas transmission to avoid or mitigate potential adverse effects of, and on, gas transmission pipelines;</p> <p>3. Requiring subdivision of sites containing a gas transmission pipeline to retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the gas transmission pipeline; and</p> <p>4. Managing the activities of others through setbacks and design controls where it is necessary to achieve appropriate protection of infrastructure.</p>		<p>effect to the second part of Policy 10 which is to ensure the Grid is not compromised. As such the title is misleading and does not address all the issues and effects associated with effects of activities on the National Grid.</p> <p>- The policy only applies to sensitive activities, ignoring other activities which may compromise 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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>o Avoid sensitive activities near electricity transmission lines and infrastructure;</li> <li>o Manage other activities to avoid reverse sensitivity effects on the Grid; and</li> <li>o Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised.</li> </ul>	<ol style="list-style-type: none"> <li>1. <u>Avoiding land uses (including sensitive activities) and buildings and structures within the National Grid Yard that may directly affect or otherwise compromise the National Grid;</u></li> <li>2. <u>Avoiding reverse sensitivity effects on the National Grid.</u></li> <li>3. <u>Only allowing subdivision within the National Grid Subdivision Corridor where it can be demonstrated that the National Grid will not be compromised taking into account:</u> <ol style="list-style-type: none"> <li>a. <u>The impact of the subdivision layout and design on the operation, maintenance, and potential upgrade and development of the National Grid, including the ability for continued reasonable access to existing transmission assets for maintenance, inspections and upgrading;</u></li> <li>b. <u>The ability of any potential future development to comply with NZECP 34.2001 New Zealand Electrical Code of Practice for Electrical Safety Distances;</u></li> <li>c. <u>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;</u></li> <li>d. <u>The risk to the structural integrity of the National Grid;</u></li> <li>e. <u>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;</u></li> <li>f. <u>The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;</u></li> <li>g. <u>The outcome of any consultation with, and technical advice from, Transpower.</u></li> </ol> </li> <li>4. <u>Only allowing earthworks within the National Grid Yard where it can be demonstrated that</u></li> </ol>
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	<p>As proposed, Policy INF-P7 does address any of the above adequately.</p> <ul style="list-style-type: none"> <li>- Clause 2. and 3. do not apply to the National Grid.</li> <li>- Clause 1. of the policy is limited to subdivision, ignoring that land use and other development activities (such as earthworks) can compromise the National Grid.</li> <li>- Clause 4. is general in nature and insufficiently directive to give effect the NPSET. There is no reference to sensitive activities, or to ensure the National Grid is not compromised.</li> <li>- Earthworks are not referenced in the policy, noting there are specific earthworks rules.</li> <li>- Given the national significance of the National Grid and non-complying activity status where standards are not complied with, a more directive policy framework is required. As proposed, the policy does not give effect to NPSET policies 10 and 11. Use of the word 'manage' within INF-P7 is not sufficiently directive.</li> </ul> <p>On this basis Transpower seeks a separate policy framework for the National Grid.</p>	<p><u><i>the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid will not be compromised, taking into account:</i></u></p> <ul style="list-style-type: none"> <li>a. <u><i>The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid;</i></u></li> <li>b. <u><i>The stability of land within and adjacent to the National Grid;</i></u></li> <li>c. <u><i>Risks relating to health or public safety, including the risk of property damage; and</i></u></li> <li>d. <u><i>Technical advice provided by the owner and operator of the National Grid.</i></u></li> </ul> <p><b>Should</b> a National Grid specific policy not be provided, Transpower seeks amendment to policy INF-P7 to give effect to the NPSET.</p>
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<p><b>INF-R1 Operation, maintenance and repair, or removal of existing above and underground infrastructure and ancillary vehicle access tracks</b>  All Zones  1. Activity status: Permitted  Where:  a. All above ground structures that are no longer required for the operation of the infrastructure are removed within twelve months of being replaced or becoming redundant;  b. Compliance is achieved with INF-S1; and  c. Compliance is achieved with the following standards:  v. In relation to existing underground infrastructure, INF-S2;  vi. INF-S3; and  vii. INF-S12.  All Zones  2. Activity status: Restricted Discretionary  Where:  a. Compliance with INF-R1.1.a and INF-R1.1.c cannot be achieved.  Matters of discretion are:  1. The matters set out in INF-P1, INF-P3, INF-P5 and INF-P6.  All Zones  3. Activity status: Non-Complying  Where:  a. Compliance with INF-R1.1.b cannot be achieved</p>	Support	Specific to the National Grid, the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid, and on this basis, INF-R1 for existing National Grid structures captured by the NESETA is of limited relevance to Transpower in respect of rule application. It is noted the NESETA provides a Discretionary activity status under Regulations 39 of the NESETA for those activities subject to the NESETA but not otherwise captured under other regulations in the NESETA.	Retain INF-R1.
<p><b>INF-R2 New underground infrastructure (including customer connections), and upgrading of existing underground Infrastructure</b>  ....</p>	Support	Transpower supports INF-R2.	Retain Rule INF-R2.
<p><b>INF-R3 Upgrading of existing aboveground infrastructure</b>  All Zones  ....</p>	Support	Although of limited relevance to Transpower given the NESETA, Transpower supports INF-R3.	Retain Rule INF-R3.
<p><b>INF-R4 New vehicle access tracks for infrastructure</b>  All Zones  ....</p>	Support	Transpower supports INF-R4.	Retain Rule INF-R4.

<p><b>INF-R6 Temporary infrastructure</b> All Zones ....</p>	Support	Transpower supports INF-R4.	Retain Rule INF-R4.
<p><b>INF-R7 Structures associated with infrastructure including:</b></p> <ol style="list-style-type: none"> <li>1. Substations (including switching stations);</li> <li>2. Transformers;</li> <li>3. Gas transmission and distribution structures;</li> <li>4. Energy storage batteries not enclosed by a building; and</li> <li>5. Communications kiosks.</li> </ol> <p>All Zones</p> <ol style="list-style-type: none"> <li>1. Activity status: Permitted</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. In the Rural Production, Rural Lifestyle or General Industrial Zones, the maximum building and structure height standard for that Zone is complied with. In all other zones INF-S6 must be complied with;</li> <li>b. Any substation, gas regulation valve and/or takeoff station or energy storage batteries are set back at least 2m from a residential site boundary;</li> <li>c. Compliance is achieved with INF-S7 and INF-S15; and</li> <li>d. Compliance is achieved with INF-S1.</li> </ol> <p>All Zones</p> <ol style="list-style-type: none"> <li>2. Activity Status: Restricted Discretionary</li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. a. Compliance with the requirements of INF-R7.1.a, INF-R7.1.b or INF-R7.1.c cannot be achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard; and</li> <li>2. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 INF-P6 and INF-P13.</li> </ol> <p>All Zones</p> <ol style="list-style-type: none"> <li>3. Activity status: Non-Complying</li> </ol> <p>Where:</p>	Support	Transpower supports the provision of a rule specific to new substations, and the provision of a restricted discretionary activity status (noting Standard INF-S1 would be complied with).	Retain Rule INF-R7.

<p>a. <i>Compliance with the requirements of INF-R7.1.d cannot be achieved.</i></p>			
<p><b>INF-R10 New overhead lines and associated support structures that convey electricity below 110kV</b>  <b>General Rural Zone, Large Lot Residential Zone, General Industrial Zone, Light Industrial Zone, Airport Zone, Hospital Zone, Port Zone, Stadium Zone, Tertiary Education Zone</b></p> <p>1. <i>Activity status: Permitted</i></p> <p>Where:</p> <p>a. <i>Compliance is achieved with the following standards:</i></p> <p>viii. <i>INF-S3;</i>  ix. <i>INF-S6;</i>  x. <i>INF-S7;</i>  xi. <i>INF-S8; and</i>  xii. <i>INF-S12.</i></p> <p><i>General Rural Zone, Large Lot Residential Zone, General Industrial Zone, Light Industrial Zone, Airport Zone, Hospital Zone, Port Zone, Stadium Zone, Tertiary Education Zone</i></p> <p>2. <i>Activity status: Restricted Discretionary</i></p> <p>Where:</p> <p>a. <i>Compliance with any of the requirements of INF-R10.1 cannot be achieved.</i></p> <p>Matters of discretion are:</p> <p>1. <i>The matters set out in INF-P1, INF-P2, INF-P5, INF-P6 and INF-P13.</i></p> <p>All other Zones</p> <p>3. <i>Activity status: Discretionary</i></p>	<p>Support</p>	<p>Transpower supports the provision of a rule specific to new overhead lines and associated support structures that convey electricity below 110kV, and the provision of a restricted discretionary or discretionary activity status.</p>	<p>Retain Rule INF-R10</p>

<p><b>INF-R15 Infrastructure buildings and structures not provided for by any other rule in this table</b></p> <p>All Zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with all bulk and location standards for the zone in which the building or structure is located;</p> <p>b. Compliance is achieved with INF-S7 and INF-S15; and</p> <p>c. Compliance is achieved with INF-S1.</p> <p>All Zones</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R15.1.a or INF-R15.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5, INF-P6 and INF-P13.</p> <p>All Zones</p> <p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R15.1.c cannot be achieved.</p>	Support	Transpower supports the default rule and provided activity status.	Retain Rule INF-R15.
<p><b>INF-R16 New electricity lines and associated support structures (including poles and towers) that convey electricity of 110kV or above</b></p> <p>All Zones</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5, INF-P6 and INF-P13.</p>	Support	Transpower supports the default rule and provided restricted discretionary activity status. The rule and activity status give effect to the NPSET and in particular Policies 1 and 2. It is noted the cross references to policies would need to be updated on the basis a separate suite of National Grid policies is provided.	Retain Rule INF-R16 (but amend the policy cross references to reference the proposed National Grid specific policies).

<p><b>INF-R22 Buildings, structures and activities in the National Grid Yard</b> All Zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is not a sensitive activity;</p> <p>b. The building or structure is not used for the 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 accessory use and storage of hazardous substances in domestic-scale quantities); and</p> <p>c. The structure is a fence not exceeding 2.5m in height;</p> <p>d. The building is an uninhabited farm or horticultural structure or building (but not commercial greenhouses, protective canopies, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms);</p> <p>e. Alterations and additions to an existing building or structure for a sensitive activity, which does not involve an increase in the building height or building footprint; or</p> <p>f. An accessory building associated with an existing residential activity that is less than 10m in footprint and 2.5m in height;</p> <p>g. Infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991 or any part of electricity infrastructure that connects to the National Grid; and</p> <p>h. Compliance is achieved with INF-S12.</p> <p>All Zones</p> <p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with INF-R22.1 cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule INF-R22.2 is precluded from being publicly notified.</p>	<p>Amend</p>	<p>Transpower supports INF-R22 on the basis it gives effect to Policy 10 and Policy 11 of the NPSET.</p> <p>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</p> <p>The provisions sought in relation to the National Grid Yard are intended to allow for the reasonable use of land inside the transmission line corridor, with standards and rules imposed to ensure that any subdivision, land use and development that might compromise the National Grid is either managed or avoided.</p> <p>Specific to the 10-12 m 'National Grid Yard', Transpower is satisfied that there are some activities within the National Grid Yard that will not compromise the operation, maintenance or any upgrade of the network, due to their nature and small scale.</p> <p>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 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 avoided within the National Grid Yard include sensitive activities, commercial buildings and intensive uses/development, dairy sheds, piggeries, poultry sheds, and commercial greenhouses. The location of buildings and activities, particularly 'sensitive activities' such as schools</p>	<p>Amend INF-R22 as follows:</p> <p><b>INF-R22 Buildings, structures and activities in the National Grid Yard</b> All Zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p><del>a. The activity is not a sensitive activity;</del></p> <p><del>b. The building or structure is not used for the 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 accessory use and storage of hazardous substances in domestic-scale quantities); and</del></p> <p>c. The structure is a fence not exceeding 2.5m in height;</p> <p>d. The building is an uninhabited farm or horticultural structure or building (but not commercial greenhouses, protective canopies, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms);</p> <p>e. Alterations and additions to an existing building or structure for a sensitive activity, which does not involve an increase in the building height or building footprint; or</p> <p>f. An accessory building associated with an existing residential activity that is less than 10m in footprint and 2.5m in height;</p> <p>g. Infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991 or any part of electricity infrastructure that connects to the National Grid; and</p> <p>h. Compliance is achieved with INF-S12.</p> <p>All Zones</p> <p>2. Activity status: Non-complying</p>
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<p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>		<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Avoid sensitive activities near electricity transmission lines and infrastructure;</li> <li>- Manage other activities to avoid reverse sensitivity effects on the Grid; and</li> <li>- Manage activities to ensure the operation, maintenance, upgrading and development of the Grid is not compromised.</li> </ul> <p>Notwithstanding support for the rule, amendments are sought as follows:</p> <ul style="list-style-type: none"> <li>- Insertion of a list of non-complying activities to make it clear to plan users those activities that are not permitted. This will assist with plan interpretation and application and given the national significance of the National Grid and non-complying activity status for those activities which are not appropriate in the National Grid Yard, will provide certainty for plan users.</li> <li>- On the basis of the sought non-complying activity clause b., permitted activities a. and b. relating to sensitive activities and hazardous substances can be removed as they are more appropriately addressed and framed as non-complying activities.</li> </ul>	<p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with INF-R22.1 cannot be achieved.</li> <li>b. <u>The following activity, building or structure:</u> <ul style="list-style-type: none"> <li>i. <u>A change of use to a sensitive activity within existing buildings or structures;</u></li> <li>ii. <u>The establishment of a sensitive activity;</u></li> <li>iii. <u>Used for the 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 accessory use and storage of hazardous substances in domestic-scale quantities);</u></li> <li>v. <u>Wintering barns, Commercial greenhouses, Immovable protective canopies, Produce packing facilities, or Milking Sheds; or</u></li> <li>vi. <u>Any building or structure not otherwise provided for under INF-R22.1.</u></li> </ul> </li> </ul> <p>Notification status: An application for resource consent made in respect of rule INF-R22.2 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
<p><b>INF-S1 Health and safety</b> All Zones .....</p>	<p>Support</p>	<p>Transpower supports INF-S1.</p>	<p>Retain INF-S1</p>
<p><b>INF-S2 Underground infrastructure</b> All Zones .....</p>	<p>Support</p>	<p>Transpower supports INF-S1, noting that where used in INF-R1, it has been clarified the standard applies to existing underground infrastructure.</p>	<p>Retain INF-S2 but amend references in other rules.</p>



<p><b>INF-S3 Earthworks</b> All Zones .....</p>	Support	Transpower supports INF-S3.	Retain INF-S3
<p><b>INF-S4 Upgrading of aboveground infrastructure</b> All Zones ....</p>	Support.	<p>Specific to the National Grid, the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid.</p> <p>On this basis INF-S4 is of limited relevance to Transpower, but as notified, is supported.</p>	Retain INF-S4
<p><b>INF-S6 Structures</b> All Zones .....</p>	Support	Transpower supports INF-S7.	Retain INF-S6
<p><b>INF-S7 Riparian setbacks</b> All Zones .....</p>	Support	Transpower supports INF-S7.	Retain INF-S7
<p><b>INF-S12 Buildings, structures and activities in the National Grid Yard</b> All Zones</p> <ol style="list-style-type: none"> <li>1. <i>The building or structure must have a minimum vertical clearance of 10m below the lowest point of a conductor under all transmission line and building operating conditions; or</i></li> <li>2. <i>Must meet the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663 under all transmission line and building operating conditions.</i></li> <li>3. <i>The building or structure must be located at least 12m from the outer visible edge of a foundation of a National Grid transmission line tower or pole, except where it:</i> <ol style="list-style-type: none"> <li>a. <i>Is a fence not exceeding 2.5m in height that is located at least:</i> <ol style="list-style-type: none"> <li>i. <i>6m from the outer visible edge of a foundation of a National Grid transmission line tower; or</i></li> </ol> </li> </ol> </li> </ol>	Amend	<p>Transpower supports the Standard INF-S12 which supports INF-R22 on the basis it gives effect to Policy 10 and Policy 11 of the NPSET.</p> <p>Notwithstanding the support, Transpower seeks amendment to the standard as follows:</p> <ul style="list-style-type: none"> <li>- Replacement of clause 1 and 2 with a reference to general compliance with the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001). This ensures all the safety distances are complied with for all activities (and not just clearance distances). It is noted that the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) is a code administered by MBIE that applies to all electricity lines and is not confined to the high voltage transmission lines that form the National Grid. It is important to note that while the code may adequately provide for the minimum safe electrical distances for smaller buildings and structures and some activities around transmission lines, it does not prevent under build and does not ensure the operation, maintenance, upgrade and development of the National Grid is not</li> </ul>	<p>Amend Standard INF-S22 as follows</p> <p><b>INF-S12 Buildings, structures and activities in the National Grid Yard</b> All Zones</p> <ol style="list-style-type: none"> <li>1. <i>All buildings and structures in the National Grid Yard must comply with the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663 under all transmission line and building operating conditions. The building or structure must have a minimum vertical clearance of 10m below the lowest point of a conductor under all transmission line and building operating conditions; or</i></li> <li>2. <i>Must not result in the loss of vehicular access to a National Grid support structure. Must meet the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663 under all transmission line and building operating conditions.</i></li> </ol>

<p>ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole.</p> <p>b. Is an artificial crop protection structure or crop support structure not exceeding 2.5m in height and located at least 8m from a National Grid transmission line pole that:</p> <p>iii. Is removable or temporary to allow a clear working space of 12m from the pole for maintenance; and</p> <p>iv. Allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>c. Meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p>		<p>compromised (as required by the NPSET). As such, the code sets minimum standards. The balance of Rule INF-R22 and INF-S12 provide additional provisions to give effect to the NPSET, in particular policies 10 and 11.</p> <ul style="list-style-type: none"> <li>- Insertion of a new clause 2. relating to ensuring vehicular access is maintained to support structures. Transpower submits that access is an important component of the electricity transmission network and the associated planning framework. The NPSET provides clear a policy directive that decision makers must “recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network” (Policy 2) and ensure that “operation, maintenance, upgrading, and development of the electricity transmission network is not compromised” (Policy 10). To achieve this, physical access to transmission lines is required for all maintenance and project work, and when a system fault occurs, the Grid would need to be restored quickly to reduce impacts on businesses and communities throughout the district, and beyond. Restoring supply becomes challenging if transmission lines are difficult to access due to intensive developments that may be constructed under and around them. The rule is appropriate in the district plan as while Transpower has the legal right under the Electricity Act 1992 to access the lines, the physical ability to access the lines also needs to be protected and ensure the NPSET is given effect to, and the line is able to be operated and maintained. Resource consent at the land use stage is an appropriate time and mechanism in which to manage the effects. Regarding property rights and easement agreements, these mechanisms sit outside the RMA framework.</li> <li>- Renumbering of clause 3.c. to make it a subset of the exemption within clause 3.b. This means that compliance with clause 2.4.1 of NZECP as an</li> </ul>	<p>3. The building or structure must be located at least 12m from the outer visible edge of a foundation of a National Grid transmission line tower or pole, except where it:</p> <ul style="list-style-type: none"> <li>a. Is a fence not exceeding 2.5m in height that is located at least: <ul style="list-style-type: none"> <li>i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or</li> <li>ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole.</li> </ul> </li> <li>b. Is an artificial crop protection structure or crop support structure not exceeding 2.5m in height and located at least 8m from a National Grid transmission line pole that: <ul style="list-style-type: none"> <li>i. Is removable or temporary to allow a clear working space of 12m from the pole for maintenance; and</li> <li>ii. Allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</li> <li><del>iii.</del> <u>iii.</u> Meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</li> </ul> </li> </ul>
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exception, only applies to artificial crop and support structures as opposed to fences or any other activity.

**INF-CE – Tūāhanga - Takutai Moana - Infrastructure – Coastal Environment**

**Introduction**

*This sub-chapter applies to infrastructure within the Coastal Environment. It applies in addition to the principal Infrastructure chapter.*  
*Note: The objectives of the Infrastructure chapter apply.*

Amend

Transpower has existing assets within the coastal environment, including the Kaiwharawhara Supply Point substation (designation TPR6) and underground cable, Oteranga Bay (designation TPR4) and associated lines, and Te Hikowhenua Shore Electrode Station (designation TPR5) and associated lines. Both the Oteranga Bay (designation TPR4) and Te Hikowhenua Shore Electrode Station (designation TPR5) are within areas of “High Coastal Natural Character” noting there are no existing assets within the identified “High Coastal Natural Character” outside the designations.

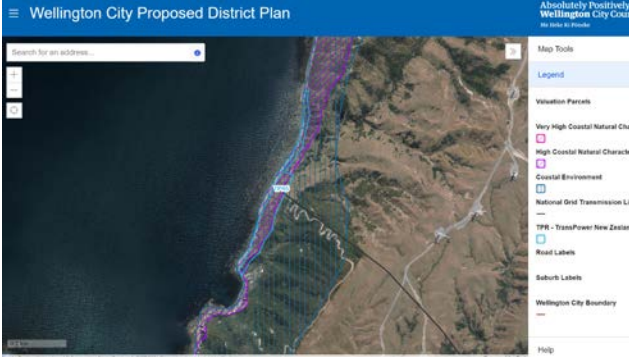
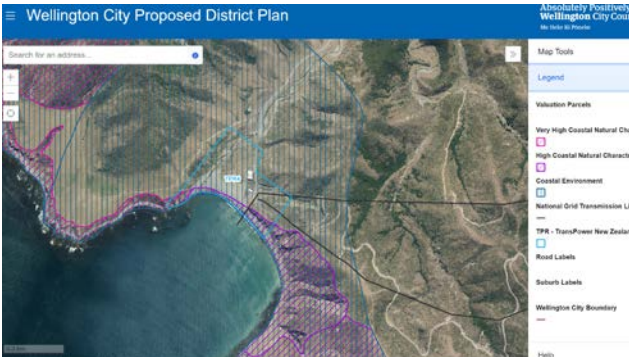


*Kaiwharawhara Supply Point Substation*

Amend the introduction as follows:

*This sub-chapter applies to infrastructure within the Coastal Environment. It applies in addition to the principal Infrastructure Chapter.*  
*Included within the sub-chapter are provisions specific to the National Grid (NG) and Gas Transmission Pipelines Corridor (GTPC). For the avoidance of doubt, other sub-chapter policies and rules within this sub-chapter do not apply to the National Grid.*

*Note: The objectives of the Infrastructure Chapter apply.*

		 <p><i>Te Hikowhenua Shore Electrode Station</i></p>  <p><i>Oteranga Bay Substation</i></p> <p>Transpower has no existing assets in area of “Very High Coastal Natural Character”.</p> <p>Transpower supports the introductory text but seeks clarification that the National Grid is subject to specific policies and rules within the sub-chapter and the general sub-chapter provisions do not apply.</p>	
<p><b>INF-CE-P26 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment</b>  Allow for the operation, maintenance, repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment.</p>	<p>Amend</p>	<p>Transpower has existing assets within the coastal environment, including the Kaiwharawhara Supply Point substation (designation TPR6) and underground cable, Oteranga Bay (designation TPR4) and associated lines, and Te Hikowhenua Shore Electrode Station (designation TPR5) and associated lines.</p>	<p>Retain INF-CE-P26 with an amendment as follows:</p> <p><b>INF-CE-P26 Operation, maintenance, <del>and</del> repair and <i>minor upgrade</i> of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment</b></p>

		<p>The existing assets are regulated by the designations and the NESETA, noting that s43D RMA prescribes the relationship between designations and the NESETA.</p> <p>Policy P26 relates to existing National Grid assets within the Coastal Environment, and recognises the existing assets. The policy approach within P26 is supported and gives effect to Policies 2 and 5 of the NPSET. A minor amendment is sought to include “minor upgrade”, in recognition of the existing assets. A minor upgrade may be something like increasing the height of a pole support structure, or moving the same dimensioned pole within 5m of its existing location, or adding on an additional insulator.</p>	<p><i>Allow for the operation, maintenance, repair <u>and minor upgrade</u> of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment.</i></p> <p><b>Or</b> inset a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P2 Operation, and maintenance and minor upgrade of the National Grid</u></b>  <i><u>Provide for the operation, maintenance and minor upgrade of the National Grid while managing the adverse effects of these activities.</u></i></p>
<p><b>INF-CE-P27 Upgrading of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• <i>Outside of high coastal natural character areas; or</i></li> <li>• <i>Outside of coastal margins or riparian margins.</i></li> </ul> <p><i>Allow for the upgrading of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment where it is located outside of high coastal natural character areas and outside of coastal margins or riparian margins.</i></p>	<p>Support</p>	<p>Transpower has existing assets within the coastal environment, including the Kaiwharawhara Supply Point substation (designation TPR6) and underground cable, Oteranga Bay (designation TPR4) and associated lines, and Te Hikowhenua Shore Electrode Station (designation TPR5) and associated lines. Both the Oteranga Bay (designation TPR4) and Te Hikowhenua Shore Electrode Station (designation TPR5) are within areas of “High Coastal Natural Character” noting there are no existing assets within the identified “High Coastal Natural Character” outside the designations. Transpower has no existing assets in area of “Very High Coastal Natural Character”.</p> <p>While Transpower’s assets in high coastal natural character areas and potentially the coastal margin are within the designations, given the relationship between designations and the NESETA (as prescribed by s43D of the RMA), works to the existing lines and cables within the designation subject to the NESETA, and that that trigger consent under the NESETA, would be subject to the PDP policies. As such P27 and P28 have implications for Transpower.</p> <p>Transpower supports P27 noting that while the coastal margin is defined, given the CMA line is not identified, it is not clear where the 10m margin area is located. This is particularly the case for more dynamic coastal environments where the CMA is not readily identifiable. Given the policy implications of defining the coastal margin, clarity is required (and sought in the submission to the definition) as to the physical application</p>	<p>Retain Policy INF-CE-P27.</p> <p>As sought in another submission point, clearly identify the coastal margin.</p>

		of the defined Coastal margin to enable efficient and effective plan implementation.	
<p><b>INF-CE-P28 Upgrading of existing National Grid (NG) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Within high coastal natural character areas; or</li> <li>• Within coastal and riparian margins.</li> </ul> <p>Provide for the upgrading of existing National Grid (NG) infrastructure within high coastal natural character areas or within coastal margins and riparian margins in the coastal environment where:</p> <ol style="list-style-type: none"> <li>1. The activity is of a scale that maintains or restores the identified values described in SCHED12 for natural character;</li> <li>2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and</li> <li>3. There is a functional need or an operational need for the activity to be undertaken inside a high coastal natural character areas or within coastal margins or riparian margins in the coastal environment.</li> </ol>	Amend	<p>Transpower has existing assets within the coastal environment, including the Kaiwharawhara Supply Point substation (designation TPR6) and underground cable, Oteranga Bay (designation TPR4) and associated lines, and Te Hikowhenua Shore Electrode Station (designation TPR5) and associated lines. Both the Oteranga Bay (designation TPR4) and Te Hikowhenua Shore Electrode Station (designation TPR5) are within areas of “High Coastal Natural Character” and there are no existing assets within the identified “High Coastal Natural Character” outside the designations.</p> <p>Transpower has no existing assets in area of “Very High Coastal Natural Character”.</p> <p>Given the nature of the existing assets (which at Oteranga Bay are underground within the coastal margin and the High Natural Character Area and at Te Hikowhenua, are underground in the coastal margin and a single line for a small portion in the High Natural Character Area), that they are designated, and that the policy is specific to upgrades which are provided for and regulated under the NESETA, Transpower is comfortable with the policy. However, it reserves its position depending on the outcome of other submission points and relief sought as many of the National Grid provisions cannot be considered in isolation. Some minor amendments are sought to reflect that the policy considerations relate to the upgrade, thereby recognising existing assets.</p>	<p>Amend INF-CE-P28 as follows:</p> <p><b>INF-CE-P28 Upgrading of existing National Grid (NG) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Within high coastal natural character areas; or</li> <li>• Within coastal and riparian margins.</li> </ul> <p>Provide for the upgrading of existing National Grid (NG) infrastructure within high coastal natural character areas or within coastal margins and riparian margins in the coastal environment where:</p> <ol style="list-style-type: none"> <li>1. The <u>upgrade</u> activity is of a scale that maintains or restores the identified values described in SCHED12 for natural character;</li> <li>2. Any significant adverse effects <u>of the upgrade</u> are avoided and any other adverse effects are avoided, remedied or mitigated; and</li> <li>3. There is a functional need or an operational need for the activity to be undertaken inside a high coastal natural character areas or within coastal margins or riparian margins in the coastal environment.</li> </ol>
<p><b>INF-CE-P31 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Outside of high coastal natural character areas; or</li> <li>• Outside of coastal or riparian margins.</li> </ul> <p>Allow for new National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment where it is located outside of high coastal natural character areas and outside of coastal or riparian margins.</p>	Support	Transpower supports INF-CE-P31 and the enabling policy directive.	Retain INF-CE-P31.

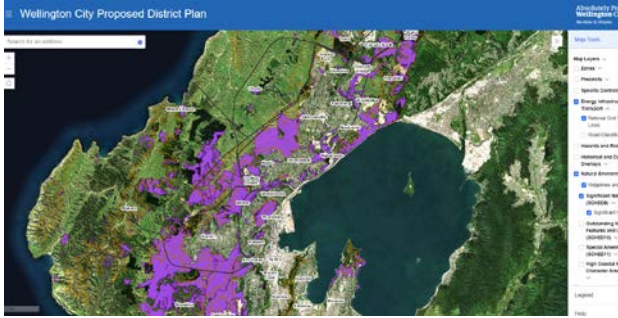
<p><b>INF-CE-P32 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Within high coastal natural character areas; or</li> <li>• Within coastal and riparian margins.</li> </ul> <p>Only allow for new National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within high coastal natural character areas and within coastal margins and riparian margins in the coastal environment where:</p> <ol style="list-style-type: none"> <li>1. The activity is of a scale that maintains or restores the identified values described in SCHED12 or the natural character;</li> <li>2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and</li> <li>3. There is a functional or operational need for the activity to be undertaken inside a high coastal natural character areas or within coastal margins or riparian margins in the coastal environment.</li> </ol>	<p>Oppose</p>	<p>Transpower opposes INF-CE-P32 and as outlined in other submission points relating to the development of the National Grid, is proposing an amended policy framework specific to the National Grid.</p> <p>Transpower has concerns the policy does not give effect to the NPSET (noting the NPSET also applies to the coastal environment) in that:</p> <ul style="list-style-type: none"> <li>- The directive wording “only allow’ within the policy does not reflect the enabling wording used in the NPSET.</li> <li>- The NPSET does not require that natural character be maintained or restored. Rather Policy 8 of the NPSET requires a ‘seek to avoid’ approach with policies 3 and 4 prescribing the matters to consider and have regard to.</li> <li>- The NPSET does not require significant adverse effects be avoided, rather policy 8 prescribes a seek to avoid approach.</li> </ul> <p>It is also noted that although the National Grid is recognised of national significance within the NPSET (being a higher order policy document) it is afforded the exact same policy framework as other infrastructure (as provided in INF-CE P25). This further reinforces Transpower’s concerns the PDP does not give effect to the NPSET.</p> <p>The approach sought by in the submission seeks to reconcile both the NCZPS and the NPSETA in terms of seeking to avoid adverse effects. The RMA provides for a hierarchy of policy statements and plans. Both the NPSET and the NZCPS sit at the top of that hierarchy with neither document prevailing over the other. Instead, users must give effect to both policy statements. Transpower acknowledges there is a potential tension between the NZCPS policies for the protection of high value natural areas (Policies 11, 13, 15 – an “avoid” approach), and the NPSET policies for managing the effects of the National Grid on high value natural areas (Policy 8 - a slightly more flexible “seek to avoid” approach). Policy 8 of the NPSET provides that rather than applying a strict ‘avoid’ approach, the National Grid should ‘seek to avoid adverse effects on</p>	<p>Delete INF-CE-P32 and insert a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P6 Development of the National Grid</u></b>  <u>Provide for the development of the National Grid</u></p> <ol style="list-style-type: none"> <li>1. <u>In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed-Use zones, and areas of high recreational or amenity value and existing sensitive activities.</u></li> <li>2. <u>Seek to avoid the adverse effects of the National Grid within areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED8 - Significant Natural Areas, and SCHED11 – Special Amenity Landscapes, outside the coastal environment.</u></li> <li>3. <u>Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:</u> <ol style="list-style-type: none"> <li>a. <u>Seeking to avoid adverse effects on areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin.</u></li> <li>b. <u>Where it is not practicable to avoid adverse effects on the values of the areas in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values.</u></li> <li>c. <u>Seeking to avoid significant adverse effects on:</u> <ol style="list-style-type: none"> <li>i. <u>other areas of natural character</u></li> <li>ii. <u>natural attributes and character of other natural features and natural landscapes</u></li> </ol> </li> </ol> </li> </ol>
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		<p>outstanding natural landscapes, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities’. Transpower’s approach to manage the policy tensions within the above national policy documents is to provide a detailed National Grid specific policy framework which addresses the circumstances in which National Grid projects can locate in coastal Outstanding Natural Features and Landscapes and High Natural Character Areas. The sought policy approach does not ‘allow’ the National Grid to be located within the coastal environment, but rather sets the policy framework for the effects of the National Grid in the coastal environment to be assessed in a considered manner. The amended wording enables a case-by case merits assessment of specific National Grid projects. This approach will allow decision-makers to have proper regard to both the NPSET and the NZCPS. When considering the effects of new National Grid Infrastructure, Policies 3 and 4 of the NPSET (which also apply to any resource consent process) require consideration of the constraints imposed by technical and operational requirements of the network, and require regard be had to the extent to which any adverse effects have been avoided, remedied or mitigated by the route site and method selection process.</p> <p>The approach reflects that agreed through consent order in the PNRP (Policy 13A). Included is a clause recognising that there may be some areas in the coastal environment in specified overlays where avoidance of adverse effects is required.</p>	<p><i>iii. <u>indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010</u></i></p> <p><i>d. <u>Avoiding, remedying or mitigating other adverse effects to the extent practicable; and</u></i></p> <p><i>e. <u>Recognising there may be some areas within SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin, where avoidance of adverse effects is required to protect the identified values and characteristics.</u></i></p> <p><i>4. <u>Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable; and</u></i></p> <p><i>5. <u>When considering the adverse effects in respect of 1-3 above;</u></i></p> <p><i>a. <u>Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and</u></i></p> <p><i>b. <u>Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</u></i></p>
<p><b><i>INF-CE-R35 Operation, maintenance, repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure:</i></b>  <i>Within the coastal environment.</i>  <i>All Zones</i>  <i>Activity status: Permitted</i></p>	<p>Amend</p>	<p>While the rule and activity status are supported, specific to the National Grid, the existing designations, and the NESETA provides prevailing provisions for maintenance, reductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid.</p> <p>On this basis, R35 for existing National Grid infrastructure (that are otherwise captured by the NESETA and the existing designations) is of no relevance to Transpower in respect of rule application and only adds confusion and potential errors in the application of rules.</p> <p>Transpower seeks reference to the National Grid be removed from the rule.</p>	<p>Delete reference to the National Grid within INF-CE-R35</p>



<p><b>INF-CE-R36 Upgrading of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Outside of high coastal natural character areas; and</li> <li>• Outside of coastal margins or riparian margins.</li> </ul> <p>All Zones Activity status: Permitted</p>	Amend	<p>While the rule and activity status are supported, specific to the National Grid, the existing designations, and the NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. On this basis, R36 for existing National Grid infrastructure (that are otherwise captured by the NESETA and the existing designations) is of no relevance to Transpower in respect of rule application and only adds confusion and potential errors in the application of rules. Transpower seeks reference to the National Grid be removed from the rule.</p>	Delete reference to the National Grid within INF-CE-R36
<p><b>INF-CE-R37 Upgrading of existing National Grid (NG) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Within high coastal natural character areas; or</li> <li>• Within coastal or riparian margins.</li> </ul> <p>All Zones 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in INF-CE-P23, CE-P5, CE-P6 and CE-P7; and The matters in PA-P1 and PA-P2</p>	Oppose	<p>While the rule and activity status are supported, specific to the National Grid, the existing designations, and the NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. On this basis, R37 for existing National Grid infrastructure (that are otherwise captured by the NESETA and the existing designations) is of no relevance to Transpower in respect of rule application and only adds confusion and potential errors in the application of rules. Transpower seeks removal of the rule.</p>	Delete Rule INF-CE-R37
<p><b>INF-CE-R39 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Outside of high coastal natural character areas; and</li> <li>• Outside of coastal or riparian margins.</li> </ul> <p>All Zone Activity status: Permitted</p>	Support	<p>The NESETA does not apply to new National Grid assets. On this basis, Transpower supports the permitted rule, noting that other applicable INF chapter rules would apply.</p>	Retain INF-CE-R39
<p><b>INF-CE-R40 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment:</b></p> <ul style="list-style-type: none"> <li>• Within high coastal natural character areas; or</li> <li>• Within coastal or riparian margins.</li> </ul> <p>All Zones Activity status: Discretionary</p>	Support	<p>The NESETA does not apply to new National Grid assets. On this basis, Transpower supports the default discretionary activity rule as it provides a robust consenting framework whilst still recognising the national significance of the National Grid.</p>	Retain INF-CE-R40
<p><b>INF-ECO – Tūāhanga - Ngā Pūnaha Hauropi me te Kanorau Koiora Taketake - Infrastructure – Ecosystems and Indigenous Biodiversity</b></p>			

<p><b>INF-ECO - General submission point</b></p>	<p>Amend</p>	<p>Transpower’s operational activities involve upgrading and ‘recutting’ access tracks, vegetation trimming and vegetation removal. Transpower’s maintenance and climate change adaptation activities will involve making foundations stronger/bigger, and relocating assets (among other things). Transpower is required to clear paths and undertake vegetation trimming/clearance to:</p> <ul style="list-style-type: none"> <li>• Ensure clearance under and adjacent to the lines;</li> <li>• Provide access to the lines and support structure assets, including for fault response purposes;</li> <li>• Enable maintenance of support structures including painting, foundation strengthening and replacement; and</li> <li>• Reconductor lines.</li> </ul> <p>Transpower has a cyclical maintenance programme, but typically inspections can occur any time between 6 and 18 months. The decision to trim or clear vegetation on inspection depends on factors such as the age of the support structure, nature of the vegetation, landowner relationships, and the operational requirements of the asset.</p> <p>The requirement to provide sufficient clearance under the lines is a regulatory requirement of the Electricity (Hazards from Trees) Regulations 2003. Clearance is required for safety reasons (primarily to prevent flashovers). While trimming/clearance is a safety requirement, it is subject to local authority plan provisions (such as when the site is an SNA which is a ‘Natural Area’ for the purpose of the National Environmental Standards for Electricity Transmission Activities (NESETA)).</p> <p>It is important that it is recognised in the PDP that some of these activities will have unavoidable impacts and will sometimes be in SNAs given the extent and location of Transpower’s assets. These activities are critical to the functioning of the National Grid, and should be provided for.</p>	<p>Amend the INF-ECO sub chapter provisions to recognise and provide for the National Grid as set out in subsequent submission points.</p>
<p><b>Introduction</b>  <i>This sub-chapter applies to infrastructure within the significant natural area overlays identified within the Ecosystems and Indigenous Biodiversity Chapter. It applies in addition to the principal Infrastructure Chapter.</i>  <i>Note: The objectives of the Infrastructure Chapter apply.</i></p>	<p>Amend</p>	<p>Transpower supports the introductory text but seeks clarification that the National Grid is subject to specific policies and rules and the general sub-chapter provisions do not apply.</p>	<p>Amend the introduction as follows:</p> <p><i>This sub-chapter applies to infrastructure within Natural Features and Landscape Overlays. It applies in addition to the principal Infrastructure Chapter.</i>  <u><i>Included within the sub-chapter are provisions specific to the National Grid (NG) and Gas Transmission Pipelines Corridor</i></u></p>

			<p><u>(GTPC). For the avoidance of doubt, other sub-chapter policies and rules within this sub-chapter do not apply to the National Grid.</u></p> <p>Note: The objectives of the Infrastructure Chapter apply.</p>
<p><b>INF-ECO-P35 Operation, maintenance and repair of existing National Grid infrastructure within a significant natural area.</b></p> <p>Provide for the operation, maintenance and repair of existing transmission lines within significant natural areas where the activity, including associated earthworks, does not adversely affect the biodiversity values.</p>	<p>Amend</p>	<p>Transpower has existing assets within identified SNA's.</p>  <p><i>SNA's and existing National Grid assets within the City</i></p> <p>A key component of Transpower's Statement of Corporate Intent is to reliably and efficiently transmit electricity. Essential to achieving this are the operation and maintenance activities associated with maintaining the National Grid. Relevant to vegetation, Transpower is required to undertake vegetation trimming/clearance necessary for the safe and efficient operation, maintenance, upgrading and development of the National Grid, including (but not limited to) trimming that may be required by the Electricity (Hazards from Trees) Regulations 2003. Related, is the operational requirement for clearance of vegetation on access tracks to enable Transpower to access the grid infrastructure to undertake its operation, maintenance and upgrade.</p> <p>Transpower has concerns the policy does not give effect to the NPSET. Whilst policies 7 and 8 of the NPSET relate to the planning and development of the electricity transmission network (the National Grid), policies 1 to 5 provide an enabling policy framework in which to consider the effects of the operation, maintenance and minor upgrading of the National Grid. Policies 2 and 5 in particular are very directive with policy 2 requiring that decision makers "recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network", and</p>	<p>Amend policy INF-ECO-P35 as follows:</p> <p><b><u>INF-ECO-P35 Operation, maintenance and repair of existing National Grid infrastructure within a significant natural area.</u></b></p> <p><u>Provide for the operation, maintenance, <del>and repair</del> and minor upgrade of existing transmission lines within significant natural areas <del>where the activity, including associated earthworks, does not adversely affect the biodiversity values, while managing the adverse effects of these activities.</del></u></p> <p>Or insert a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P2 Operation, and maintenance and minor upgrade of the National Grid</u></b></p> <p><u>Provide for the operation, maintenance and minor upgrade of the National Grid while managing the adverse effects of these activities.</u></p>

		<p>Policy 5 requires “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.”</p> <p>Based on the above, the policy directive within INF-ECO-P35 that works “do not adversely affect the biodiversity values” does not give effect to the NPSET.</p> <p>It is further noted the policy is drafted such that all and any adverse effects are to be avoided. Such a requirement is onerous given the policy relates to existing infrastructure which will often have safety requirements and obligations in respect of adjacent vegetation.</p> <p>Transpower seeks amendment to the policy to reflect the realities of maintaining the National Grid and ensuring safe and necessary vegetation clearance distances.</p>	
<p><b>INF-ECO-P36 Upgrading the National Grid within significant natural areas</b>  <i>Provide for upgrading of the National Grid within significant natural areas by applying the effects management hierarchy in ECO-P2.</i></p>	<p>Oppose</p>	<p>As noted above (INF-ECO-P35), Transpower has existing assets within identified SNA’s and is required to provide a reliable and efficient transmission network. The SNA’s across the city are extensive and cover both the open space and rural environments.</p> <p>The intent of the NPSET and NESETA is to provide a comprehensive regime for the National Grid recognising its national significance. Of relevance to the upgrading of the National Grid are policies 1-6. Policies 2 and 5 in particular are very directive with policy 2 requiring that decision makers “recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network”, and Policy 5 requires “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”.</p> <p>While NPSET Policy 8 does not specifically reference indigenous biodiversity, given the high value of the areas within the policy, it would be consistent to include SNA’s within the ‘seek to avoid’ policy directive. The inclusion would be consistent for the intent of the NPSET to provide a comprehensive enabling regime for the National Grid</p>	<p>Amend policy INF-ECO-P36 as follows:</p> <p><b>INF-ECO-P36 Upgrading the National Grid within significant natural areas</b>  <del><i>Provide for upgrading of the National Grid within significant natural areas by applying the effects management hierarchy in ECO-P2.</i></del>  <u><i>In providing for the upgrading of existing National Grid (NG) infrastructure within significant natural areas:</i></u></p> <ol style="list-style-type: none"> <li><u><i>1. Seek to avoid adverse effects on biodiversity values</i></u></li> <li><u><i>2. When considering major upgrades, have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection;</i></u></li> <li><u><i>3. Recognise the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects; and</i></u></li> <li><u><i>4. Recognise the potential benefits of upgrades to the National Grid to people and communities;</i></u></li> </ol>

		<p>recognising its national significance, and for the ‘seek to avoid’ policy to address RMA section 6 matters in a consistent manner. Logically, policies 1-5 of the NPSET require some tempering of plan provisions that may otherwise be applied to the National Grid, in order to provide for the need to operate, maintain, develop and upgrade the electricity transmission network as a matter of national significance.</p> <p>As currently drafted, Transpower has concerns INF-ECO-P36 does not give effect to the NPSET. The cross references to the ECO hierarchy policy 2 (noting this cross reference appears an error and it should be ECO-P1) does not give effect to the NPSET. While Transpower is not outright opposed to the cross reference to the ECO policies, it has reservations that a direct cross reference to general policies will not reflect the nuanced approach that is required in order to give effect to the NPSET. Furthermore the cross reference to the effects management hierarchy is not appropriate for all maintenance activities given the necessity of the works.</p> <p>Transpower has proposed an amended policy approach to give effect to the NPSET.</p>	
<p><b>INF-ECO-P37 New development of National Grid within significant natural areas</b>  <i>Give priority to avoiding adverse effects of the National Grid on significant natural areas by applying the effects management hierarchy in ECO-P2 when located within significant natural areas, by:</i></p> <ol style="list-style-type: none"> <li>1. <i>Having 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</i></li> <li>2. <i>Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</i></li> </ol>	<p>Oppose</p>	<p>The PDP contains a significant number of SNA’s across the city. While Transpower does not oppose the identification of such areas, the policy approach has to be cognisant of the need to develop the National Grid and also give effect to the NPSET. As noted in earlier submission points, Transpower proposes an amended policy approach specific to the National Grid. Key to the approach is the recognition of the need to provide and enable the National Grid, whilst also providing a robust framework to manage effects.</p> <p>Specific to INF-ECO-P37, while Transpower accepts the policy does have regard to the route, site and method selection process, and operational needs, it is noted they apply in context of the policy chapeau to ‘give priority to avoiding adverse effects’. Transpower does query how the term “give priority to avoiding adverse effects” would be implemented. Does this require avoidance as the default position?</p> <p>Transpower’s preference is for development within SNA’s to be addressed in the specific National Grid development policy (within the INF chapter). This would enable any new National</p>	<p>Delete INF-ECO-P37 and insert a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P6 Development of the National Grid</u></b>  <u>Provide for the development of the National Grid</u></p> <ol style="list-style-type: none"> <li>1. <u><i>In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed-Use zones, and areas of high recreational or amenity value and existing sensitive activities.</i></u></li> <li>2. <u><i>Seek to avoid the adverse effects of the National Grid within areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED8 - Significant Natural Areas, and SCHED11 – Special Amenity Landscapes, outside the coastal environment.</i></u></li> <li>3. <u><i>Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:</i></u></li> </ol>

	<p>Grid development to be considered in a comprehensive manner.</p>	<ul style="list-style-type: none"> <li>a. <u>Seeking to avoid adverse effects on areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin.</u></li> <li>b. <u>Where it is not practicable to avoid adverse effects on the values of the areas in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values.</u></li> <li>c. <u>Seeking to avoid significant adverse effects on:</u> <ul style="list-style-type: none"> <li>i. <u>other areas of natural character</u></li> <li>ii. <u>natural attributes and character of other natural features and natural landscapes</u></li> <li>iii. <u>indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010</u></li> </ul> </li> <li>d. <u>Avoiding, remedying or mitigating other adverse effects to the extent practicable; and</u></li> <li>e. <u>Recognising there may be some areas within SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin, where avoidance of adverse effects is required to protect the identified values and characteristics.</u></li> </ul> <p>4. <u>Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable; and</u></p> <p>5. <u>When considering the adverse effects in respect of 1-3 above;</u></p>
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			<p>a. <u>Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and</u></p> <p>b. <u>Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</u></p>
<p><b>INF-ECO-R44 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within a significant natural area</b></p> <p>All Zones</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the following standards:</p> <p>i. INF-ECO-S19; and</p> <p>ii. INF-ECO-S20.</p> <p>All Zones</p> <p>2. Activity Status: Controlled</p> <p>Where:</p> <p>a. Trimming, felling or removing any tree or vegetation is undertaken to reduce the risk to a transmission line within significant natural area.</p> <p>Matters of control are:</p> <p>1. Replanting;</p> <p>2. Disposal of trees and vegetation; and</p> <p>3. Ecological effects assessment in accordance with the effects management hierarchy in ECO-P2.</p> <p>All Zones</p> <p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-ECO-R44.1 or INF-ECO-R44.2 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard not met as specified in the</p>	Oppose	<p>INF-ECO-R44 relates to works in a SNA and appears to capture earthworks, and vegetation works.</p> <p>Specific to the National Grid, the NESETA manages the trimming, felling and removal of vegetation and earthworks, with the activity status under the NESETA determined by the provisions in the PDP. The NESETA provides for earthworks and trimming, felling or removal of any vegetation as permitted activities subject to conditions.</p> <p>With respect to Earthworks within a SNA, although the standards within INF-ECO-S20 reflect the areas standards in the NESETA, the default activity status of Restricted discretionary under clause 3 does not reflect that provided under regulation 34 of the NESETA. Given the NESETA prevails, Transpower considers clause 1 of Rule R44 is not required as the control of earthworks within an SNA is managed under the NESETA.</p> <p>With respect to vegetation works, under Regulation 30 of the NESETA, resource consent is required under Regulation 31 (for a controlled activity) or Regulation 32 for a restricted discretionary activity) if:</p> <p>A. A rule prohibits or restricts the works (Reg 30(2)(a)); or</p> <p>B. The vegetation is in a “natural area” (a term defined in NESETA ) (Reg 30(2)(b).</p> <p>It is noted the standards within INF-ECO-S19 do not reflect that in the NESETA and therefore Transpower does not support them applying to the National Grid.</p> <p>The purpose of the NESETA is to provide a comprehensive, nationally consistent framework for existing National Grid Assets. Transpower opposes the imposition of rules to manage existing assets, noting those provided in Rule R44 do not</p>	Delete reference to the National Grid from INF-ECO-R44

<p><i>associated assessment criteria for the infringed standard; and</i></p> <p><b>2. The matters in INF-ECO-P33.</b></p>		<p>reflect the NESETA. The potential is for confusion over plan interpretation and implementation.</p> <p>Based on the above, Transpower seeks deletion of reference to the National Grid from INF-ECO-R44</p>	
<p><b>INF-ECO-R45 Upgrading of existing National Grid (NG) infrastructure within a significant natural area</b></p> <p><i>All Zones</i></p> <p>1. <i>Activity status: Restricted Discretionary</i></p> <p><i>Matters of discretion are:</i></p> <p>1. <i>The matters in INF-ECO-P36.</i></p>	<p>Oppose</p>	<p>Specific to the National Grid, the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid, and on this basis, Rule R45 for existing National Grid structures captured by the NESETA is of limited relevance to Transpower in respect of rule application.</p> <p>It is noted the NESETA provides a Discretionary activity status under Regulations 39 of the NESETA for those activities subject to the NESETA but not otherwise captured under other regulations in the NESETA.</p> <p>The purpose of the NESETA is to provide a comprehensive, nationally consistent framework for existing National Grid Assets. Transpower opposes the imposition of rules to manage existing assets and instead seeks reliance on the NESETA.</p>	<p>Delete Rule INF-ECO-R45</p>
<p><b>INF-ECO-R47 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within a significant natural area</b></p> <p><i>All Zones</i></p> <p>1. <i>Activity status: Discretionary</i></p>	<p>Support</p>	<p>Transpower supports the discretionary activity status. The activity status and associated policies provide an appropriate framework in which to manage the National Grid.</p>	<p>Retain INF-ECO-R47</p>
<p><b>INF-ECO-S19 Trimming or removal of indigenous vegetation or trees within a significant natural area</b></p> <p><i>All Zones</i></p> <p>1. <i>Trimming or removal of indigenous vegetation or trees within a significant natural area must be limited to 2m within the footprint of existing infrastructure, access tracks or fences.</i></p> <p>2. <i>Trimming or removal associated with the creation of a new access track required to undertake operation, maintenance or repair of infrastructure:</i></p> <p>a. <i>Must not be greater than 2.5m in width;</i></p> <p><i>Assessment criteria:</i></p> <p>1. <i>Operational or functional needs of infrastructure; and</i></p>	<p>Amend</p>	<p>On the basis INF-ECO-R44 is to be amended so it does not apply to the National Grid, Standard S19 will not be applicable to the National Grid.</p> <p>If the intent is for S19 to apply to the National Grid Transpower opposes its application as the NESETA manages vegetation works for existing National Grid infrastructure and the provision of a standard to apply to the National Grid adds unnecessary confusion and interpretation issues.</p>	<p>Delete reference to S19 from any National Grid specific rules.</p>



<p>2. <i>The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity and</i></p> <p>b. <i>Must not involve the removal of a tree with a trunk greater than 15cm in diameter as measured 1.4m above ground.</i></p> <p><i>This standard does not apply to:</i></p> <p>a. <i>Indigenous vegetation located within the formed width of an existing road; or</i></p> <p>b. <i>Works undertaken in accordance with Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001.</i></p>			
<p><b>INF-ECO-S20 Earthworks within a significant natural area</b> All Zones</p> <p>1. <i>Earthworks within a significant natural area must not exceed:</i></p> <p>a. <i>More than 50m per transmission line support structure; or</i></p> <p>b. <i>100m per access track.</i></p> <p><i>Assessment criteria:</i></p> <p>1. <i>Operational or functional needs of infrastructure; and</i></p> <p>2. <i>The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.</i></p>	Amend	<p>On the basis INF-ECO-R44 is to be amended so it does not apply to the National Grid, Standard S20 will not be applicable to the National Grid.</p> <p>If the intent is for S20 to apply to the National Grid Transpower opposes its application as it duplicates the NESETA and adds unnecessary confusion and interpretation issues.</p>	Delete reference to S20 from any National Grid specific rules.
<b>INF-NFL – Tūāhanga - Ngā Hanga Māori me Ngā Nohopae - Infrastructure – Natural Features and Landscapes</b>			
<b>INF-NFL - General submission point</b>	Amend	As a general comment, Transpower notes there are ten policies within the INF-NFL sub-chapter that are exclusive to the National Grid and the Gas Transmission Pipeline Corridor. Transpower submits the number of policies is excessive and they could be rationalised.	Rationalise the number of policies specific to the National Grid in the form of a revised set of National Grid specific policies.

<p><b>Introduction</b>  <i>This sub-chapter applies to infrastructure within Natural Features and Landscape Overlays. It applies in addition to the principal Infrastructure Chapter.</i>  <i>Note: The objectives of the Infrastructure Chapter apply.</i></p>	Amend	<p>Transpower supports the introductory text but seeks clarification that the National Grid is subject to specific policies and rules (P51 – P60 and R53, R54, R56 and R57) and the general sub-chapter provisions do not apply.</p>	<p>Amend the introduction as follows:</p> <p><i>This sub-chapter applies to infrastructure within Natural Features and Landscape Overlays. It applies in addition to the principal Infrastructure Chapter.</i>  <u><i>Included within the sub-chapter are provisions specific to the National Grid (NG) and Gas Transmission Pipelines Corridor (GTPC). For the avoidance of doubt, other sub-chapter policies and rules within this sub-chapter do not apply to the National Grid.</i></u>  <i>Note: The objectives of the Infrastructure Chapter apply.</i></p>
<p><b>INF-NFL-P51 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops</b>  <i>Allow for the operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops.</i></p>	Amend	<p>Policy P51 relates to existing National Grid assets within identified Ridgelines and Hilltops. The policy approach is supported and gives effect to Policies 2 and 5 of the NPSET. Notwithstanding the policy support, given the wider issues with how the policy framework within the INF-NFL chapter gives effect to the NPSET, Transpower seeks an amended policy framework specific to the National Grid that address all the natural environment overlays. Reference is also sought to include minor upgrade within the policy to reflect the permitted activity status for minor upgrade works within the NESETA and enabling policy framework within the NPSET.</p>	<p>Delete reference to the National Grid from INF-NFL-P51, P52 and P53.</p> <p><b>And</b></p> <p>Provide a specific National Grid policy for ONFL, SAL's and Ridgelines and Hilltops as follows:</p> <p><u><i>INF-NFL-X Operation, maintenance, repair and minor upgrade of existing National Grid (NG) infrastructure within identified ridgelines and hilltops, special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment)</i></u>  <u><i>Allow for the operation, maintenance, repair and minor upgrade of existing National Grid (NG) infrastructure within identified ridgelines and hilltops, special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment), while managing the adverse effects of these activities.</i></u></p> <p><b>Or</b> inset a new National Grid specific policy as follows:</p> <p><u><i>INF-NG-P2 Operation, and maintenance and minor upgrade of the National Grid</i></u>  <u><i>Provide for the operation, maintenance and minor upgrade of the National Grid while managing the adverse effects of these activities.</i></u></p>
<p><b>INF-NFL-P52 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor</b></p>	Amend	<p>Transpower has existing assets within identified special amenity landscape areas. Transpower supports that</p>	<p>Delete reference to the National Grid from INF-NFL-P51, P52 and P53.</p>

<p><b>(GTPC) infrastructure within special amenity landscapes (including within the coastal environment)</b>  Allow for the operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within special amenity landscapes, where:</p> <ol style="list-style-type: none"> <li>1. Associated earthworks and vegetation clearance are of a scale that maintains or restores the identified values described in SCHED11.</li> </ol>		<p>component of the policy to “allow for the operation, maintenance and repair of existing National Grid infrastructure” on the basis it gives effect to the NPSET and in particular policies 2 and 5 which provide a very clear directive to ‘enable’ and ‘recognise and provide’ for the operation and maintenance (which includes repair) of the National Grid. However, Transpower opposes the qualifier within the policy that “associated earthworks and vegetation clearance are of a scale that maintains or restore identified values”. The policy will apply where consent is required under the NESETA in relation to existing National Grid assets. The requirement to ‘maintain or restore identified values’ fails to recognise the existing nature of the assets and that in order to ensure ongoing operation and maintenance, earthworks (for example for support structure maintenance) and vegetation trimming and clearance (to ensure safe clearance under transmission lines and ensure access is maintained on access tracks), are necessary. Policies 2 and 5 of the NPSET do not require earthworks and vegetation clearance to be of a scale that protects the identified values.</p> <p>Furthermore, the identified values in the scheduled areas (for example Wright's Hill/Makara Peak) are very broad (being: <i>Natural Science Values (High), Sensory Factor (Moderate High), and Shared and Recognised (Very High)</i>) in that it is unclear what aspects of the values are to be maintained or restored. For example, how would tree trimming impact on the values? There is also no recognition of the existing infrastructure within the values.</p> <p>Given the uncertainty as to how the policy would be applied and that it does not give effect to the NPSET, Transpower opposes INF-NFL-P52 and instead proposes an amended policy framework specific to the National Grid that address all the natural environment overlays. Reference is also sought to include minor upgrade within the policy to reflect the permitted activity status for minor upgrade works within the NESETA and enabling policy framework within the NPSET.</p>	<p><b>And</b></p> <p>Provide a specific National Grid policy for ONFL, SAL’s and Ridgelines and Hilltops as follows:</p> <p><u><i>INF-NFL-X Operation, maintenance, repair and minor upgrade of existing National Grid (NG) infrastructure within identified ridgelines and hilltops, special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment)</i></u>  <u><i>Allow for the operation, maintenance, repair and minor upgrade of existing National Grid (NG) infrastructure within identified ridgelines and hilltops, special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment), while managing the adverse effects of these activities.</i></u></p>
<p><b>NF-NFL-P53 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features</b></p>	<p>Oppose</p>	<p>Existing National Grid assets traverse Outstanding Natural Landscapes (at Oteranga Bay noting that while some of the assets are within the Oteranga Bay designation, others are</p>	<p>Delete reference to the National Grid from INF-NFL-P51, P52 and P53. and</p>

<p><b>and outstanding landscapes (including within the coastal environment)</b>  Allow for the operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, where:</p> <ol style="list-style-type: none"> <li>1. Associated earthworks and vegetation clearance are of a scale that protects the identified values described in SCHED10.</li> </ol>	<p>not). The existing assets within the <i>Boom Rock/Pipinui Point Escarpment</i> Outstanding Natural Features overlay are within the Transpower Te Hikowhenua Shore Electrode Station designation.</p> <p>Transpower supports that component of the policy to “allow for the operation, maintenance and repair of existing National Grid infrastructure” on the basis it gives effect to the NPSET and in particular policies 2 and 5 which provide a very clear directive to ‘enable’ and ‘recognise and provide’ for the operation and maintenance (which includes repair) of the National Grid.</p> <p>However, Transpower opposes the qualifier within the policy that “associated earthworks and vegetation clearance are of a scale that maintains or restore identified values”. The policy will apply where consent is required under the NESETA in relation to existing National Grid assets. The requirement to ‘maintain or restore identified values’ fails to recognise the existing nature of the assets and that in order to ensure ongoing operation and maintenance, earthworks (for example for support structure maintenance) and vegetation trimming and clearance (to ensure safe clearance under transmission lines and ensure access is maintained on access tracks), are necessary. Policies 2 and 5 of the NPSET do not require earthworks and vegetation clearance to be of a scale that protects the identified values.</p> <p>Furthermore, the identified values in the scheduled outstanding natural landscape area Raukawa Coast Cook Strait, are very broad (being: <i>Natural Science Values (High), Sensory Factor (Very High), and Shared and Recognised (High)</i>) in that it is unclear what aspects of the values are to be maintained or restored. For example, how would tree trimming impact on the values?</p> <p>Given the uncertainty as to how the policy would be applied and that it does not give effect to the NPSET, Transpower opposes INF-NFL-P53 and instead proposes an amended policy framework specific to the National Grid that address all the natural environment overlays. Reference is also sought to include minor upgrade within the policy to reflect the</p>	<p>Provide a specific National Grid policy for ONFL, SAL’s and Ridgelines and Hilltops as follows:</p> <p><u><i>INF-NFL-X Operation, maintenance, repair and minor upgrade of existing National Grid (NG) infrastructure within identified ridgelines and hilltops, special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment)</i></u>  <u><i>Allow for the operation, maintenance, repair and minor upgrade of existing National Grid (NG) infrastructure within identified ridgelines and hilltops, special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment), while managing the adverse effects of these activities.</i></u></p>
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		permitted activity status for minor upgrade works within the NESETA and enabling policy framework within the NPSET.	
<p><b>INF-NFL-P54 Upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops</b></p> <p><i>Allow for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops, where:</i></p> <ol style="list-style-type: none"> <li>1. <i>The activities is compliant with the underlying infrastructure provisions; and</i></li> <li>2. <i>Any adverse effects on the visual amenity and landscape values can be managed.</i></li> </ol>	Amend	<p>Existing National Grid assets traverse identified ridgelines and hilltops. The activity status for upgrades is regulated by the NESETA.</p> <p>Transpower supports that component of the policy to “allow for the upgrading of existing National Grid infrastructure” on the basis it gives effect to the NPSET and in particular policy 2 which provides a very clear directive to ‘recognise and provide’ for the upgrade of the National Grid, and policy 5 to ‘enable’ the minor upgrade.</p> <p>However, Transpower opposes matters 1 and 2, within the policy for the following reasons:</p> <ul style="list-style-type: none"> <li>- Clause 1. requires that “<i>activities is compliant with the underlying infrastructure provisions</i>”. The policy directive is unclear in that it is not known what are the specific infrastructure provisions to which the directive relates (are they rules which are not relevant to the National Grid given upgrades are regulated by the NESETA or are there other relevant policies?), and what is meant by the term ‘complaint with’.</li> <li>- Clause 2. requires that adverse effects of the visual amenity and landscape values can be managed. The directive has wide implication in that it requires any adverse effects be managed, regardless of scale. Furthermore, it applies to visual amenity and landscape values, presumably of the ridgeline and hilltop. However, while ridgelines and hilltops are identified on the planning maps, their values are not defined or described in the PDP and therefore their ‘visual amenity and landscape values’ are not known or defined. As such, it is unclear what outcomes are sought by the policy.</li> </ul> <p>It noted that ridgelines and hilltops are not a section 6 RMA matter, and are distinct from section 7 RMA significant amenity landscapes. The section 32 report to the PDP recognises them as a third tier overlay. Given the national significance of the National Grid, the enabling policy</p>	<p>Amend policy INF-NFL-P54 as follows:</p> <p><b>INF-NFL-P54 Upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops</b></p> <p><i>Allow for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops, <u>and specific to the Gas Transmission Pipeline Corridor (GTPC)</u>, where:</i></p> <ol style="list-style-type: none"> <li>1. <i>The activities is compliant with the underlying infrastructure provisions; and</i></li> <li>2. <i>Any adverse effects on the visual amenity and landscape values can be managed.</i></li> </ol>

		<p>framework within the NPSET, that ridgelines and hilltops have no higher order policy support, and that the policy relates to the upgrade of existing National Grid assets, Transpower seeks amendment to exclude the qualifiers from applying to the National Grid.</p> <p>Based on the above, Transpower has concerns the policy does not give effect to the NPSET, and therefore opposes INF-NFL-P54 and instead proposes an amended policy framework specific to the National Grid.</p>	
<p><b>INF-NFL-P55 Upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure within a special amenity landscape (including within the coastal environment) that is located underground or within an existing legal road</b></p> <p><i>Allow for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure within a special amenity landscape where the infrastructure is located underground or within an existing legal road.</i></p>	Oppose	<p>Transpower has no existing assets in a significant amenity landscape that is located underground or within an existing legal road. As such the policy is not applicable to the National Grid and references to the Grid shall be deleted.</p>	<p>Delete reference to the National Grid from policy INF-NFL-P55 as follows:</p> <p><b>INF-NFL-P55 Upgrading of existing <del>National Grid (NG)</del> or Gas Transmission Pipeline Corridor (GTPC) infrastructure within a special amenity landscape (including within the coastal environment) that is located underground or within an existing legal road</b></p> <p><i>Allow for the upgrading of existing <del>National Grid (NG)</del> or Gas Transmission Pipeline Corridor (GTPC) infrastructure within a special amenity landscape where the infrastructure is located underground or within an existing legal road.</i></p>
<p><b>INF-NFL-P56 Upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within special amenity landscapes (outside of the coastal environment) that is located underground or within an existing legal road</b></p> <p><i>Provide for the upgrading of existing infrastructure (outside CE) where the infrastructure is located underground or within an existing legal road.</i></p>	Oppose	<p>The relationship between P55 and P56 is not clear (noting that P55 includes the proviso within the coastal environment and P56 relates to outside the coastal environment).</p> <p>Transpower has no existing assets in a significant amenity landscape that is located underground or within an existing legal road. As such the policy is not applicable to the National Grid and references to the Grid shall be deleted.</p>	<p>Delete reference to the National Grid from policy INF-NFL-P56 as follows:</p> <p><b>INF-NFL-P56 Upgrading of existing <del>National Grid (NG)</del> and Gas Transmission Pipeline Corridor (GTPC) infrastructure within special amenity landscapes (outside of the coastal environment) that is located underground or within an existing legal road</b></p> <p><i>Provide for the upgrading of existing infrastructure (outside CE) where the infrastructure is located underground or within an existing legal road.</i></p>
<p><b>INF-NFL-P57 Upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure within a special amenity landscape (including within the coastal environment) that is located aboveground and outside an existing legal road</b></p> <p><i>Provide for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure that</i></p>	Oppose	<p>Transpower has existing assets within identified areas of significant amenity landscapes.</p> <p>The activity status for upgrades is regulated by the NESETA.</p> <p>Transpower supports that component of the policy to “provide for the upgrading of existing National Grid infrastructure” on the basis it gives effect to the NPSET and in particular policy 2 which provides a very clear directive to ‘recognise and</p>	<p>Delete reference to the National Grid from INF-NFL-P57 and P58,</p> <p><b>And</b></p> <p>Provide a specific National Grid policy for ONFL and SAL’s as follows:</p>

<p>is located above ground and outside an existing road reserve within a special amenity landscape where:</p> <ol style="list-style-type: none"> <li>1. The activity is of a scale that maintains or restores the identified values as described in SCHED11;</li> <li>2. If located outside the coastal environment any adverse effects on the identified values can be avoided, remedied or mitigated;</li> <li>3. If located within the coastal environment any significant adverse effects on the identified values can be avoided and any other adverse effects on the identified values can be avoided, remedied or mitigated; and</li> <li>4. There is a functional need or an operational need for the activity to be undertaken within the special amenity landscape.</li> </ol>		<p>provide' for the upgrade of the National Grid, and policy 5 to 'enable' the minor upgrade. However, Transpower opposes the matters within the policy for the following reasons:</p> <ul style="list-style-type: none"> <li>- Clause 1. requires that activities be of a scale that maintains or restores the identified values. The term 'at a scale' is subjective and does not recognise the characterises and technical and operational requirements and constraints of the National Grid. The NPSET does not require the activity to be of a scale that protects the identified values. Furthermore, the identified values in the scheduled areas (for example Wright's Hill/Makara Peak) are very broad (being: <i>Natural Science Values (High), Sensory Factor (Moderate High), and Shared and Recognised (Very High)</i>) in that it is unclear what aspects of the values are to be maintained or restored.</li> <li>- Clause 2. is acceptable.</li> <li>- Clause 3. is not applicable to the National Grid in that there are no assets within SAL's with the coastal environment.</li> <li>- Clause 4. is able to be complied with.</li> </ul> <p>Based on the above, Transpower has concerns the policy does not give effect to the NPSET and therefore opposes INF-NFL-P57 and instead proposes an amended policy framework (to apply to SALs and ONFL's) specific to the National Grid. The proposed approach has a 'seek to avoid' directive, reflecting policy 8 of the NPSET and provides a more appropriate and comprehensive policy framework that recognises the existing assets. Transpower submits that utilisation and upgrading of existing National Grid assets should be facilitated in that it makes use of existing assets and will generally have less adverse environmental effect than that associated with the creation of new assets.</p>	<p><b><u>INF-NFL-XX Upgrade of existing National Grid (NG) infrastructure within special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment)</u></b> <b><u>In providing for the upgrade of existing National Grid (NG) infrastructure within special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment):</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Seek to avoid adverse effects on special amenity landscapes, and outstanding natural features and outstanding landscapes</u></li> <li>2. <u>When considering major upgrades, have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection;</u></li> <li>3. <u>Recognise the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects; and</u></li> <li>4. <u>Recognise the potential benefits of upgrades to the National Grid to people and communities.</u></li> </ol>
<p><b><i>INF-NFL-P58 Upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes (including within the coastal environment)</i></b></p>	<p>Oppose</p>	<p>Existing National Grid assets traverse Outstanding Natural Landscapes (at Oteranga Bay noting that while some of the assets are within the Oteranga Bay designation, others are not). Transpower would want to ensure the continued</p>	<p>Delete reference to the National Grid from INF-NFL-P57 and P58, and Provide a specific National Grid policy for ONFL and SAL's as follows:</p>

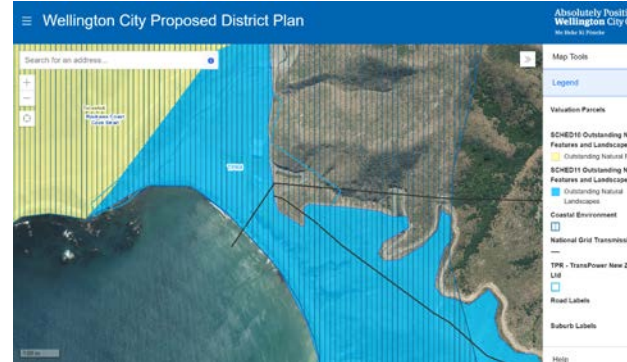
Provide for the upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes where:

1. The activity is of a scale that protects the identified values described in SCHED10;
2. The Gas Transmission Pipeline Corridor (GTPC) infrastructure is located underground or within a road reserve;
3. If located outside the coastal environment any significant adverse effects on the identified values can be avoided and any other adverse effects on the identified values can be avoided, remedied or mitigated;
4. If located within the coastal environment any adverse effects on the identified values can be avoided; and
5. There is a functional need or operational need for the activity to be undertaken within the outstanding natural feature or outstanding landscape.

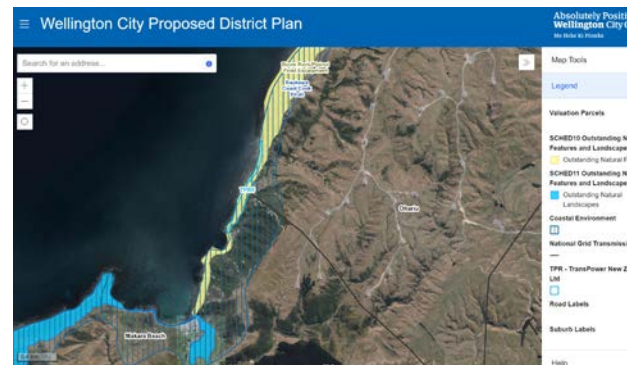
upgrade of these assets given the necessity of the Cook Strait cables to the linear transmission network.

The existing assets within the Boom Rock/Pipinui Point Escarpment Outstanding Natural Features overlay are within the Transpower Te Hikowhenua Shore Electrode Station designation.

Images of the existing assets and overlay features are provided below.



Oteranga Bay Substation



Te Hikowhenua Shore Electrode Station

Any upgrading of the assets outside the designations would be subject to resource consent (under the NESETA) and therefore the upgrading policy in the PDP. While upgrading of the existing assets is regulated under the NESETA, the policy

**INF-NFL-XX Upgrade of existing National Grid (NG) infrastructure within special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment)**

**In providing for the upgrade of existing National Grid (NG) infrastructure within special amenity landscapes, and outstanding natural features and outstanding landscapes (including within the coastal environment):**

1. Seek to avoid adverse effects on special amenity landscapes, and outstanding natural features and outstanding landscapes.
2. When considering major upgrades, have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection.
3. Recognise the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.
4. Recognise the potential benefits of upgrades to the National Grid to people and communities; and
5. Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided.



	<p>would be a considered in assessing any resource consent application.</p> <p>Transpower supports that component of the policy to “provide for the upgrading of existing National Grid infrastructure” on the basis it gives effect to the NPSET and in particular policy 2 which provides a very clear directive to ‘recognise and provide’ for the upgrade of the National Grid, and policy 5 to ‘enable’ the minor upgrade.</p> <p>However, Transpower opposes the matters within the policy for the following reasons:</p> <ul style="list-style-type: none"> <li>- Clause 1. requires that activities be of a scale that protects the identified values. The term ‘at a scale’ is subjective and does not recognise the characterises and technical and operational requirements and constraints of the National Grid. The NPSET does not require the activity to be of a scale that protects the identified values. Furthermore, the identified values in the scheduled areas (for example Raukawa Coast Cook Strait), are very broad (being: Natural Science Values (High), Sensory Factor (Very High), and Shared and Recognised (High)) and therefore it is unclear what aspects of the values are to be protected. Furthermore, the requirement to ‘protect’ the existing values fails to recognise the existing infrastructure. It could be argued that any work to existing infrastructure does not protect existing values.</li> <li>- Clause 2. is not applicable to the National Grid.</li> <li>- Clause 3. applies outside the CE and is therefore only applicable at Oteranga Bay. Again, the policy directive fails to acknowledge existing infrastructure and the policy directive to “avoid significant adverse effect” does not give effect to the NPSET.</li> <li>- Clause 4. applies to the CE and requires adverse effects be avoided. This policy directive extends beyond that required in the NPSET and has no basis or justification.</li> <li>- Clause 5. is acceptable and can be met in that given the assts are existing, there will be an operational need for the upgrade.</li> </ul>	
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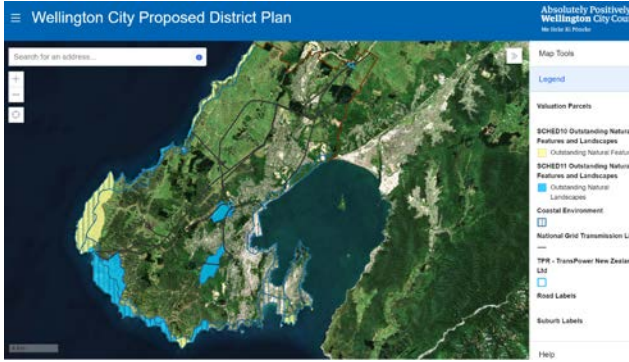
		<p>Based on the above, Transpower has concerns the policy does not give effect to the NPSET and therefore opposes INF-NFL-P58 and instead proposes an amended policy framework (to apply to SALs and ONFL's) specific to the National Grid. The proposed approach has a 'seek to avoid' directive, reflecting policy 8 of the NPSET and provides a more appropriate and comprehensive policy framework that recognises the existing assets. Transpower submits that utilisation and upgrading of existing National Grid assets should be facilitated in that it makes use of existing assets and will generally have less adverse environmental effect than that associated with the creation of new assets.</p>	
<p><b>INF-NFL-P59 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment</b>  <i>Avoid new National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment.</i></p>	<p>Oppose</p>	<p>It is not clear why P59 is within the NFL chapter given it relates to the CE and not NFL's.</p> <p>Notwithstanding the above, as with other INF-NFL policies, Transpower opposes INF-NFL-P59. Policy P59 has implications for any new Cook Strait cables at Oteranga Bay, as well as any other new National Grid assets within the CE within the entire city. The avoid directive within the policy does not give effect to the NPSET, including Policy 8, noting that it applies to the entire coastal environment and not only the higher values areas.</p> <p>The higher order policy support for the policy is not clear noting the NZCPS does not impose a blanket avoid requirement for the coastal environment, within Policy 6(1)(a) recognising the provision of infrastructure and the transmission of electricity.</p> <p>The PDP policy is outright opposed and Transpower seeks its deletion. A new policy is proposed that provides a comprehensive policy approach that gives effect to and reconciles the NPSET and NZCPS. Given the comprehensive nature of the policy, it is proposed to be located in the INF chapter rather than sub chapters.</p>	<p>Delete INF-NFL-P59 and insert a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P6 Development of the National Grid</u></b>  <u>Provide for the development of the National Grid</u></p> <ol style="list-style-type: none"> <li>1. <u>In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed-Use zones, and areas of high recreational or amenity value and existing sensitive activities.</u></li> <li>2. <u>Seek to avoid the adverse effects of the National Grid within areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED8 - Significant Natural Areas, and SCHED11 – Special Amenity Landscapes, outside the coastal environment.</u></li> <li>3. <u>Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:</u> <ol style="list-style-type: none"> <li>a. <u>Seeking to avoid adverse effects on areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin.</u></li> <li>b. <u>Where it is not practicable to avoid adverse effects on the values of the areas in SCHED10 –</u></li> </ol> </li> </ol>

			<p><u>Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values.</u></p> <p>c. <u>Seeking to avoid significant adverse effects on:</u></p> <ul style="list-style-type: none"> <li>i. <u>other areas of natural character</u></li> <li>ii. <u>natural attributes and character of other natural features and natural landscapes</u></li> <li>iii. <u>indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010</u></li> </ul> <p>d. <u>Avoiding, remedying or mitigating other adverse effects to the extent practicable; and</u></p> <p>e. <u>Recognising there may be some areas within SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin, where avoidance of adverse effects is required to protect the identified values and characteristics.</u></p> <p>4. <u>Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable; and</u></p> <p>5. <u>When considering the adverse effects in respect of 1-3 above;</u></p> <ul style="list-style-type: none"> <li>a. <u>Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and</u></li> <li>b. <u>Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</u></li> </ul>
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<p><b>INF-NFL-P60 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, special amenity landscapes or identified ridgelines and hilltops, outside the coastal environment</b></p> <p>Only allow for new National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure where:</p> <ol style="list-style-type: none"> <li>1. The activity is of a scale that protects the identified outstanding natural feature or outstanding landscape values described in SCHED11;</li> <li>2. The activity is of a scale that maintains or restores the identified special amenity landscape values described in SCHED11;</li> <li>3. The activity avoids visually obtrusive structures within the identified ridgeline or hilltop and maintains the visual continuity of undeveloped skyline;</li> <li>4. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and</li> <li>5. There is a functional need or an operational need for the activity and associated earthworks and vegetation clearance to be undertaken inside the overlay and there are no reasonably practical alternative locations outside of these areas to minimise the impact.</li> </ol>	<p>Oppose</p>	<p>As with other NFL provisions, Transpower opposes INF-NFL-P60 and as outlined in other comments, is proposing an amended policy framework specific to the National Grid. Transpower has specific concerns the policy does not give effect to the NPSET in that:</p> <ul style="list-style-type: none"> <li>- Specific to clause 1. 2. and 3. the NPSET does not require the activity to be of a scale that protects the identified values for ONFL's, not maintains or restores those for SAL's. Furthermore, it does not require the avoidance of visually obtrusive structures within ridgelines and hilltops. The ridgelines and hilltops cover a large extent of the city and given the linear nature of the transmission network and the visual element associated with its support structures, it would not be possible or practicable to 'avoid visually obtrusive structures.</li> <li>- In response to clause 4. the NPSET does not require significant adverse effects be avoided.</li> <li>- Clause 5. is acceptable in so far as it relates to functional or operational need. However, the reference to 'reasonably practical alternative locations' is not necessary given the definitions of operational and functional need which provide clear parameter as to the necessity of the activity to occur in that location. Transpower also has concerns with the term 'practical' as it is not a commonly used planning term and therefore introduces uncertainty in how the policy could be interpreted and applied. The term 'practicable' is more readily understood.</li> </ul> <p>Based on the above, Transpower has concerns the policy does not give effect to the NPSET and therefore seeks its deletion. A new policy is proposed that provides a comprehensive policy approach that gives effect to and reconciles the NPSET Given the. comprehensive nature of the policy, it is proposed to be located in the INF chapter rather than sub chapters.</p>	<p>Delete INF-NFL-P60 and insert a new National Grid specific policy as follows:</p> <p><b><u>INF-NG-P6 Development of the National Grid</u></b>  <u>Provide for the development of the National Grid</u></p> <ol style="list-style-type: none"> <li>1. <u>In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed-Use zones, and areas of high recreational or amenity value and existing sensitive activities.</u></li> <li>2. <u>Seek to avoid the adverse effects of the National Grid within areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED8 - Significant Natural Areas, and SCHED11 – Special Amenity Landscapes, outside the coastal environment.</u></li> <li>3. <u>Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by:</u> <ol style="list-style-type: none"> <li>a. <u>Seeking to avoid adverse effects on areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin.</u></li> <li>b. <u>Where it is not practicable to avoid adverse effects on the values of the areas in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values.</u></li> <li>c. <u>Seeking to avoid significant adverse effects on:</u> <ol style="list-style-type: none"> <li>i. <u>other areas of natural character</u></li> <li>ii. <u>natural attributes and character of other natural features and natural landscapes</u></li> </ol> </li> </ol> </li> </ol>
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			<ul style="list-style-type: none"> <li>iii. <u>indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010</u></li> <li>d. <u>Avoiding, remedying or mitigating other adverse effects to the extent practicable; and</u></li> <li>e. <u>Recognising there may be some areas within SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin, where avoidance of adverse effects is required to protect the identified values and characteristics.</u></li> <li>4. <u>Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable; and</u></li> <li>5. <u>When considering the adverse effects in respect of 1-3 above;</u> <ul style="list-style-type: none"> <li>a. <u>Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection; and</u></li> <li>b. <u>Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</u></li> </ul> </li> </ul>
<p><b>INF-NFL-R53 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, special amenity landscapes or identified ridgelines and hilltops (including within the coastal environment)</b>  All Zones  1. Activity status: Permitted</p>	Oppose	<p>Existing National Grid assets traverse Outstanding Natural Landscapes (at Oteranga Bay noting that while some of the assets are within the Oteranga Bay designation, others are not), Special Amenity Landscapes across the city, and Ridgelines and Hilltops across the city. The existing assets within the Boom Rock/Pipinui Point Escarpment Outstanding Natural Features overlay are within the Transpower Te Hikowhenua Shore Electrode Station Designation (ID: TPR5) and are therefore no subject to any rule.</p> <p>Notwithstanding the above, specific to the National Grid, the NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid. On this basis,</p>	<p>Delete reference to the National Grid from Rule INF-NFL-R53 as follows:</p> <p><b>INF-NFL-R53 Operation, maintenance and repair of existing National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, special amenity landscapes or identified ridgelines and hilltops (including within the coastal environment)</b>  All Zones  1. Activity status: Permitted</p>

		R53 for existing National Grid structures captured by the NESETA is of no relevance to Transpower in respect of rule application and only adds confusion and potential errors in the application of rules. Transpower seeks reference to the National Grid be removed from the rule.	
<p><b>INF-NFL-R54 Upgrading of existing National Grid (NG) infrastructure within outstanding natural features and outstanding landscapes, special amenity landscapes or identified ridgelines and hilltops</b></p> <p>All Zones</p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located outside the coastal environment.</p> <p>Matters of discretion are:</p> <p>1. The matters in INF-NFL-P54, INF-NFL-P55, INF-NFL-R56, INF-NFL-R57 and INF-NFLR58.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-NFL-R54.1a cannot be achieved.</p>	Oppose	Existing National Grid assets traverse Outstanding Natural Landscapes (at Oteranga Bay noting that while some of the assets are within the Oteranga Bay designation, others are not), Special Amenity Landscapes across the city, and Ridgelines and Hilltops across the city. The existing assets within the <i>Boom Rock/Pipinui Point Escarpment</i> Outstanding Natural Features overlay are within the Transpower Te Hikowhenua Shore Electrode Station Designation (ID: TPR5) and are therefore no subject to any rule. Notwithstanding the above, specific to the National Grid, the NESETA provides prevailing provisions for the upgrading of the National Grid. It is noted the NESETA provides a Discretionary activity status under Regulations 39 of the NESETA for those activities subject to the NESETA but not otherwise captured under other regulations in the NESETA. On this basis, R54 for existing National Grid structures captured by the NESETA is of no relevance to Transpower in respect of rule application and only adds confusion and potential errors in the application of rules. Transpower seeks the rule be deleted.	Delete Rule INF-NFL-R54.
<p><b>INF-NFL-R56 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, special amenity landscapes or identified ridgelines and hilltops</b></p> <p>1. Activity Status: Discretionary</p>	Amend	The NESETA does not apply to new National Grid assets. On this basis, Transpower supports the default discretionary activity rule as it provides a robust consenting framework whilst still recognising the national significance of the National Grid. Notwithstanding its support for a discretionary activity status, Transpower does query whether a discretionary activity status is appropriate for Ridgelines and Hilltops and seeks a restricted discretionary activity status for Ridgelines and Hilltops. Transpower is concerned Ridgelines and Hilltops are afforded the same policy framework as ONFL's even they are not section 6 RMA matters. The rationalise and even need for the Ridgelines and Hilltops is not evident given the identification of ONFLs and SALs.	Retain INF-NFL-R56 in so far as it relates to Outstanding natural features and Outstanding landscapes, and Special amenity landscapes but amend the activity status for Hilltops and Ridgelines to restricted discretionary.  <b>INF-NFL-R56 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, <u>and special amenity landscapes</u> <del>or identified ridgelines and hilltops</del></b> 1. Activity Status: Discretionary  <u>INF-NFL-R56 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within identified ridgelines and hilltops</u>

			<p>1. <a href="#"><u>Activity Status: Restricted Discretionary</u></a></p>
<p><b>INF-NFL-R57 New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, within the coastal environment</b> All Zones</p> <p>1. Activity status: Non-Complying</p>	<p>Oppose</p>	<p>As shown in the image below, the entire southern and western coastline with the city is identified as ONFL.</p>  <p><i>PDP Identified ONFL's across the city</i></p> <p>Transpower opposes the non-complying activity status on the basis it does not give effect to the NPSET. The rule and associated policy framework would mean essential and nationally significant (as recognised in the NPSET) new National Grid assets (such as a new Cook Strait Cable within the existing Cook Strait Cable Protection Zone) would potentially not be able to secure consent in that it would be subject to a non-complying activity status and an 'avoid' policy directive (under P59) and therefore unable to pass the s104 RMA 'gateway test'. The activity status does not give effect to the NPSET.</p>	<p>Amend the activity status for the new National Grid infrastructure within Rule R57 from non-complying to discretionary activity status, as follows:</p> <p><b>INF-NFL-R57 <del>New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within outstanding natural features and outstanding landscapes, within the coastal environment</del></b> All Zones</p> <p>1. Activity status: Non-Complying</p> <p><a href="#"><u>INF-NFL-R57a New National Grid (NG) infrastructure within outstanding natural features and outstanding landscapes, within the coastal environment</u></a> All Zones</p> <p>1. <a href="#"><u>Activity status: Discretionary</u></a></p>
<p><b>INF-NFL-S21 Earthworks</b> All Zones</p> <p>1. Earthworks must not exceed:</p> <p>a. More than 50m per transmission line support structure; or</p> <p>b. 100m per access track.</p> <p>Assessment criteria:</p> <p>1. Functional needs or operational needs of infrastructure; and</p> <p>2. The effect of the activity and removal on the identified biodiversity values of the significant</p>	<p>Neutral</p>	<p>Standard S21 is applied to Rule INF-NFL-R48 which is not applicable to the National Grid. On that basis Transpower is neutral on S21.</p> <p>If the intent is for S21 to apply to the National Grid (under Rules R53, 56 and 57) Transpower opposes its application as it either duplicates the NESETA or has not basis for inclusion as a standard for new National Grid assets.</p>	<p>On the basis it is not applicable to the National Grid, retain S21.</p>

<p><i>natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.</i></p>			
<b>INF-NH – Tūāhanga - Ngā Mōrearea ā-Taiao Infrastructure – Natural Hazards</b>			
<p><b><i>INF-NH-P61 Infrastructure and structures in Natural Hazard and Coastal Hazard Overlays</i></b>  <i>Only allow for new infrastructure, and any associated structures in the Natural Hazard Overlays and Coastal Hazard Overlays where the infrastructure or associated structures:</i></p> <ol style="list-style-type: none"> <li><i>1. Do not increase the risk from the natural hazard to people, or other property or infrastructure;</i></li> <li><i>2. Incorporate design measures to reduce the potential for damage to the infrastructure following a natural hazard or coastal hazard event; and</i></li> <li><i>3. When located in an overland flowpath, stream corridor, or high coastal hazard Area, have a functional need or operational need that means the infrastructure’s location cannot be avoided and there are no reasonable alternatives.</i></li> </ol>	<p>Support</p>	<p>Transpower generally supports INF-NH-P61 as it provides an appropriate policy framework in which to consider both new and existing infrastructure within hazard areas. Specific to the National Grid, given the linear nature of the Grid, while it can be designed in a manner that does not place the National Grid, people or properties at risk (nor exacerbate any risks), it cannot always avoid locating within or traversing through hazard overlays (and particularly stream corridors and ponding areas and fault lines).</p>	<p>Retain policy INF-NH-P61.</p>
<p><b><i>INF-NH-R58 New underground infrastructure (including customer connections), and maintenance or upgrading of existing underground infrastructure in Natural Hazard and Coastal Hazard Overlays</i></b>  <i>All zones</i></p> <ol style="list-style-type: none"> <li><i>1. Activity status: Permitted</i></li> </ol> <p><i>Where:</i></p> <ol style="list-style-type: none"> <li><i>a. The underground infrastructure does not result in a permanent change to the ground level within the:</i> <ol style="list-style-type: none"> <li><i>i. Ponding or overland flowpath areas of the flood hazard extent; or</i></li> <li><i>ii. Stream corridor area of the flood hazard extent; and</i></li> </ol> </li> <li><i>b. The underground infrastructure is not located within the high hazard area of the Coastal Hazard Overlays; or</i></li> </ol>	<p>Support</p>	<p>Transpower currently has underground assets within the Ohariu Fault (at the Karori Golf Club) and the within the Overland Flowpath and Inundation Area at Kaiwharawhara Road. Specific to the National Grid, the NESETA provides prevailing provisions for maintenance, reconductoring, increasing voltage, structure addition or replacement, and removal, for the National Grid, and on this basis, Rules R58 and R59 (with limits), for existing National Grid structures captured by the NESETA are of limited relevance to Transpower in respect of rule application. It is noted the NESETA provides a Discretionary activity status under Regulations 39 of the NESETA for those activities subject to the NESETA but not otherwise captured under other regulations in the NESETA.</p> <p>Notwithstanding the application of the NESETA, the maintenance and upgrade of the existing underground assets</p>	<p>Retain INF-NH-R58.</p>



<p>c. <i>If the underground infrastructure is located within the high hazard area of the Coastal Hazard Overlay it is also within the City Centre Zone.</i></p> <p>All Zones</p> <p>2. <i>Activity status: Restricted Discretionary</i></p> <p>Where:</p> <p>a. <i>Compliance with the requirements of INF-NH-R58.a or INF-NH-R58.b cannot be achieved.</i></p> <p>Matters of discretion are:</p> <p>1. <i>The matters set out in INF-NH-P61.</i></p>		<p>would be able to comply with the permitted activity standards.</p> <p>Transpower supports the restricted discretionary activity status for the assets as coupled with the policy framework, the rule provides a robust but pragmatic framework in which to consider infrastructure in hazard areas.</p>	
<p><b>INF-NH-R59 Temporary infrastructure in Natural Hazard Overlays and Coastal Hazard Overlays</b></p> <p>All Zones</p> <p>1. <i>Activity status: Permitted</i></p> <p>Where:</p> <p>a. <i>The temporary infrastructure is not located within the:</i></p> <p>i. <i>Overland flowpath area of the flood hazard extent;</i></p> <p>ii. <i>Stream corridor area of the flood hazard extent; or</i></p> <p>iii. <i>The high hazard area of the Coastal Hazard Overlay outside of the City Centre Zone.</i></p> <p>All Zones</p> <p>2. <i>Activity status: Restricted Discretionary</i></p> <p>Where:</p> <p>a. <i>Compliance with the requirements of INF-NH-R59.1.a cannot be achieved.</i></p> <p>Matters of discretion are:</p> <p>1. <i>The matters set out in INF-NH-P61.</i></p>	Support	<p>Transpower supports the permitted and default restricted discretionary activity status for temporary infrastructure as coupled with the policy framework, the rule provides a robust but pragmatic framework in which to consider infrastructure in hazard areas.</p>	Retain INF-NH-R59
<p><b>INF-NH-R60 New above ground infrastructure in Natural Hazard Overlays and Coastal Hazard Overlays</b></p> <p>All zones</p> <p>1. <i>Activity status: Permitted</i></p> <p>Where:</p> <p>a. <i>The infrastructure is located within:</i></p> <p>i. <i>The ponding area of the flood hazard extent;</i></p>	Support	<p>Given the linear nature of the National Grid and locational constraints, while Transpower would endeavour to avoid locating new National Grid assets within hazard overlays, it is not always possible. Transpower therefore supports the restricted discretionary activity status for new assets which are not permitted as coupled with the policy framework, the activity status, the rule provides a robust but pragmatic framework in which to consider infrastructure in hazard areas.</p>	Retain INF-NH-R60

<p>ii. <i>The low and medium hazard areas of the Coastal Hazard Overlays;</i></p> <p>iv. <i>The Sheppards Gully Fault Overlay, Ohariu Fault Overlay or the Terawhiti Fault Overlay;</i></p> <p>iii. <i>The Liquefaction Overlay; or</i></p> <p>v. <i>High hazard area of the Coastal Hazard Overlay within the City Centre Zone.</i></p> <p>All Zones</p> <p>2. <i>Activity status: Restricted Discretionary</i></p> <p>Where:</p> <p>a. <i>The infrastructure is located within the:</i></p> <p>i. <i>Overland flowpath area of the flood hazard extent;</i></p> <p>ii. <i>The Wellington Fault Overlay;</i></p> <p>iv. <i>Stream corridor of the flood hazard extent; or</i></p> <p>v. <i>High hazard area of the Coastal Hazard Overlay outside of the City Centre Zone.</i></p> <p>Matters of discretion are:</p> <p>1. <i>The matters set out in INF-NH-P61.</i></p>			
<b>INF-OL – Tūāhanga - Ētahi anō Inaki Infrastructure – Other Overlays</b>			
<p><b>INF-OL-P62 Adverse effects of infrastructure on:</b></p> <ol style="list-style-type: none"> <li>1. <i>Historic heritage;</i></li> <li>2. <i>Notable trees;</i></li> <li>3. <i>Sites and areas of significance to Māori; and</i></li> <li>4. <i>Viewshafts.</i></li> </ol> <p><i>In the overlays identified in clauses 1-4 above:</i></p> <ol style="list-style-type: none"> <li>a. <i>Give priority to avoiding the adverse effects of substantial upgrades to, or the development of new infrastructure, on the values and attributes of the above overlays; and</i></li> <li>b. <i>Where the avoidance of adverse effects under clause a. is not possible, the appropriateness of the substantial upgrades to, or the development of, new infrastructure will be determined by having regard to the matters listed in INF-P6.</i></li> </ol>	Amend	<p>In terms of existing National Grid assets, in addition to single sites and features, the National Grid traverses the heritage area at Wilton (being the Otari Native Botanic Garden), the Old Coach Road in Johnsonville, a number of Sites of Significance to Māori (lines), Sites of Significance to Maori (Extent) including Kumuhore Ngakingaan and Ohariu-te Ika a Maru Takiwā, and a Site and Area of Significance to Maori at Oteranga Bay.</p> <p>While Transpower endeavours to avoid the overlay areas identified in INF-OL-P62, given the linear nature of the National Grid and its associated operational and technical constraints, avoidance is not always practicable.</p> <p>Transpower supports reference within the policy to INF-P6.</p> <p>In terms of the specific wording of the policy, Transpower makes the following comments:</p>	<p>Amend INF-OL-P62 as follows:</p> <p><b>INF-OL-P62 Adverse effects of infrastructure on:</b></p> <ol style="list-style-type: none"> <li>1. <i>Historic heritage;</i></li> <li>2. <i>Notable trees;</i></li> <li>3. <i>Sites and areas of significance to Māori; and</i></li> <li>4. <i>Viewshafts.</i></li> </ol> <p><i>In the overlays identified in clauses 1-4 above:</i></p> <ol style="list-style-type: none"> <li>a. <i>Give priority <del>Seek</del> to avoiding the adverse effects of substantial upgrades to, or the development of new infrastructure, on the values and attributes of the above overlays; and</i></li> <li>b. <i>Where the avoidance of adverse effects under clause a. is not <del>possible-practicable</del>, the appropriateness of the substantial upgrades to, or the development of, new infrastructure will be determined by having regard to the matters listed in INF-P6.</i></li> </ol>

		<ul style="list-style-type: none"> <li>The term 'give priority' is not a common planning term and may give rise to interpretation issues. Does it in effect mean avoid? If so, it is opposed and Transpower instead recommends the term be amended to 'Seek'</li> <li>Transpower does not support the term 'where possible' as it sets a very high bar. In reality, most things are possible. The term 'practicable' is more widely understood and has been agreed through consent order in the Greater Wellington Regional Council Proposed Natural Resource Plan. Transpower would support this term.</li> </ul>	
<b>INF-OL-R61 Maintenance or upgrading of existing underground infrastructure in Other Overlays</b>	Support	The rule and accompanying activity status are supported, noting the NESETA applies to existing National Grid assets and there are no existing underground National Grid assets within the Other Overlay areas (noting the cable at Oteranga Bay that is within a Site of Significance to Māori is in the CMA and therefore outside the jurisdiction of the District Plan). The cable is also within the substation designation.	Retain Rule INF-OL-R61
<b>INF-OL-R62 New underground infrastructure in Other Overlays</b> All Zones 1. Activity status: Permitted Where: a. The infrastructure is located on site identified in SCHED5 (viewshafts). All Zones 2. Activity status: Restricted Discretionary Where: a. The infrastructure is located on a site identified in any of the following schedules: i. SCHED1 (Heritage buildings); ii. SCHED2 (Heritage structures); iii. SCHED3 (Heritage areas); iv. SCHED4 (Archaeological sites); v. SCHED6 (Notable trees); and vi. SCHED7 (Sites and areas of significance to Māori). Matters of discretion are: 1. The matters set out in INF-OL-P62.	Support	Transpower supports the activity status and framework for new underground infrastructure within the defined Other Overlay areas. While Transpower endeavours to avoid the Overlay areas identified in INF-OL-P62, given the linear nature of the National Grid and its associated operational and technical constraints, avoidance is not always practicable.	Retain Rule INF-OL-R62

<i>Note: This rule only has immediate legal effect for Overlays relating to historic heritage, sites and areas of significance to Māori and significant natural areas.</i>			
<b>INF-OL-R64 Operation, maintenance and repair, or removal, of existing aboveground infrastructure in Other Overlays</b>	Support	The rules and accompanying activity status are supported, noting the NESETA applies to existing National Grid assets.	Retain Rule INF-OL-R64
<b>INF-OL-R65 Upgrading of existing aboveground infrastructure in Other Overlays</b>	Support	The rules and accompanying activity status are supported, noting the NESETA applies to existing National Grid assets.	Retain Rule INF-OL-R65
<b>INF-OL-R66 New aboveground infrastructure and temporary infrastructure in Other Overlays not otherwise provided for</b> <i>All Zones</i> <i>1. Activity Status: Restricted Discretionary</i> <i>Matters of discretion are:</i> <i>1. The matters set out in INF-OL-P62.</i>  <i>Note: This rule only has immediate legal effect for Overlays relating to historic heritage, sites and areas of significance to Māori and significant natural areas.</i>	Support	Transpower supports the activity status and framework for new aboveground and temporary infrastructure within the defined Other Overlay areas. While Transpower endeavours to avoid the Overlay areas identified in INF-OL-P62, given the linear nature of the National Grid and its associated operational and technical constraints, avoidance is not always practicable.	Retain Rule INF-OL-R66
<b>REG – Te Waihangatanga ā-Hiko Whakahou - Renewable Electricity Generation</b>			
<b>REG-O1 Benefits of renewable energy use and development</b> <i>The use and development of renewable energy sources is enabled and renewable electricity generation is increased.</i>	Support	Transpower supports the directive of the objective to enable the use and development of the renewable energy sources.	Retain objective REG-O1.
<b>REG-P1 Recognising the significance and benefits of the use and development of renewable energy</b> <i>Recognise the national significance and the local, regional and national benefits of the use and development of renewable energy sources and renewable electricity generation activities, including:</i> <i>1. The contribution to Central Government energy and climate change policy objectives, renewable energy targets, and the transition to a low emissions economy;</i> <i>2. The contribution to reducing reliance on the use of non-renewable energy sources for electricity generation;</i>	Support	Transpower supports the policy recognition of the benefits of the use and development of renewable energy sources and generation.	Retain policy REG-P1.

<ol style="list-style-type: none"> <li>3. <i>The contribution to the City's long-term sustainability and carbon zero goals;</i></li> <li>4. <i>The contribution to security of electricity supply, increased energy independence; and community resilience through the development of local energy resources and networks; and</i></li> <li>5. <i>The contribution to the economic, social, cultural and environmental wellbeing of people and communities and their health and safety.</i></li> </ol>			
<p><b>REG-P2 Providing for renewable electricity generation activities</b>  <i>When making decisions on the investigation, development, operation, maintenance and repair, and upgrading of renewable electricity generation activities:</i></p> <ol style="list-style-type: none"> <li>1. <i>Recognise the need to locate renewable electricity generation activities where renewable energy sources are available;</i></li> <li>2. <i>Recognise the locational, technical and practical constraints associated with renewable electricity generation activities, including their functional needs and operational needs;</i></li> <li>3. <i>Enable the development of a range of scales of renewable electricity generation and generation from a range of renewable energy sources;</i></li> <li>4. <i>Recognise the benefits of locating renewable electricity generation activities close to end use and to electricity transmission or distribution infrastructure;</i></li> <li>5. <i>Recognise the benefits of having a distributed electricity generation network for greater energy resilience;</i></li> <li>6. <i>Enable the operation and maintenance and repair of existing renewable electricity generation activities;</i></li> <li>7. <i>Have particular regard to the potential for, and mitigation required to address, special audible characteristics of wind turbines; and</i></li> <li>8. <i>Require that during or following decommissioning of any renewable electricity generation activity, the site is remediated including by removal of all</i></li> </ol>	Support	<p>Transpower supports the policy recognition of the constraints and needs of renewable electricity generation activities, and the benefits of locating renewable electricity generation activities close to end use and to electricity transmission infrastructure.</p> <p>The policy provides the framework to appropriately consider the issues with renewable electricity generation.</p>	Retain policy REG-P2.

buildings, structures, equipment, transmission facilities and cabling.			
<b>Ngā Uara ā-Taiao Māori - Natural Environment Values</b>			
<b>ECO – Ngā Pūnaha Rauropi me te Kanorau Koiora Taketake - Ecosystems and Indigenous Biodiversity</b>			
<p><b>Other relevant District Plan provisions</b>  <i>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for your activity including:</i></p> <ul style="list-style-type: none"> <li>• <i>Subdivision – Policies and rules relating to subdivision within significant natural areas are located within the Subdivision chapter.</i></li> <li>• <i>Earthworks – Policies and rules relating to earthworks within significant natural areas are located within the Earthworks chapter.</i></li> <li>• <i>Infrastructure – Policies and rules relating to activities associated with the development, maintenance, upgrading and operation of the national grid, regionally significant infrastructure and network utilities located within significant natural areas are addressed within the Infrastructure chapter.</i></li> <li>• ....</li> </ul> <p><i>Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter</i></p>	Support	<p>Transpower supports the introductory text which clarifies that provisions specific to Infrastructure are addressed in the Infrastructure chapter.</p>	<p>Retain Introduction to the ECO sub chapter.</p>
<p><b>ECO-P1 Protection of significant natural areas</b>  <i>Protect the biodiversity values of the identified significant natural areas within SCHED8 by requiring subdivision, use and development to:</i></p> <ol style="list-style-type: none"> <li>1. <i>Avoid adverse effects on indigenous biodiversity values where practicable;</i></li> <li>2. <i>Minimise adverse effects on the biodiversity values where avoidance is not practicable;</i></li> </ol>	Amend	<p>Infrastructure Ecosystem Chapter policy INF-ECO-P36 and P37 requires application of the effects management hierarchy (which is incorrectly referenced as ECO-P2 within the aforementioned policies) to the upgrade and development of the National Grid.  In its comments on INF-ECO-P36 and P37 Transpower sought deletion of the cross reference.</p>	<p>Retain Policy ECO-P1 subject to deletion of reference to the policy within INF-ECO-P36 and P37.</p>

<ol style="list-style-type: none"> <li>3. <i>Remedy adverse effects on the biodiversity values where they cannot be avoided or minimised;</i></li> <li>4. <i>Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of APP2 – Biodiversity Offsetting are met; and</i></li> <li>5. <i>Only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of APP3 – Biodiversity Compensation are met.</i></li> </ol>		<p>While Transpower is not opposed to ECO-P1 (and is in fact supportive of the mitigation hierarchy approach within ECO-P1 on the basis biodiversity offsets and compensation are only a consideration as opposed to a mandatory requirement), given the uncertainty as to what form ECO-P1 will take and the significant implications of any policy changes to policy ECO-P1 to the National Grid, Transpower seeks to include Significant Natural Areas within the ‘seek to avoid’ policy directive of the National Grid specific policies, as opposed to being subject to ECO-P1. By deleting the ECO specific clause within INF-ECO-P36 and P37, the policy directive would be to ‘seek to avoid’ the SNA’s as applying to the National Grid. This would be the most efficient and effective solution in respect of the NPSET. While NPSET Policy 8 does not specifically reference indigenous biodiversity, given the high value of the areas within the policy, it would be consistent to include SNA’s within the sought “seek to avoid” policy directive. The inclusion would be consistent for the intent of the NPSET to provide a comprehensive enabling regime for the National Grid recognising its national significance, and for the ‘seek to avoid’ policy to address RMA section 6 matters in a consistent manner. Logically, policies 1-5 of the NPSET require some tempering of plan provisions that may otherwise be applied to the National Grid, in order to provide for the need to operate, maintain, develop and upgrade the electricity transmission network as a matter of national significance.</p>	
<p><b><i>ECO-P2 Appropriate vegetation removal in significant natural areas</i></b>  <i>Enable vegetation removal within significant natural areas identified within SCHED8 where it is of a scale and nature that maintains the biodiversity values, including to provide for:</i></p> <ol style="list-style-type: none"> <li>1. <i>Maintenance around existing buildings; or</i></li> <li>2. <i>Safe operation of roads, tracks and access ways; or</i></li> <li>3. <i>Restoration and conservation activities including plant and animal pest control activities; or</i></li> <li>4. <i>Natural hazard management activities; or</i></li> <li>5. <i>Reduction of wildfire risk through the removal of highly flammable vegetation near existing residential units on rural property; or</i></li> </ol>	Neutral	<p>On the basis ECO-P2 is not applicable to Infrastructure, Transpower is neutral on the policy. However, if the intent is that it does and should apply to the National Grid, Transpower seeks amendment to recognise vegetation removal to enable the safe and efficient operation and maintenance of the National Grid.</p>	<p>Retain ECO-P2.  However, if the intent is that the policy applies to the National Grid, Transpower seeks amendment to recognise vegetation removal to enable the safe and efficient operation and maintenance of the National Grid.</p>

<p>6. Opportunities to enable tangata whenua to exercise customary harvesting practices (excluding commercial use).</p>			
<p><b>Wawaetanga - Subdivision</b></p>			
<p><b>SUB – Wawaetanga - Subdivision</b></p>			
<p><b>Introduction</b>  .....  Subdivision involving certain activities in close proximity to some network utilities also needs to be managed. The provisions in the subdivision chapter work together with provisions in the infrastructure and other chapters to achieve the Plan’s aims regarding the operation, maintenance, development and upgrade of infrastructure.  .....  Rule SUB-R1 relates specifically to subdivision of land for the purpose of the construction and use of residential units in the Medium Density Residential Zone and the High Density Residential Zone. Subdivisions under Rule SUB-R1 are not subject to Rules SUB-R2 – SUB-R5, but are subject to the area-specific and topic-specific rules where the land also contains a corresponding planning notation or overlay.   With the exception of Rule SUB-R1, the general subdivision objectives, policies and rules apply to all subdivision proposals, including those that affect land subject to other planning map notations, areas, or overlays. To the extent relevant, this includes Objectives SUB-O1 and SUB-O2, Policies SUB-P1 – SUB-P8, and Rules SUB-R2 – SUB-R5.  ...  <b>Introduction</b>  Other relevant District Plan provisions  It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant including:  .....  <ul style="list-style-type: none"> <li>• Infrastructure - the subdivision chapter includes rules to implement objectives and policies in the</li> </ul> </p>	<p>Support</p>	<p>The introductory text to the Subdivision Chapter provides guidance as to the applicability of the rule and policy provisions. The guidance is supported, in particular the reference that the area specific and topic specific provisions apply.  A minor amendment is sought to amend the reference ‘topic specific’ to ‘district wide’ as the term ‘topic specific’ is not otherwise used in the plan and therefore it may be unclear to plan users to which provisions the term applies.</p>	<p>Retain the Introductory text to the Subdivision Chapter, subject to a minor amendment as follows:  ...  Rule SUB-R1 relates specifically to subdivision of land for the purpose of the construction and use of residential units in the Medium Density Residential Zone and the High Density Residential Zone. Subdivisions under Rule SUB-R1 are not subject to Rules SUB-R2 – SUB-R5, but are subject to the area-specific and <del>topic-specific</del> <b>district wide</b> rules where the land also contains a corresponding planning notation or overlay.  .....</p>
<p><b>Introduction</b>  Other relevant District Plan provisions  It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant including:  .....  <ul style="list-style-type: none"> <li>• Infrastructure - the subdivision chapter includes rules to implement objectives and policies in the</li> </ul> </p>	<p>Support</p>	<p>Notwithstanding the sought changes to INF-P7, Transpower supports guidance provided within the introduction to the PDP that clarifies for plan users that the objectives and policies relating to subdivision within the National Grid Yard are provided within the INF Chapter. Such direction is necessary given the PDP chapters separates the rules from the supporting policy framework.</p>	<p>Retain the text within <b>Other relevant District Plan provisions.</b></p>



<p>Infrastructure Chapter where certain types of subdivision are in close proximity to some network utilities.</p> <p>.....</p>			
<p><b>SUB-R27 Subdivision in the National Grid substation buffer</b></p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. All resulting allotments, except allotments for access or a public work, demonstrate that they can accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid substation buffer.</p> <p>Matters of control are:</p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation;</li> <li>2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</li> <li>3. Measures proposed to avoid potential adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and development of the substation;</li> <li>4. Technical advice from an electrical engineer specialising in electricity transmission;</li> <li>5. The outcome of any consultation with Transpower; and</li> <li>6. Whether the building, structure or sensitive activity could be located further from the substation.</li> </ol> <p>Notification status: Applications under this rule are precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p> <p>2. Activity status: Discretionary</p>	<p>Oppose</p>	<p>Transpower is not supportive of the rule and will not be pursuing it through the plan review process, noting there is no supporting definition of the substation buffer area to direct where the rule applies.</p>	<p>Delete Rule SUB-R27</p>

<p>Where:</p> <p>a. Compliance with the requirements of SUB-R27.1.a cannot be achieved.</p>			
<p><b>SUB-R28 Subdivision in the National Grid subdivision corridor</b></p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>c. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid yard; and</p> <p>d. Vehicle access to National Grid assets is maintained.</p> <p>Matters of discretion are:</p> <p>8. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663;</p> <p>9. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading;</p> <p>10. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms;</p> <p>11. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines;</p>	<p>Amend</p>	<p>Transpower supports SUB-R28 on the basis the rule gives effect to Policy 10 and Policy 11 of the NPSET and provides for the outcomes sought in INF-P7 (noting Transpower is seeking amendment to the policy). In particular the activity status is supported and reflects the approach in other district plans across New Zealand.</p> <p>A restricted discretionary activity status for subdivision provides an appropriate incentive and opportunity to design subdivision layouts that avoid building sites within the National Grid Yard.</p> <p>Subdivision is considered the most effective point at which to ensure future reverse sensitivity effects, maintenance access issues, and adverse effects of transmission lines (including amenity issues) are avoided. This can be achieved by designing subdivision layouts to properly accommodate transmission corridors (including, for example, through the creation of reserves and/or open space where buffer corridors are located).</p> <p>The default non-complying status is supported where the standards cannot be met and reflects the strong policy directive of the NPSET.</p> <p>Notwithstanding its support, refinements are sought to:</p> <ul style="list-style-type: none"> <li>• Amend clause 2. to provide clarity and certainty the consideration also applies to the support structures, noting that transmission lines are not defined in the PDP.</li> <li>• Amend clause 5. to provide further direction as to the matters to consider when considering vegetation planting.</li> <li>• Provide as a matter of discretion, the risk of electrical hazards (new clause 8.).</li> </ul>	<p>Amend SUB-R26 as follows:</p> <p><b>SUB-R28 Subdivision in the National Grid subdivision corridor</b></p> <p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid yard; and</p> <p>b. Vehicle access to National Grid assets is maintained.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663;</li> <li>2. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines <u>and support structures</u> for maintenance, inspections and upgrading;</li> <li>3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms;</li> <li>4. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines;</li> </ol>

<p>12. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;</p> <p>13. The outcome of any consultation with Transpower; and</p> <p>14. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform or platforms for a principal building or dwelling can be located outside of the National Grid Yard for each new allotment.</p> <p>Notification status: Applications under this rule are precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p> <p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with any of the requirements of SUB-R28.1 cannot be achieved.</p>			<p>5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid, <u>and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</u></p> <p>6. The outcome of any consultation with Transpower; and</p> <p>7. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform or platforms for a principal building or dwelling can be located outside of the National Grid Yard for each new allotment.</p> <p>8. <u>The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</u></p> <p>Notification status: Applications under this rule are precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p> <p>2. Activity status: Non-complying</p> <p>Where: Compliance with any of the requirements of SUB-R28.1 cannot be achieved.</p>
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**Ngā Kaupapa Arowhānui o te Rohe - General District-Wide Matters**

**EW – Ngā Mahi Apu Whenua - Earthworks**

<p><b>Earthworks - General submission point</b></p>	<p>Amend</p>	<p>The structure of the PDP is such that rules relating to earthworks and subdivision in proximity of the National Grid are addressed under the respective Earthworks and Subdivision chapters. While not necessarily Transpower’s preference, Transpower is not opposed to this approach subject to appropriate linkages between the chapters so that plan users can clearly understand (and find) the relevant rules and corresponding policy framework.</p>	<p>Amend the Earthworks Chapter to provide appropriate policy recognition to managing earthworks within the National Grid Yard and provide the policy direction for EW-R22, as follows:</p> <p>1. Subject to the inclusion of a specific National Grid policy within the INF chapter, cross reference to that chapter as follows:</p>
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		<p>Specific to the Earthworks Chapter, Rule EW-R22 relates to Earthworks within the National Grid Yard. However, there is no supporting policy framework and no guidance within the introductory text to the Earthworks Chapter to refer plan users to the Infrastructure Chapter.</p> <p>In order to give effect to the NPSET, Transpower seeks specific National Grid provisions. In earlier submission points to the Infrastructure Chapter, Transpower has outlined its concerns with the absence of a specific National Grid policy and adequate provisions to give effect to the NPSET, and relief sought (being a separate policy framework for the National Grid). Specific policy reference is sought to earthworks.</p> <p>Transpower seeks either:</p> <ul style="list-style-type: none"> <li>• Subject to the inclusion of a specific National Grid policy within the INF chapter, cross reference to that chapter, or</li> <li>• Provision of a specific National Grid policy within the EW chapter.</li> </ul>	<p><b>Other relevant District Plan provisions</b></p> <p>It is important to note that in addition to the provisions in this chapter, the following Part 2:</p> <p>District-Wide chapters may also be of relevance, including:</p> <ul style="list-style-type: none"> <li>• Transport - The Transport Chapter contains provisions relating to transport matters.</li> <li>• Subdivision - The Subdivision Chapter contains provisions which manage subdivision of land.</li> <li>• Trees – The Notable Tree chapter contains specific provisions relating to the management of notable trees, including works within the root protection area.</li> <li>• <u>Infrastructure - the earthworks chapter includes rules to implement objectives and policies in the Infrastructure Chapter where certain types of earthworks are within the National Grid Yard.</u></li> </ul> <p>Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.</p> <p><b>or</b></p> <p>2. Provision of a specific National Grid policy within the EW chapter as follows:  <u>Earthworks or vertical holes within the National Grid Yard</u>  <u>Avoid earthworks or vertical holes within the National Grid Yard which may compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid.</u></p>
<p><b>EW-R22 Earthworks in the national grid yard</b>  All Zones  1. Activity status: Permitted  Where:  a. Compliance is achieved with EW-S15  Note:  The following earthworks activities are exempt from EW-R22.1:</p>	<p>Amend</p>	<p>Specific to earthworks, Transpower supports the provision of standards specific to earthworks on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. Specifically, earthworks restrictions are supported as earthworks have the potential to undermine transmission line structures, generate dust, and reduce the clearances between the ground and conductors. They also have the potential to restrict</p>	<p><b>EW-R22 Earthworks or vertical holes in the national grid yard</b>  All Zones  1. Activity status: Permitted  Where:  a. <u>Earthworks or vertical hole depth must be no greater (measured vertically) than:</u></p>

<p>1. Earthworks, excluding mining and quarrying, that are undertaken by the operator of the National Grid;</p> <p>2. Earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track;</p> <p>3. Vertical holes not exceeding 500 millimetres in diameter that:</p> <p>a. are more than 1.5 metres from the outer edge of the pole support structure or stay wire; or</p> <p>b. are a post hole for a farm fence or horticulture structure more than 6 metres from the visible outer edge of a tower or support structure foundation; and</p> <p>4. Earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p> <p>All Zones</p> <p>2. Activity status: <i>Restricted Discretionary</i></p> <p>Where:</p> <p>b. Compliance with any of the requirements of EW-R22.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;</p> <p>2. Impacts on the operation, maintenance, upgrading and development of the National Grid;</p> <p>3. The risk to the structural integrity of the affected National Grid support structure(s);</p> <p>3. Any impact on the ability of Transpower to access the National Grid;</p> <p>4. The risk of electrical hazards affecting public or individual safety, and the risk of property;</p> <p>5. Technical advice provided by Transpower; and</p> <p>6. Any effects on National Grid support structures including the creation of an unstable batter.</p>	<p>Transpower’s ability to access the line and locate the heavy machinery required to maintain support structures around the lines and may lead to potential tower failure and significant constraints on the operation of the line.</p> <p>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 the ability to operate it.</p> <p>Transpower supports the provision of earthworks provisions on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPSET. However, amendments are sought to Rule EW-R22 to:</p> <ul style="list-style-type: none"> <li>- Move the depth standards from the standard EW-S15 to the rule to provide more clarity and provide a clear relationship to the exemptions;</li> <li>- Amend the default activity status to non-complying where permitted conditions are not complied with (and as a subsequent amendment, deletion of the discretionary matter and notification clause). A non-complying activity status is considered the most effective means of giving effect to the NPSET’s objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network. In particular, a non-complying activity status:</li> </ul> <p>(a) Most appropriately recognises and provides for the effective operation, maintenance, upgrading and development of the network, as required by NPSET Policy 2;</p> <p>(b) Is the best method to manage other activities to ensure the operation, maintenance, upgrading, and development of the network is not compromised, as required by Policy 10. The NPSET provides a strong direction that cannot be achieved by use of the restricted discretionary activity status. Such policy direction can only be achieved by way of a non-complying activity status.</p> <p>-</p>	<p><u>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support structure: or</u></p> <p><u>ii. Between 6 metres and 12 metres from the outer visible edge of a foundation of any National Grid support structure</u></p> <p>b. Compliance is achieved with EW-S15.1</p> <p>Note: The following earthworks activities are exempt from EW-R22.1.a.:</p> <p>1. Earthworks, excluding mining and quarrying, that are undertaken by the operator of the National Grid;</p> <p>2. Earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track;</p> <p>3. Vertical holes not exceeding 500 millimetres in diameter that:</p> <p>a. are more than 1.5 metres from the outer edge of the pole support structure or stay wire; or</p> <p>b. are a post hole for a farm fence or horticulture structure more than 6 metres from the visible outer edge of a tower or support structure foundation; and</p> <p>4. Earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p> <p>All Zones</p> <p>2. Activity status: <i>Restricted Discretionary-Non complying</i></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R22.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;</p>
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<p><b>Notification Status:</b> An application for resource consent made in respect of rule EW-R22.2 is precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>			<p><del>2. Impacts on the operation, maintenance, upgrading and development of the National Grid;</del>  <del>3. The risk to the structural integrity of the affected National Grid support structure(s);</del>  <del>3. Any impact on the ability of Transpower to access the National Grid;</del>  <del>4. The risk of electrical hazards affecting public or individual safety, and the risk of property;</del>  <del>5. Technical advice provided by Transpower; and</del>  <del>6. Any effects on National Grid support structures including the creation of an unstable batter.</del></p> <p><b>Notification Status:</b> An application for resource consent made in respect of rule EW-R22.2 is precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
<p><b>EW-S15</b> <b>Earthworks in the national grid yard and gas transmission pipeline corridor</b> All Zones</p> <ol style="list-style-type: none"> <li>1. Earthworks in the national grid yard must comply with the following: <ol style="list-style-type: none"> <li>a. Earthworks or vertical hole/s depth must be no greater than: <ol style="list-style-type: none"> <li>i. 300 millimetres within 2.2 metres of any National Grid support poles or stay wires; or</li> <li>ii. 750 millimetres between 2.2 metres and 5 metres of the pole or stay wire.</li> </ol> </li> <li>b. Earthworks or vertical hole depth must be no greater than: <ol style="list-style-type: none"> <li>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support tower (including any tubular steel tower that replaces a steel lattice tower); or</li> <li>ii. Between 6 metres and 12 metres from the outer visible edge of a foundation of any</li> </ol> </li> </ol> </li> </ol>	<p>Amend</p>	<p>Related to EW-R22, Transpower seeks amendment to the standard EW-S15 for those provisions specific to the National Grid. An amendment is sought to the depth standard to move the standard to the rule. In addition, the depths are amended to better reflect NZECP34 but with all support structures treated the same in respect of setbacks (thereby recognising the risks to the National Grid extend beyond those addressed by NZECP34). An additional clause is sought to ensure ongoing access is maintained to support structures. Minor grammatical and wording refinements are proposed. Transpower would also support the separating of the National Grid from the Gas Transmission pipeline to avoid confusion to plan users.</p>	<p>Amend Standard EW-S15 as follows: <b>EW-S15</b> <b>Earthworks in the National Grid Yard and gas transmission pipeline corridor</b> All Zones</p> <ol style="list-style-type: none"> <li>1. Earthworks <u>or vertical holes</u> in the <u>National Grid Yard</u> must comply with the following: <ol style="list-style-type: none"> <li>a. <del>Earthworks or vertical hole/s depth must be no greater than:</del> <ol style="list-style-type: none"> <li><del>i. 300 millimetres within 2.2 metres of any National Grid support poles or stay wires; or</del></li> <li><del>ii. 750 millimetres between 2.2 metres and 5 metres of the pole or stay wire.</del></li> </ol> </li> <li>b. <del>Earthworks or vertical hole depth must be no greater than:</del> <ol style="list-style-type: none"> <li><del>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support tower (including any tubular steel tower that replaces a steel lattice tower); or</del></li> <li><del>ii. Between 6 metres and 12 metres from the outer visible edge of a foundation of any National</del></li> </ol> </li> </ol> </li> </ol>

<p>National Grid support tower (including any tubular steel tower that replaces a steel lattice tower).</p> <p>c. The earthworks must not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p> <p>d. The earthworks must not result in vehicular access to a National Grid support structure being permanently obstructed.</p> <p>2. Earthworks within the gas transmission pipeline corridor must comply with the following:</p> <p>a. The stability or integrity of the gas transmission pipeline is not compromised.</p> <p>b. The earthworks must not involve:</p> <p>i. Any permanent alteration to the profile, contour or height of the land within the corridor; or the planting of trees within 10 metres of the gas transmission pipeline.</p> <p>Note: Clause 2.b. above does not apply to earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track. Clause 2.b. does not apply to earthworks undertaken by a network utility operator within a road reserve.</p>		<p><del>Grid support tower (including any tubular steel tower that replaces a steel lattice tower).</del></p> <p>c. <del>The earthworks must n</del>ot result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p> <p>d. <del>The earthworks must n</del>ot result in vehicular access to a National Grid support structure being permanently obstructed.</p> <p>e. <u>Not compromise the stability of a National Grid support structure.</u></p> <p>2. Earthworks within the gas transmission pipeline corridor must comply with the following:</p> <p>a. The stability or integrity of the gas transmission pipeline is not compromised.</p> <p>b. The earthworks must not involve:</p> <p>i. Any permanent alteration to the profile, contour or height of the land within the corridor; or the planting of trees within 10 metres of the gas transmission pipeline.</p> <p>Note: Clause 2.b. above does not apply to earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track. Clause 2.b. does not apply to earthworks undertaken by a network utility operator within a road reserve.</p> <p>And</p> <p>Separate the standard into a separate National Grid Yard standard and a Gas Transmission Pipeline standard.</p>
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### Part 3 – Ngā Kaupapa e Hāngai Pū ana ki te Rohe - Area Specific Matters

#### Ngā Rohe Whanake - Development Areas

**Te Pāmu o Lincolnshire - Lincolnshire Farm**

**Introduction**

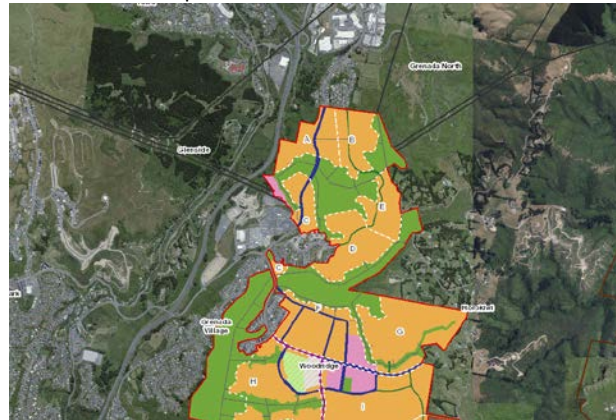
...

*There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood. A local centre is intended to act as a focal point and meeting space for the neighbourhood and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive design methods will be used which will benefit water quality and reduce impacts from runoff.*

....

Amend

Existing Transmission lines traverse the northern part of the Lincolnshire Farm Development Area, over areas zoned for Medium Density Residential and Open Space (noting the Development Area layer obscures the transmission lines). On the basis any development within the area complies with the National Grid rules within the Infrastructure Chapter, Transpower has no concerns. The only amendment sought is reference to the National Grid transmission lines to highlight their existence to plan users.



Lincolnshire Farm Development Area

Amend the introductory text as follows:

...

*There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood. Existing transmission lines traverse the site, and any development must be appropriately managed to ensure the National Grid is not compromised. A local centre is intended to act as a focal point and meeting space for the neighbourhood and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive design methods will be used which will benefit water quality and reduce impacts from runoff.*

...





Lincolnshire Farm Special Purpose Zone

**Upper Stebbings and Glenside West**

**Introduction**

...  
*The Development Plan is divided into 'build' and 'no build areas' due to the topography of the area. The build areas are intended as the areas where buildings will be located. This will be predominantly residential buildings with the potential for a community facility should one be found necessary in the future. The no build areas are intended to contain a mix of natural open space and the balance of residential lots. Land located under existing transmission lines is also in 'no build' areas and part of the open space network. While no residential buildings are anticipated in the no build areas, it is expected that earthworks to facilitate the Development Plan layout and residential building platforms will be required in the no build area, for example for access and creation of building platforms in the build area. It is also expected that residential lots will encompass both build and no build areas. A moderate scale of earthworks are anticipated to enable development in the build areas.*

....

Support

Existing Transmission lines traverse the northern part of the Upper Stebbings and Glenside West Development Area, over areas zoned "Unbuilt areas" (noting the Development Area layer obscures the transmission lines).  
 On the basis any development within the area complies with the National Grid rules within the Infrastructure Chapter, Transpower has no concerns. The reference to the National Grid transmission lines is supported.

Retain the introductory text



Upper Stebbings and Glenside West Development Area



Upper Stebbings and Glenside West Special Purpose Zone

**Ngā Tautapanga - Designations**

**TPR – Transpower New Zealand Limited**

**Central Park Substation TPR1**

Support

Transpower supports the rollover of the Central Park Substation designation. The substation is a key National Grid asset and requires protection by designation.

Rollover the designation TPR1

<b>Wilton Substation TPR2</b>	Support	Transpower supports the rollover of the Wilton Substation designation. The substation is a key National Grid asset and requires protection by designation.	Rollover the designation TPR2
<b>Takapu Road Substation TPR3</b>	Support	Transpower supports the rollover of the Takapu Road Substation designation. The substation is a key National Grid asset and requires protection by designation.	Rollover the designation TPR3
<b>Oteranga Bay Terminal Station TPR4</b>	Support	Transpower supports the rollover of the Oteranga Bay Terminal Station designation. The substation is a key National Grid asset and requires protection by designation.	Rollover the designation TPR4
<b>Te Hikowhenua Shore Electrode Station TPR5</b>	Support	Transpower supports the rollover of the Te Hikowhenua Shore Electrode Station designation. The substation is a key National Grid asset and requires protection by designation.	Rollover the designation TPR5
<b>Kaiwharawhara Supply Point Substation TPR6</b>	Support	Transpower supports the rollover of the Kaiwharawhara Supply Point Substation designation. The substation is a key National Grid asset and requires protection by designation.	Rollover the designation TPR6

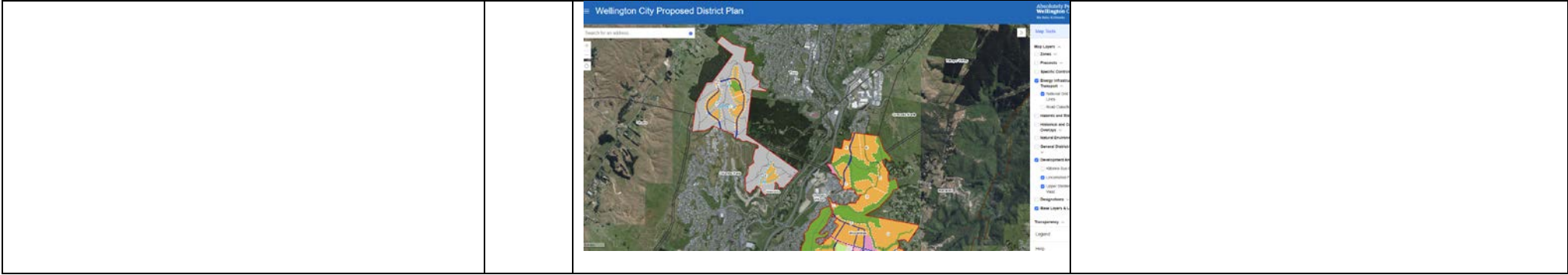
## Part 4 – Ngā Āpiti hanga, Ngā Aratohu Hoahoa me Ngā Hōtaka - Appendices, Design Guides and Schedules

### Ngā Āpiti hanga - Appendices

#### APP12 – Te Rohe Whanake o Te Pāmu o Lincolnshire - Lincolnshire Farm Development Area

<b>DEV2-APP-R4</b> <i>1. A high-quality fit-for-purpose open space network shall be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:</i> <i>a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and frequent pedestrian connections to Significant Natural Areas, Belmont Gully, Seton Nossitor Park, Caribbean Reserve, Belmont Regional Park, Waihinahina Reserve at a minimum of every 400m;</i> <i>b. Integration of the land underneath transmission lines into the open space network so it can be used by the public for recreation purposes;</i> .....	Support	Existing Transmission lines traverse the northern part of the Lincolnshire Farm Development Area, over areas zoned for Medium Density Residential and Open Space (noting the Development Area layer obscures the transmission lines). Transpower supports the reference within the DEV2-APP-R4.	Retain DEV2-APP-R4
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<b>APP13 – Te Rohe Whanake o Upper Stebbings me Glenside West - Upper Stebbings and Glenside West Development Area</b>			
<p><b>DEV3-APP-R1</b></p> <p>1. A high-quality fit-for-purpose open space network must be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:</p> <p>a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and connections to the ridgetop, streams, and the Redwood Bush Reserve;</p> <p>b. Integration of the land underneath transmission lines into the open space network so it can be accessed and used by the public for recreation purposes. For example, as a dog exercise area as required by DEV3-APP-1.d;</p> <p>c. Three neighbourhood parks of at least 0.25 ha must be provided in the approximate locations on the Development Plan. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change;</p> <p>....</p>	Support	<p>Existing Transmission lines traverse the northern part of the Upper Stebbings and Glenside West Development Area, over areas zoned “Unbuilt areas” (noting the Development Area layer obscures the transmission lines).</p> <p>Transpower supports the recognition of the existing National Grid assets within clause b.</p>	Retain DEV3-APP-R1
<b>Mapping</b>			
<p><b>Mapping – Energy Infrastructure and Transpower – National Grid Transmission Lines</b></p>	Support	<p>Transpower supports the National Grid Transmission Line layer on the planning maps as its assist in plan interpretation. Policy 12 of the NPSET requires territorial authorities to “identify the electricity transmission network on their relevant planning maps whether or not the network is designated”. Given the need for provisions that also relate to the National Grid Yard, Transpower supports the mapping as notified. The mapping layer works with the definitions of National Grid Yard and National Grid Subdivision Corridor to define the required setbacks.</p>	Retain the map layer for the National Grid on the planning maps.
<p><b>Mapping – Development Areas</b></p>	Amend	<p>When using the on-line maps, the Development Area spatial layer over-rides the National Grid Transmission Line layer. Plan users may not realise the area is subject to the National Grid corridor provisions. Refer image below.</p>	Amend the planning map layers so the National Grid Transmission line remains visible when all map layers are applied.



## Appendix A: Overview of Transpower

### Introduction to Transpower

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand's National Grid, the high voltage electricity transmission network for the country. The National Grid links electricity generators directly to major industrial users and distribution companies, feeding electricity to the local networks that distribute electricity to homes and businesses. The role of Transpower is shown in Figure 2 below. The National Grid comprises towers, poles, lines, cables, substations, a telecommunications network and other ancillary equipment stretching and connecting the length and breadth of the country from Kaikohe in the North Island down to Tiwai in the South Island, with two national control centres (in Hamilton and Wellington).

The National Grid includes approximately 11,000 km of transmission lines and over 170 substations, supported by a telecommunications network of around 300 telecommunication sites, which help link together the components that make up the National Grid.

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

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.

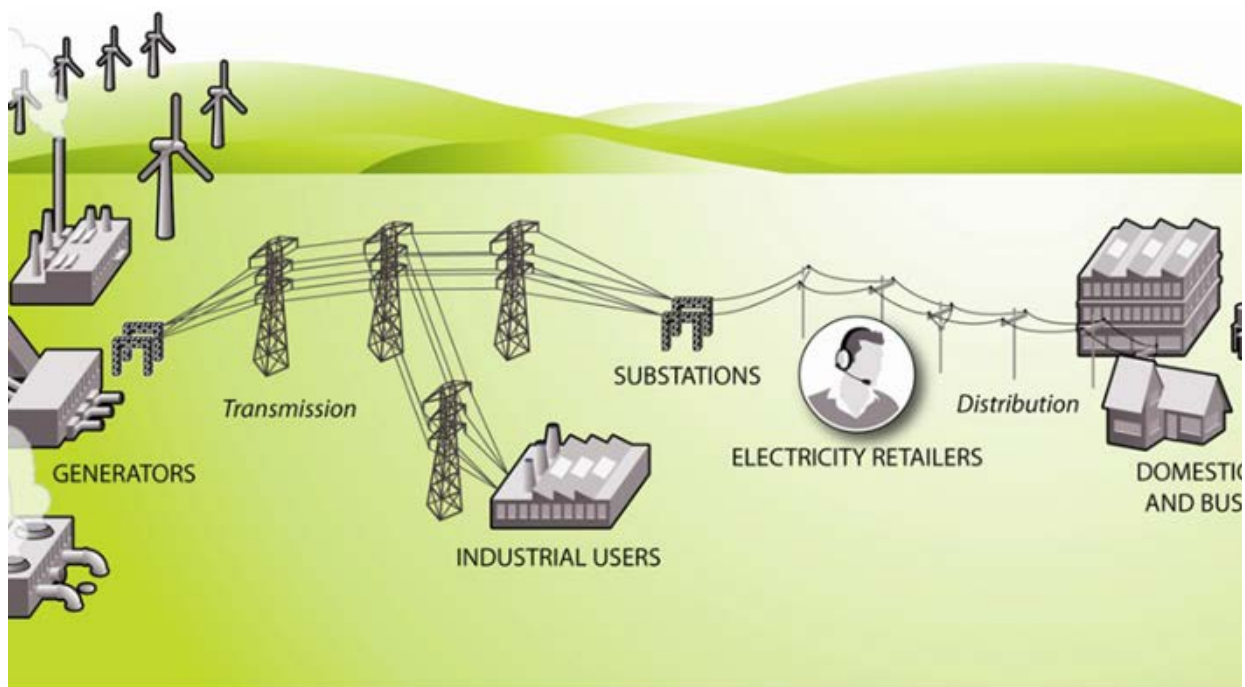


Figure 2. Role of Transpower in New Zealand's electricity industry.

Transpower's role as outlined in its Statement of Corporate Intent for July 2022, states that:

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

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

In line with the above, Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and to ensure 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 NZ's 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.

Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient District Plan where it may affect the National Grid, including possible future changes. It should also be noted that Transpower cannot foresee all future development of the National Grid, particularly as it has an obligation to connect new electricity generation developments to the National Grid, and they can be located almost anywhere.

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. Outside the RMA framework, 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 (NZECP 34:2001), and the Electricity (Hazards from Trees) Regulations 2003.

## **National Grid Assets within Wellington City**

The following National Grid assets are within or traverse Wellington City.

- Bunnythorpe - Wilton A (BPE-WIL-A) – 220kV Double Circuit on Steel Towers
- Central Park - Wilton A (CPK-WIL-A) – 110kV Double Circuit on Steel Towers
- Central Park - Wilton B (CPK-WIL-B) – 110kV Double Circuit on Steel Towers

- Haywards - Takapu Road A (HAY-TKR-A) – 110kV Double Circuit on Steel Tower
- Paekakariki - Takapu Road A (PKK-TKR-A) – 110 kV Double Circuit on Steel Towers
- South Makara - Oteranga Bay A (SMK-OTB-A) – 11kV Single Circuit on Single Poles (including an underground portion that traverses Karori Golf Club)
- Takapu Road - Wilton A (TKR-WIL-A) – 110kV Double Circuit on Steel Towers
- West Wind - Tee A (WWD-TEE-A) – 110kV Double Circuit on Single Poles
- Khandallah - Takapu Road A (KHD-TKR-A) – 33kV Double Circuit on Steel Towers
- Kaiwharawhara - Wilton A (KWA-WIL-A) – 110kV Double Circuit Steel Tower (including an underground portion that terminates at Kaiwharawhara Substation)
- Oteranga Bay - Haywards A (OTB-HAY-A) – 350kV Double Circuit on Steel Tower
- Kaiwharawhara Power Cable (KWA-CBL-42) 110kV Underground Power Cable
- Te Hikowhenua - Deviation A (THW-DEV-A) - Single Circuit Steel Towers and Pi poles

Three submarine cables across the Cook Strait, which transmit electricity between the North and South Islands (commonly known as ‘The Cook Strait Cables’).

There are also six (designated) substations within Wellington City being the Central Park Substation, Kaiwharawhara Supply Point Substation, Takapu Road Substation, Wilton Substation, Te Hikowhenua Shore Electrode Station, and Oteranga Bay Terminal Station. Transpower also has an interest in the West Wind Substation and has other facilities across the city such as communication assets.

Refer to Appendix B for a map showing the location of these assets.

## Statutory Framework

### National Policy Statement on Electricity Transmission

The National Policy Statement on Electricity Transmission (“**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 National Grid. The NPSET only applies to the National Grid – the assets used or operated by Transpower – and not to electricity generation or distribution networks.

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/city plans, in order to give effect to the NPSET.

The one objective of the NPSET is as follows:

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



*a. Managing the adverse environmental effects of the network; and*

*b. Managing the adverse effects of other activities on the network.*

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

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

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

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

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

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

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

Policies 6 to 8 relate to Transpower's responsibilities under the NPSET, with Policy 6 promoting the reduction of existing adverse effects where substantial upgrades of transmission line infrastructure are undertaken. Policies 7 and 8 relate to circumstances in which the effects of transmission infrastructure could be reduced, minimised or avoided in urban and rural environments.

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

Policy 8 is as follows:

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

Policy 9 specifically relates to standards for dealing with electric and magnetic fields.

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

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

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

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

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

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

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

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

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

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

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

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

Under section 44A of the RMA, local authorities are required to ensure there are no duplications or conflicts between the provisions of the NESETA and a proposed plan. The NESETA regulates how Transpower's existing lines in the city are developed and maintained, rather than the district plan rules. In accordance with section 43B of the RMA, the district plan rules cannot be more lenient or stringent than the NESETA rules and therefore the NESETA rules in effect prevail.

## Regional Policy Statement for the Wellington Region

### Operative Regional Policy Statement

The Wellington Regional Policy Statement ('RPS') was made operative in 2013. Section 75(3)(c) of the RMA requires that a District Plan must give effect to any Regional Policy Statement (as well as any NPS).

Of particular relevance to the National Grid are Objectives 9 and 10 and supporting Policies 7, 8 and 39. These are attached as Appendix E.

Objective 9 seeks to ensure that the Wellington region's energy needs are met in ways that, amongst other matters, improve energy efficiency, maximise the use of renewable energy resources and reduce dependency on fossil fuels. Aotearoa New Zealand needs to be ready for the energy transformation that is coming through the electrification of the energy network. A modern, flexible and resilient National Grid will need to provide a safe and secure supply of electricity to industrial and residential consumers under a wider than ever range of operating conditions. In addition to facilitating and protecting the existing grid network, new connections to major users – particularly to enable the decarbonisation of transport and heat process – will be needed.

Objective 9 is further complemented by Objective 10, which is centred on recognising and protecting the social, economic, cultural and environmental benefits of regionally significant infrastructure. Regionally significant infrastructure ('RSI') includes, by definition, "the national electricity grid, as defined by the Electricity Governance Rules 2003". Objective 10 of the RPS largely reflects policy 1 of the NPSET, noting that the NPS requires benefits to be "recognised and provided for" whereas the RPS requires benefits of RSI to be "recognised and protected".

Under Policy 7 of the RPS all District Plans across the region are required to include policies and/or methods that recognise the benefits of regionally significant infrastructure. Policy 8 extends this further by requiring that plans include policies and rules to protect such infrastructure from incompatible new subdivision, use and development occurring under, over, or adjacent to it. The explanation to Policy 8 specifically references Policy 11 of the NPSET and states that "in achieving protection for the transmission network, consultation occurs with the operator of the national grid to identify appropriate buffer corridors".

Particular regard to the benefits and protection of regionally significant infrastructure from incompatible subdivision, use and development occurring under, over or adjacent to the infrastructure, is also required to be given under Policy 39 in considering any application for resource consent, notice of requirement or a change, variation or review of any District Plan in the region.

The above objectives and policies provide a clear directive to ensure that development does not compromise the National Grid, and that electricity transmission is appropriately recognised and provided for in plans. The NPSET is given effect to in the RPS and through the provisions in the PDP (subject to the amendments sought by Transpower in its submission).

### **Proposed Regional Policy Statement**

Also of relevance is the recently notified Proposed Regional Policy Statement 2022 (“**proposed RPS**”).

Section 74(2)(a) directs that a territorial authority must have regard to a proposed RPS when changing a district plan.

The proposed RPS contains amendments to take account of new national direction, specifically the NPS-UD and NPS-FM, as well as addressing issues relating to climate change, indigenous biodiversity, and high natural character.

No specific National Grid provisions are proposed. However, Policy 7 and Policy 39 (Recognising the benefits for renewable energy and regionally significant infrastructure) is introduced to the proposed Climate Change chapter which proposes the objective:

*Objective CC.1 By 2050, the Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and adaptation are an integral part of:*

- (a) sustainable air, land, freshwater, and coastal management,*
- (b) well-functioning urban environments and rural areas, and*
- (c) well-planned infrastructure.*

Changes are proposed to RPS Policy 7 and Policy 39 to give greater recognition of low and zero carbon regionally significant infrastructure, and the benefits of regionally significant infrastructure where it contributes to reducing greenhouse emissions. The National Grid is key in providing for the transmission (and therefore delivery) of renewable energy and achieving a zero-carbon economy. In effect, New Zealand’s electricity transmission system is the infrastructure on which NZ’s zero-carbon future will be built.

Of specific relevance to intensification provisions in the IPI, RPS Policy 55 is amended to “provide for appropriate urban expansion” with specific recognition of the protection of regionally significant infrastructure as identified by RPS Policy 8 (which is not proposed to be amended). The identification of the National Grid as a qualifying matter is consistent with the amended policy approach within Policy 55.

### **Sought National Grid Policy and Rule Framework**

The National Grid has various technical, operational and locational constraints, which often means the National Grid is required to be located in, or to traverse, some sensitive

environments. Transpower therefore routinely undertakes activities in a wide range of environments.

This range of environments in which Transpower operates is largely as a result of the National Grid being linear infrastructure which connects energy generators from the generation source. While Transpower has statutory obligations to connect new generation to the National Grid, it has little to no influence over the location of that generation. Its role is a purely reactive one; the timing, type and location of new generation projects is market and customer-driven, as well as being constrained by regulation.

As a result, Transpower often has limited options in the location of National Grid connections, and only modest scope for flexibility in the selected route. It is not generally possible, therefore, for all effects on the environment to be avoided when a transmission line is planned, or where existing assets are upgraded. To secure the social, economic and environmental benefits of National Grid infrastructure and electrification, some effects or impacts on sensitive environments are unavoidable.

The National Grid will be required for many years into the future and is critical to enabling wider social and economic wellbeing, as well as transitioning to a zero-carbon economy. Transpower needs to be able to operate, maintain, upgrade and develop the National Grid in the most sustainable and efficient way for that outcome to be achieved.

As proposed, Transpower has concerns the National Grid specific provisions with the infrastructure chapter (and Coastal Environment, Ecosystem and Indigenous Biodiversity and Natural features and landscape sub-chapters) do not reflect the NPSET and as such, are not considered to give effect to the NPSET. The provision of a separate and complete suite of policies for the National Grid would address Transpower's concerns.

The primary basis and reasoning for the provisions is to recognise the national significance of the National Grid and enable its operation, maintenance, upgrade and development. The sought policy framework is a result of Transpower's evolving approach to the management of activities near the National Grid over nearly 12 years, as it works with Councils around the country on various plan reviews and plan change processes to give effect to the NPSET.

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. The NPSET Objective recognises that the network itself potentially gives rise to adverse effects, and that other activities can potentially adversely affect the network. The NPSET policies give direction on how to achieve the objective by providing for the recognition of the benefits of electricity transmission, as well as the management of the environmental effects of electricity transmission and the adverse effects of other activities on the transmission network. As such, the NPSET policies impose obligations on both decision-makers and Transpower itself.

There are three broad aspects to the NPSET which must be given effect to in district plans, as 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 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.

#### **Managing the effects of the National Grid:**

Associated with the development of National Grid assets is the potential for adverse environmental effects. Policies 2 to 9 relate to management of the environmental effects of electricity transmission. In particular, Policy 2 states: “In achieving the purpose of the Act, decision-makers must recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network.”

Policies 3 to 5 contain matters which decision-makers must consider, including technical and operational constraints, the route, site and method selection process, and operational requirements.

Policy 6 of the NPSET seeks to reduce existing adverse effects where appropriate, while Policies 7 and 8 relate to effects on urban and rural environments respectively. Policy 9 specifically relates to health standards.

Policies 2 to 9 are particularly relevant to the PDP as they provide the policy framework for managing the environmental effects of electricity transmission in recognising and providing for the ongoing operation and development of the National Grid.

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, for example the linear nature of the transmission lines.
- Have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the route, site and method selection.
- Ensure new planning and development seeks to avoid adverse effects on more sensitive areas.

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

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.

#### **Managing the 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.

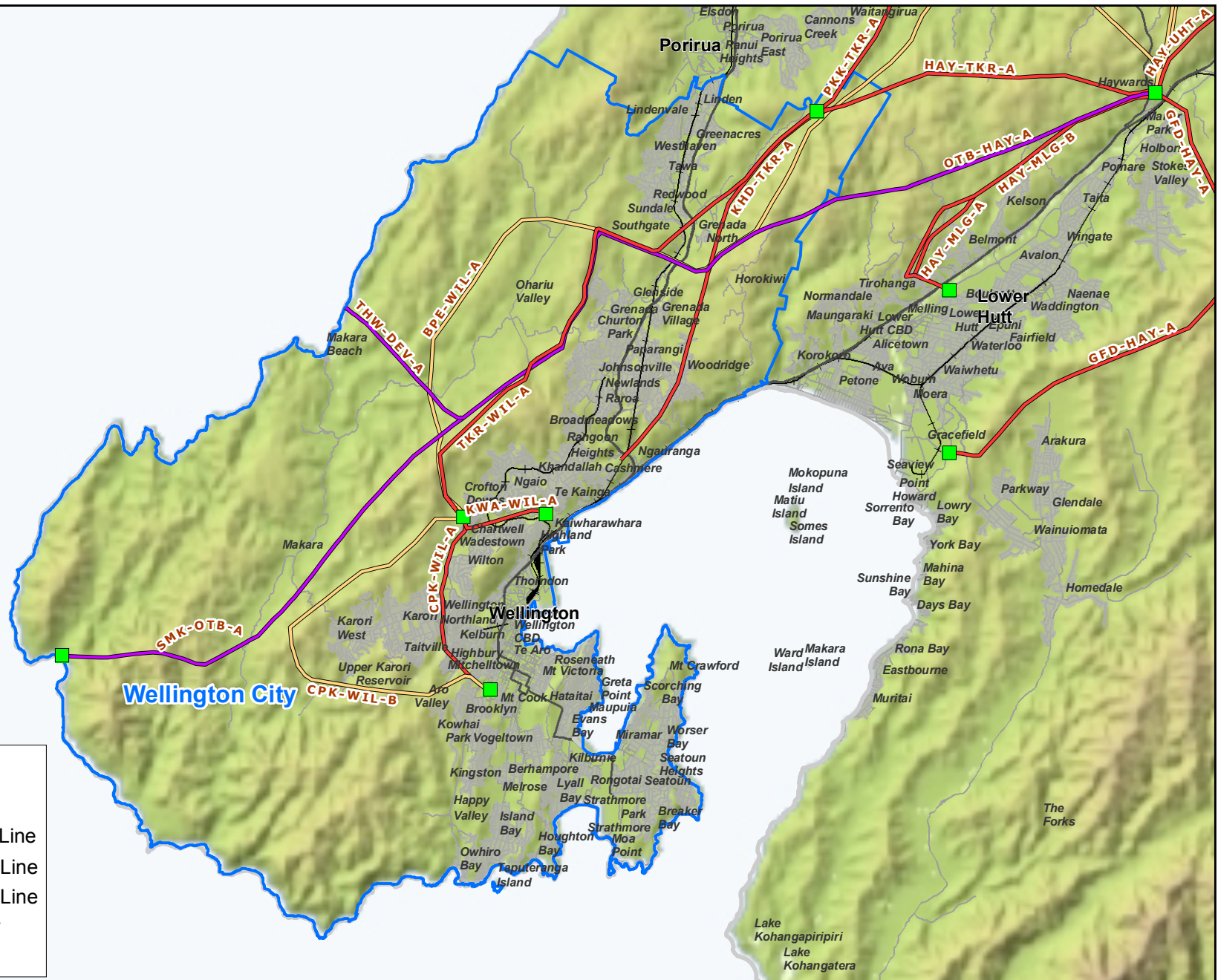
Of particular relevance in terms of the effects of activities on the National Grid are NPSET Policies 10 and 11. These policies act as the primary guide to inform how adverse effects on the National Grid are managed. The policies seek to:

- 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.

## Appendix B: Map of National Grid assets within Wellington City





**Legend**

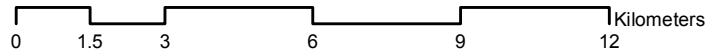
- Substation
- 110kV Transpower Transmission Line
- 220kV Transpower Transmission Line
- 350kV Transpower Transmission Line
- Wellington City Council Boundary
- Regional Council Boundary



**TRANSPOWER**

**Transpower Assets located within the Wellington District Boundary**

Projection: NZTM 2000 Scale: 1:152,908 Plan Size: A4L



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Prepared by:



16/06/2009

## **Appendix C: National Policy Statement on Electricity Transmission 2008**

## NATIONAL POLICY STATEMENT

# on Electricity Transmission

*Issued by notice in the Gazette on 13 March 2008*

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## 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 28<sup>th</sup> 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-ionising 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 D: Information supporting the proposed National Grid provisions as a qualifying matter

### The National Grid as a Qualifying Matter

Sections 77I and 77O of the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (“the RMA”) provides a specified territorial authority may make the MDRS and the relevant building height or density requirements under Policy 3 less enabling of development to accommodate a qualifying matter. A qualifying matter is defined by section 77I and 77O of the RMA and NPS-UD clause 3.32.

The National Grid Corridor rules framework is clearly meets the definition of a qualifying matter as:

- it is a matter required to give effect to the NPSET being a national policy statement (other than the NPS-UD)<sup>5</sup>;
- it is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure<sup>6</sup>
- Provisions that restrict development in relation to the National Grid are included in the Operative District Plan (Rule 5.3.4(10) and Standard 5.6.2.12); and
- Provisions that would protect the National Grid from inappropriate subdivision, use and development that would otherwise be permitted by the MDRS are included in the proposed district plan (INF-R22, INF-S12, SUB-R28).

### Giving effect to the NPSET

The NPSET confirms the national significance of the National Grid and addresses its effects. Importantly, it also addresses effects on the National Grid – including the activities of others (for example residential development) and requires that these do not compromise the operation, maintenance, upgrading and development of the National Grid<sup>7</sup>.

The NPSET mandates a corridor for this protection. Specifically, Policy 11 of the NPSET requires that local authorities consult Transpower to identify an appropriate buffer corridor within which sensitive activities (such as residential development) will generally not be provided for in plans and/or granted resource consent. This outcome is appropriate and was tested through a comprehensive section 32 analysis undertaken by the Ministry for the Environment (when the NPSET was developed) and a Board of Inquiry hearing.

### Ensuring the safe or efficient operation of nationally significant infrastructure and incompatibility with the level of development permitted by the MDRS.

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<sup>5</sup> Resource Management Act 1991, s 77I(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010

<sup>6</sup> Resource Management Act 1991, s 77I(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure

<sup>7</sup> National Policy Statement on Electricity Transmission, Policy 10.

The NPS-UD includes the 'national grid electricity transmission network' within the definition of nationally significant infrastructure.

Development under and near high voltage transmission lines presents risks to the safe and efficient operation of the National Grid and needs to be managed carefully. It is critical that any development near the National Grid occurs in an appropriate and safe way. Transpower seeks to ensure that risks such as electrical shocks are minimised to the greatest extent possible, access for vital maintenance and upgrade work is not constrained, and reverse sensitivity and direct effects are managed, so that its nationally significant infrastructure can continue to operate in the long-term, keeping the lights on across New Zealand.

Transpower is not opposed to residential development and understands the intent of the recent reforms to address issues with New Zealand's housing supply and affordability.

Transpower is working with developers and individuals across New Zealand on a daily basis in an effort to accommodate and support new development in a manner which takes the National Grid assets fully into account. If new land uses are properly designed and managed, effects on the safe and efficient operation of the National Grid can be reasonably managed.

Transpower prefers, wherever possible, to manage such risks and effects proactively. Proactive management through appropriate planning rules such as buffer corridors or setbacks is the most effective way of ensuring development occurs in a manner that is compatible with the National Grid, and is consistent with the policy direction in the NPSET and the resulting buffer corridor approach within district plans throughout New Zealand.

While assisting Councils to give effect to the NPSET, the National Grid corridors protect the safe and efficient operation of the National Grid by:

- ensuring that sensitive activities such as residential development will generally not be provided for in close proximity to the lines;
- partially minimising the risk of inadvertent contact with the lines including the risk of flashovers (where an electrical discharge 'jumps' the air gap between an object and the line);
- helping to reduce nuisance impacts on landowners and subsequent complaints about the lines;
- partially protecting the lines from activities and development that could have direct or indirect effects on them;
- partially protecting access to the National Grid by ensuring development activities cannot occur close to the National Grid and prevent Transpower's access to it; and partially enabling efficient and safe operation, maintenance, upgrade and development of the lines.

Despite the NPSET being gazetted over 12 years ago, and compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (**NZEC 34:2001**) being mandatory, underbuild and inappropriate and unsafe development continues to occur under and around National Grid assets.



## Specific National Grid Provisions within Wellington City

For the purpose of this submission, where referred to as a collective set of provisions relating to land use and subdivision within the defined areas specific to the National Grid high voltage transmission network, these are referred to as the “National Grid Corridors”.

### Operative Wellington City District Plan

The operative Wellington City District Plan 2000 (“**Operative DP**”) includes land use and subdivision rules that regulate activities within a corridor around National Grid transmission lines and National Grid support structures.

The National Grid Corridors are mapped (refer Figure 3) in the form of a ‘*Transmission Line Buffer (32 metres)*’ with the corresponding objectives<sup>8</sup>, policies<sup>9</sup> and rules found in the respective zone chapters to which the National Grid assets traverse<sup>10</sup>. It is noted the 32m is measured from the centreline (and from the edge of support structures) and therefore the total buffer width is 64m. The National Grid Corridors traverse operative District Plan Residential, Rural, Open Space, Business and the Urban Development Area zones.

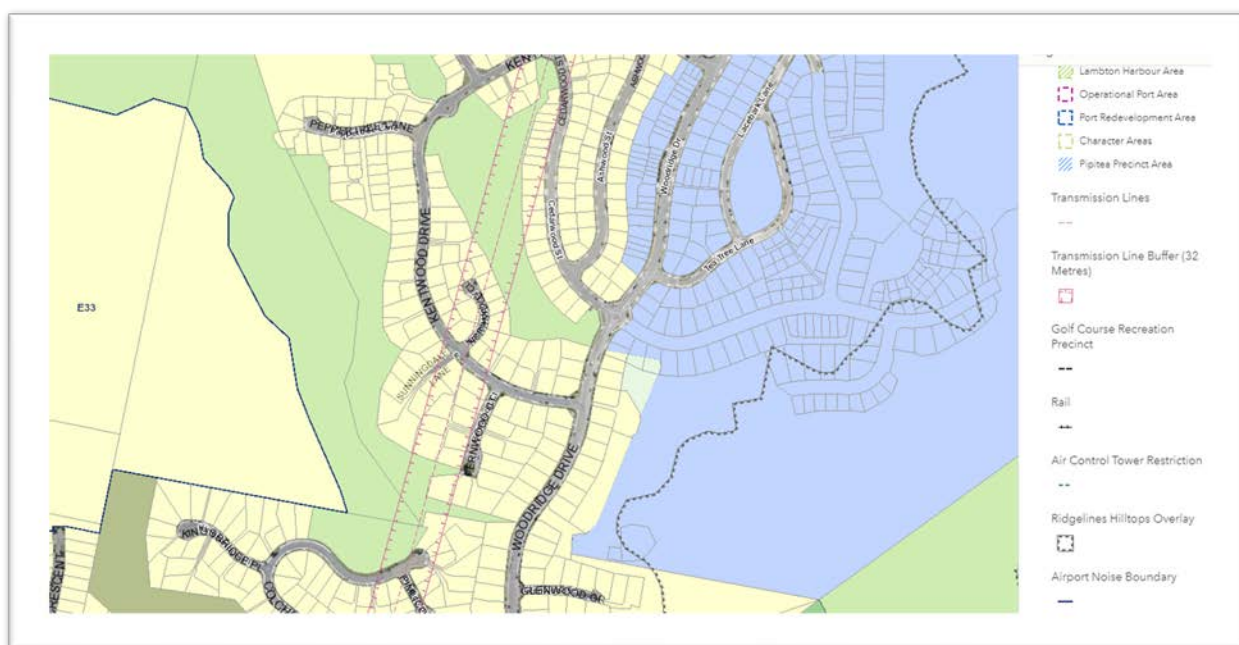


Figure 3. ‘Transmission line buffer’ as depicted on the Operative District Plan planning maps

Within the Residential Zone and Business Zone, any buildings (including additions), and structures over 2m in height, shall be located further than 32 metres from high voltage transmission lines (as measured from the centreline at ground level)<sup>11</sup>. Non-compliance with

<sup>8</sup> OBJECTIVE – NATIONAL GRID 4.2.13 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.

<sup>9</sup> POLICIES To achieve this objective, Council will:

4.2.13.1 - Restrict the location of buildings and structures near high voltage transmission lines.

4.2.13.2 - Discourage the establishment of vegetation near high voltage transmission lines, where the mature height of the vegetation would encroach into the growth limit zone for the line.

4.2.13.3 - Reduce the potential risks associated with high voltage transmission lines by encouraging the location of these away from urban areas and by restricting the location of residential development near such lines.

<sup>10</sup> Residential Area, Rural Area and Business Area.

<sup>11</sup> Operative District Plan Rule 5.6.2.12

the standard requires consent as a restricted discretionary activity under Rule 5.3.4 with matters of discretion (plan provision standard 5.3.4.10) limited to:

- the separation distance between the building or structure and the transmission lines
- the impact of the proposed works on the ongoing operation, maintenance and upgrading of the national grid

Subdivision within 32m of a high voltage transmission line (as measured from the centreline) requires resource consent as a discretionary activity (unrestricted) under rule 5.4.7. where any new allotment does not include sufficient land area outside of the transmission corridor to accommodate a complying building (standard 5.6.4.10).

Similar rules to that of the Residential zone are provided for the Business Area zone. The Curtis Street Business Area has a bespoke set of rules (likely reflecting the more recent operative date of the Curtis Street Business Area provisions). Rule 36.4 provides for any sensitive activities and uses and residential buildings within 12m of the centreline of any electricity transmission line as a non-complying activity. Sensitive activities beyond 12m (to the boundary of the site) from the centreline of any electricity transmission line are a discretionary activity under Rule 36.3(b). Subdivision is a restricted discretionary activity under rule 36.2 where associated with an approved land use consent, defaulting to a discretionary activity under rule 36.3.

There are no applicable standards for the Open Space zone (presumably on the basis residential activities are not permitted), and the provisions in the Urban Development Area zone reflect those for the Residential zone.

**In summary**, the National Grid Corridor approach in the operative District Plan within urban areas comprises:

- A 32m wide transmission line buffer area (as measured from the centreline at ground level)
- Any buildings (including additions), and structures over 2 metres in height, within the buffer area are a restricted discretionary activity
- Subdivision within the buffer area requires resource consent as a discretionary activity (unrestricted) where any new allotment does not include sufficient land area outside of the transmission corridor to accommodate a complying building.

### **Wellington City Proposed District Plan**

The National Grid (centreline) is identified in the Wellington City Proposed District Plan (“PDP”) maps as ‘National Grid Transmission Lines’. Refer Figure 4.

The Proposed District Plan provides a definition for the National Grid Yard as follows:

*means, as depicted in Diagram 1:*

- *the area located within 12m of either side of the centreline of an above ground 110kV electricity transmission line on single poles;*
- *the area located within 12m either side of the centreline of an above ground transmission line on pi-poles or towers that is up to 110kV or greater;*

- 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 up to 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 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.

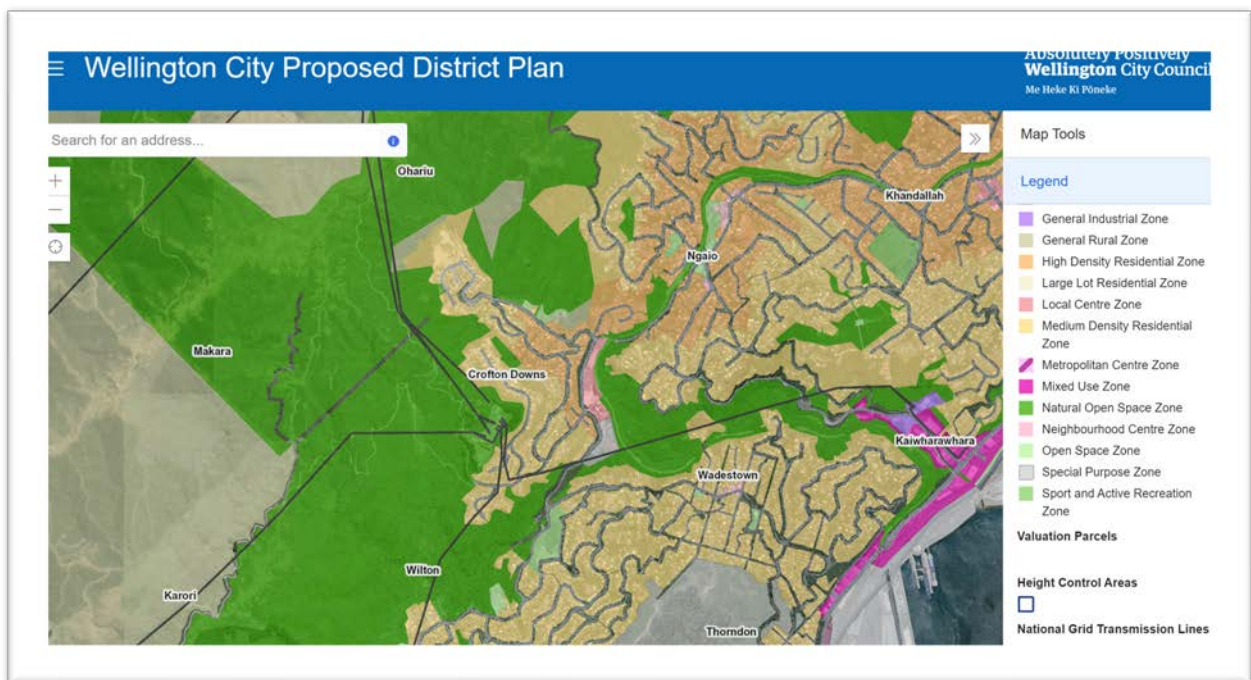


Figure 4. Proposed District Plan National Grid Transmission Lines

Proposed Rule INF-R22 regulates buildings and structures within the National Grid Yard. Specific to residential activities and sensitive activities, buildings and structures are a non-complying activity.

Subdivision is managed within the National Grid Subdivision Corridor, defined 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 lines as follows:*

- 14m of a 110kV transmission line on single poles;
- 16m of a 110kV transmission line on pi poles;
- 32m of a transmission line up to and including 110kV, on towers;
- 37m of a 220kV transmission line;
- 39m of a 350kV National Grid transmission lines on towers.

*The measurement at setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.*

*Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.*

Proposed Rule SUB-R28 provides that subdivision within the National Grid Corridor is a restricted discretionary activity where it can demonstrate the allotments are able to accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid yard; and vehicle access to National Grid assets is maintained. Non-compliance with the standards requires consent as a non-complying activity.

For restricted discretionary activity subdivision applications within the National Grid Corridor, the matters of discretion include:

1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663;
2. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading;
3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms;
4. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines;
5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid;
6. The outcome of any consultation with Transpower; and
7. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform or platforms for a principal building or dwelling can be located outside of the National Grid Yard for each new allotment.

In summary, the National Grid Corridor approach in the Proposed District Plan within urban areas comprises:

- As measured from the centreline at ground level and from the edge of support structures, a 10-12m wide yard for land use, and 14-39m wide corridor for subdivision
- New sensitive activities, buildings (including additions) and structures within the yard are a non-complying activity
- Subdivision within the subdivision corridor is a restricted discretionary activity, defaulting to a non-complying activity where the standards are not met.

## Difference between Operative and Proposed District Plan Provisions

As noted above, the rule framework for managing activities within proximity of the National Grid differs between the operative and proposed district plan in relation to the corridor width (within which consent is triggered), accompanying standards and activity status. In summary, the approach in the proposed District Plan is for a narrower National Grid corridor for land use, but a more restrictive activity status.

The approach within the Proposed District Plan reflects that sought across New Zealand in the past 12 years, with the primary reasons being:

- To reflect an engineering-based approach which reflects the swing of the conductors. Specific to land use, the 10-12m National Grid Yard setback is based on the position of the conductors in normal everyday wind conditions, as well as space to allow the support structures and conductors to be accessed and provide sufficient space for most (but not all) maintenance activities. A 12m setback around each tower or support structure is also sought for access, maintenance and safety purposes. Specific to subdivision, the width of the National Grid Subdivision Corridor is based on the extent of the swing of the conductors in high winds. The distance a transmission conductor swings in the wind is dependent on the ambient temperature, the power being carried, the wind speed, the type and size of conductor, the tension the conductor is strung at, the supporting structure configuration (cross arm length) and the length of the span (distance between two towers or poles). As such the subdivision corridor width increases for higher voltage lines and towers as generally the span (distance between support structures) is greater for towers and combined with a higher voltage which makes the transmission lines heavier, means the conductor swing in high winds increases. The derived National Grid Subdivision Corridor widths are based on a 95th percentile span across the country.
- To provide a nationally significant approach that reflects the current and established corridor approach implemented across New Zealand.
- To give effect to the NPSET, in particular policies 10 and 11 which has the requirement to “avoid reverse sensitivity effects” and “to ensure...that the electricity transmission network is not compromised”.

Based on the above, it is submitted there is no ambiguity as to whether National Grid Corridors are qualifying matters. See, for example, the Report of the Environment Committee on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill dated December 2021, which noted at page 15 (emphasis added): “the qualifying matters set out in new section 77[i] include a matter of national importance and a matter required to ensure that nationally significant infrastructure operates safely or efficiently and avoid reverse sensitivity concerns. **This could include ensuring residential housing is safely set back from high voltage transmission lines**, and other infrastructure such as airport noise areas, in order to avoid reverse sensitivity concerns”.

## Impact on development capacity and assessment of alternative standards

## Development and subdivision in the National Grid Corridor

### Residential activities

The restriction on development in the National Grid Corridor is justified by reference to Policy 10 of the NPSET which requires decision makers (to the extent reasonably possible) to *“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”* and Policy 11 of the NPSET which requires that local authorities consult Transpower *“to identify an appropriate buffer corridor within which it can be expected that sensitive activities”* (such as residential development) *“will generally not be provided”* for in plans and/or given resource consent.

The level of development that would be prevented by the qualifying matter is likely to be all development associated with sensitive activities (such as residential activities). As such, no alternative standards are proposed.

### Subdivision

Subdivision has the potential to significantly impact the National Grid. This is because subdivision provides the framework for future land use, and if poorly configured, can prevent access to the National Grid for maintenance and result in new allotments that cannot be safely built on.

As a result, all subdivision within the National Grid Subdivision Corridor requires resource consent. This enables Transpower to be recognised as an affected party that needs to be notified of, and consulted with on, any application. Once part of the consenting process, Transpower is then able to provide specialist technical and engineering input relating to the safe location of housing, including construction methodology. Transpower has a team dedicated to this task, along with an online enquiry portal.

The level of development that may be prevented by the National Grid Subdivision Corridor (as a qualifying matter) is therefore difficult to assess in the abstract – a case by case assessment is required to determine whether proposed development can be carried out safely and sufficient access to structures enabled. In some areas of the National Grid Subdivision Corridor the MDRS will be appropriate and can be fully enabled (i.e., there will be no impact on density at all), but in other area limits on density will be necessary.

### Costs and broader impacts of imposing the limits

As outlined above, development under and near high voltage transmission lines presents risks to the safe and efficient operation of the National Grid and needs to be managed carefully. It is critical that any development near the National Grid occurs in an appropriate and safe way. Transpower seeks to ensure that risks such as electrical shocks are minimised to the greatest extent possible, access for vital maintenance and upgrade work is not constrained, and reverse sensitivity and direct effects are managed, so that its nationally significant infrastructure can continue to operate in the long-term, keeping the lights on across New Zealand.

The costs to the community of limiting development within the National Grid Yard and National Grid Subdivision Corridor is a reduced development yield. However, reduction is confined to the defined corridor width needs to be assessed in context of the risks to the safe and efficient operation at a national and regional scale of the National Grid. However, the broader impacts of limiting development are significant and positive. In particular, the restrictions on

development (which is confined to a defined corridor) provide for the safe and efficient operation of the National Grid, the benefits of which accrue beyond this area to the community as a whole. Furthermore, limiting development within the defined corridor has health and safety benefits for the community in reducing the level of exposure to the risk. The costs of functioning these utilities are considered to outweigh the need to extend the densities and/or heights as required under MDRS and of the MDRS.

## **Appendix E: Relevant provisions from the Regional Policy Statement for the Wellington 2013**

### **Objective 9**

***The region's energy needs are met in ways that:***

- (a) improve energy efficiency and conservation;*
- (b) diversify the type and scale of renewable energy development;*
- (c) maximise the use of renewable energy resources;*
- (d) reduce dependency on fossil fuels; and*
- (e) reduce greenhouse gas emissions from transportation.*

### **Objective 10**

***The social, economic, cultural and environmental, benefits of regionally significant infrastructure are recognised and protected.***

#### ***Policy 7: Recognising the benefits from renewable energy and regionally significant infrastructure – regional and district plans***

*District and regional plans shall include policies and/or methods that recognise:*

*(a) the social, economic, cultural and environmental benefits of regionally significant infrastructure including:*

*(i) people and goods can travel to, from and around the region efficiently and safely;*

*(ii) public health and safety is maintained through the provision of essential services:*

*- supply of potable water, the collection and transfer of sewage and stormwater, and the provision of emergency services;*

*(iii) people have access to energy so as to meet their needs; and*

*(iv) people have access to telecommunication services.*

*(b) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources including:*

*(i) security of supply and diversification of our energy sources;*

*(ii) reducing dependency on imported energy resources; and*

*(iii) reducing greenhouse gas emissions.*

***Policy 8: Protecting regionally significant infrastructure – regional and district plans District and regional plans shall include policies and rules that protect regionally significant infrastructure from incompatible new subdivision, use and development occurring under, over, or adjacent to the infrastructure.***



***Policy 39: Recognising the benefits from renewable energy and regionally significant infrastructure – consideration***

*When considering an application for a resource consent, notice of requirement or a change, variation or review of a district or regional plan, particular regard shall be given to:*

*(a) the social, economic, cultural and environmental benefits of energy generated from renewable energy resources and/or regionally significant infrastructure; and*

*(b) protecting regionally significant infrastructure from incompatible subdivision, use and development occurring under, over, or adjacent to the infrastructure; and*

*(c) the need for renewable electricity generation facilities to locate where the renewable energy resources exist; and*

*(d) significant wind and marine renewable energy resources within the region.*

## **Appendix F: Sought National Grid Policy Framework**

### National Grid Specific Policies

#### **Objective**

##### **INF-NG-O1 The National Grid**

The national significance and benefits of the National Grid are recognised, and the National Grid is protected and provided for.

#### **Policies**

##### **INF-NG-P1 Benefits of the National Grid**

Recognise and provide for the benefits of the National Grid by enabling the operation, maintenance and upgrade of the existing National Grid and the establishment of new electricity transmission resources.

##### **INF-NG-P2 Operation, and maintenance and minor upgrade of the National Grid**

Provide for the operation, maintenance and minor upgrade of the National Grid while managing the adverse effects of these activities.

##### **INF-NG-P3 Maintenance, operation, upgrading and development of the National Grid**

Enable the operation, maintenance, upgrading and development of the National Grid, recognising its operational, functional and technical constraints, the complexity of the interconnectedness of networks, and its role in servicing existing and planned development.

##### **INF-NG-P4 Adverse effects on the National Grid**

Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of National Grid from adverse effects by:

1. Avoiding land uses (including sensitive activities) and buildings and structures within the National Grid Yard that may directly affect or otherwise 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 the National Grid will not be compromised taking into account:
  - a. The impact of the subdivision layout and design on the operation, maintenance, and potential upgrade and development of the National Grid, including the ability for continued reasonable access to existing transmission assets for maintenance, inspections and upgrading;
  - b. The ability of any potential future development to comply with NZECP 34.2001 New Zealand Electrical Code of Practice for Electrical Safety Distances;

- 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, and technical advice from, Transpower.
4. Only allowing earthworks within the National Grid Yard where it can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid will not be compromised, taking into account:
- a. The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of the National Grid;
  - b. The stability of land within and adjacent to the National Grid;
  - c. Risks relating to health or public safety, including the risk of property damage; and
  - d. Technical advice provided by the owner and operator of the National Grid.

#### **INF-NG-P5 Upgrading of the National Grid**

Provide for the upgrading of the National Grid:

1. Seek to avoid adverse effects on areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and remedy or mitigate any adverse effects from the upgrade which cannot be avoided.
2. When considering major upgrades, have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection.
3. Recognise the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.

4. Recognise the potential benefits of upgrades to the National Grid to people and communities.
5. Where appropriate, substantial upgrades should be used as an opportunity to reduce existing adverse effects of the National Grid.

#### **INF-NG-P6 Development of the National Grid**

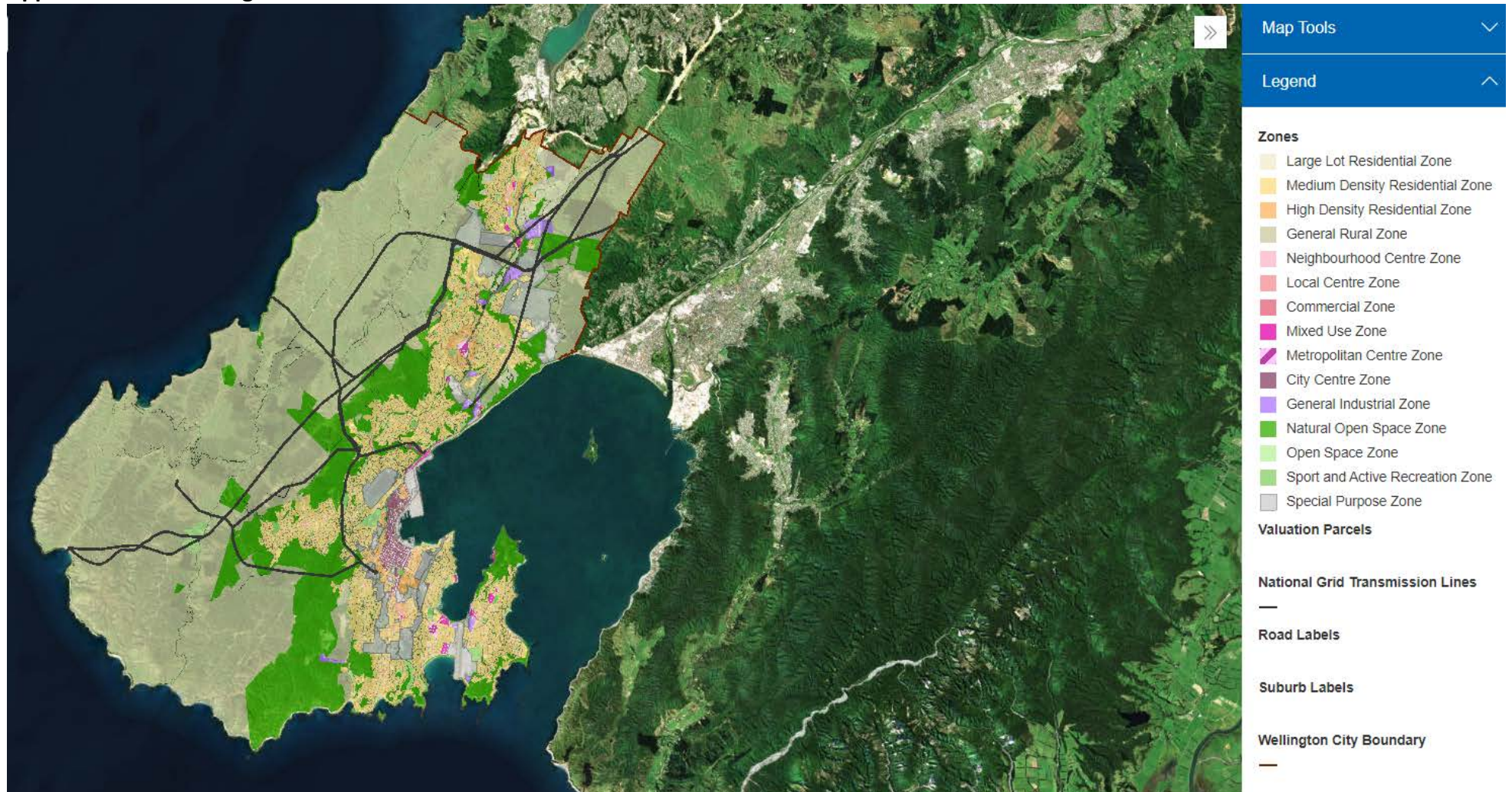
Provide for the development of the National Grid

1. In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on the Commercial and Mixed-Use zones, and areas of high recreational or amenity value and existing sensitive activities.
2. Seek to avoid the adverse effects of the National Grid within areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED8 - Significant Natural Areas, and SCHED11 – Special Amenity Landscapes, outside the coastal environment.
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 areas identified in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes, and the Coastal Margin.
  - b. Where it is not practicable to avoid adverse effects on the values of the areas in SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal Margin because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values.
  - c. Seeking to avoid significant adverse effects on:
    - i. other areas of natural character
    - ii. natural attributes and character of other natural features and natural landscapes
    - iii. indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010
  - d. Avoiding, remedying or mitigating other adverse effects to the extent practicable; and
  - e. Recognising there may be some areas within SCHED10 – Outstanding Natural Features and Landscapes, SCHED12 - High Coastal Natural Character Areas, SCHED8 - Significant Natural Areas, SCHED11 – Special Amenity Landscapes; and the Coastal

Margin, where avoidance of adverse effects is required to protect the identified values and characteristics.

4. Remedy or mitigate any adverse effects from the operation, maintenance, upgrade, major upgrade or development of the National Grid which cannot be avoided, to the extent practicable; and
5. When considering the adverse effects in respect of 1-3 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
  - b. Consider the constraints arising from the operational needs or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.

## Appendix G: PDP Zoning and National Grid Assets



**Transpower's Further Submission on the Wellington City Proposed District Plan**

# Wellington City Proposed District Plan - further submission form

Clause 8 of the First Schedule, Resource Management Act 1991.

## How to make a further submission

- email your submission to: **PDPsubmissions@wcc.govt.nz**
- post this form to us (no stamp needed)
- drop your completed form off to Wellington City Council reception, Level 16, 113 The Terrace.

To make sure your further submission can be considered, please lodge by **5pm Friday 2 December 2022**.

## Privacy statement - what we do with your personal information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified Proposed Plan process.

All information collected will be held by Wellington City Council. You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. Please contact us at **district.plan@wcc.govt.nz**.

## Certain persons may make further submissions

Under clause 8, Schedule 1 of the RMA the following persons may make a further submission, in the prescribed form, on a proposed plan to the relevant local authority:

- any person representing a relevant aspect of the public interest
- any person that has an interest in the proposed policy statement or plan greater than the interest that the general public has
- the local authority itself.

You will need to explain why you meet one of these categories (space is provided in the form for this below).

## Reasons why a further submission may be struck out

Please note that your further submission (or part of your further submission) may be struck out if the authority is satisfied that at least one of the following applies to the further submission (or part of the further submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## Note to person making the submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority (Wellington City Council).

## Your details

Name	
Postal address <i>(including suburb)</i>	
Phone/mobile	Email
I am making this submission: <input type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Organisation's name:	
I would like to be heard in support of my further submission <input type="checkbox"/> Yes <input type="checkbox"/> No	
If others make a similar submission, I will consider presenting a joint case with them at a hearing. <input type="checkbox"/> Yes <input type="checkbox"/> No	

## This is a further submission on the Wellington City Proposed District Plan

State whether you are *(select appropriate box)*

<input type="checkbox"/> A person representing a relevant aspect of the public interest. <i>In this case, also please specify the grounds for saying that you come within this category</i>
--



A person who has an interest in the proposal that is greater than the interest the general public has.  
*In this case, also please explain the grounds for saying that you come within this category.*

The local authority for the relevant area.  
*In this case, also please specify the grounds for saying that you come within this category.*

*Multiple provisions can be commented on within the following section. Feel free to add more pages to your further submission to provide a fuller response.*

<b>I support/oppose the submission of:</b> <i>(State the submission number, name and address of the person making the original submission)</i>	<b>The particular part/s of the submission I support/oppose are:</b> <i>(State the submission number/point number of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			<b>The reasons for my support/opposition are:</b> <i>(State the nature of your submission, giving reasons)</i>	<b>I seek that the whole (or part) of the submission be allowed/disallowed:</b> <i>(Give precise details of the decision you want the Council to make)</i>
	Sub no./ point no.	Support/ oppose	Provision		
	Sub no./ point no.	Support/ oppose	Provision		

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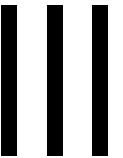
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Free Post Authority Number 2199

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

Reply



FREEPOST 2199

District Plan Team (121)

PO Box 2199

Wellington 6140

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
Director-General of Conservation	385.8	General / Mapping / Mapping General / Mapping General	Amend	Considers necessary additional provisions to recognise that unmapped areas that meet SNA criteria are still to be managed appropriately as required by section 6(c) of the Resource Management Act 1991.	Amend the Proposed District Plan to recognise areas that are not mapped but meet the criteria for SNAs stated in the RPS are to be managed in accordance with section 6(c) of the Resource Management Act 1991. For example, wetlands and the habitats of At-Risk or Threatened indigenous fauna.	Oppose	While Transpower understand the intent of the submission, it supports the identification and mapping on SNA's on the basis it provides certainty for plan users. On that basis, the relief sought by the submitter is opposed.	Reject
Director-General of Conservation	385.35	Part 2 / Natural and Environmental Values / Ecosystems and Indigenous Biodiversity / New ECO	Not specified	Considers that Policy 8 of the NPS-IB exposure draft seeks that "The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for". Given the NPS-IB is anticipated to be gazetted in December 2022, the Director-General submits that the Proposed District Plan should give effect to this national direction	Add policy to require the protection of indigenous biodiversity outside of SNAs.	Oppose	Until such time as the NPS-IB is gazetted, Transpower does not support the provision of policies to give effect to the NPS.	Reject
Greater Wellington Regional Council	351.94	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOP37	Amend	Considers the wording of this policy is inconsistent with the 'avoid, minimise, remedy' direction of the effects management hierarchy in ECO-P1 and should be amended to be consistent.	Amend INF-ECO-P37 (New development of National Grid within significant natural areas) to reference the effects management hierarchy and ensure consistency with the 'avoid, minimise, remedy' direction in ECO-P1 (Protection of significant natural areas).	Oppose	Oppose the submission in so far as it is inconsistent with the relief sought in the Transpower submission.	Reject
Kāinga Ora Homes and Communities	391.9	General / Whole PDP / Whole PDP / Whole PDP	Oppose	Considers that references to 'reverse sensitivity' as part of adverse effects is unnecessary and should be removed. Reverse sensitivity can be covered by general considerations relating to adverse effects	Remove any reference to 'reverse sensitivity' from the Plan	Oppose	Specific to the National Grid, the term reverse sensitivity is used within Policy 10 of the NPSET and therefore its use within the PDP is consistent with and gives effect to the NPSET. On that basis, the relief sought by the submitter is opposed.	Reject
Kāinga Ora Homes and Communities	391.103	Part 2 / Energy Infrastructure and Transport / Infrastructure / General INF	Oppose in part	The submitter does not believe that public or limited notification is necessary.	Opposes in part and requests amendment so that all Rules in the Infrastructure chapter are to include a notification preclusion statement for activities under Restricted Discretionary	Oppose	The provision of notification statements will assist with the application of the PDP. Given the specific technical and safety nature of the effects on the National Grid and the national significance of the National Grid, Transpower opposes the deletion of any notification clauses.	Reject
Kāinga Ora Homes and Communities	391.104	Part 2 / Energy Infrastructure and Transport / Infrastructure / General INF	Amend	Considers that all rules in the Infrastructure chapter should have a notification preclusion statement (for both public and limited notification) for restricted discretionary activities. The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.	Amend all Rules in the Infrastructure chapter to include a notification preclusion statement for activities under Restricted Discretionary as follows:  <u>Notification: Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.</u>	Oppose	The provision of notification statements will assist with the application of the PDP. Given the specific technical and safety nature of the effects on the National Grid, the national significance of the National Grid, and that publicly notified applications have to be served on Transpower under clause 10 of the Resource Management Regulations 2003, Transpower opposes the deletion of any notification clauses.	Reject
Kāinga Ora Homes and Communities	391.111	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-O3	Amend	Considers that INF-O3 should be amended to delete reverse sensitivity effects to prevent a single effect from being singled out	Amend Objective INF-O3 (Adverse effects on infrastructure) as follows:  Manage the adverse effects, <del>including reverse sensitivity effects or</del> of subdivision use and development on the function and operation of infrastructure	Oppose	Transpower supports the objective as notified, noting that Policy 10 of the NPSET makes specific reference to reverse sensitivity effects. On that basis, the relief sought by the submitter is opposed.	Reject
Kāinga Ora Homes and Communities	391.120	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-P7	Oppose	INF-P7 is opposed and removal is sought. Is considered that the objective of INF-P7 is readily captured by Objective 2 and Policy 6 of the Infrastructure chapter. Deletion and consequential changes to the PDP are sought.	Delete INF-P7 (Reverse sensitivity) in its entirety.	Oppose	Transpower opposes the deletion of the policy in so far as the relief sought is inconsistent with that sought in Transpower's submission. Policy INF-P7 relates to the effects <u>on</u> infrastructure whereas Policy INF-P7 relates to the adverse effect <u>of</u> infrastructure. As such, the policies are not interchangeable.	Reject
Kāinga Ora Homes and Communities	391.125	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-R22	Support in part	INF-R22 is partially supported but an amendment is sought to remove the establishment of new sensitive activities from the National Grid Yard as a permitted activity.	Retain INF-R22 (Buildings, structures and activities in the National Grid Yard) with amendment	Oppose	The intent of the relief sought is not clear. In its submission Transpower sought amendment to R22 to make it clear that sensitive activities are a non-complying activity within the National Grid Yard. The relief sought by Kainga Ora is opposed if the intent is to permit such activities.	Reject

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
Kāinga Ora Homes and Communities	391.126	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-R22	Amend	Considers that INF-R22.1 should be amended to remove the establishment of new sensitive activities from the National Grid Yard as a permitted activity. The rule is considered to appropriately cover the alteration and addition to existing sensitive activities.	Amend INF-R22.1 (Buildings, structures and activities in the National Grid Yard) as follows: 1. Activity status: Permitted Where: <del>a. The activity is not a sensitive activity;</del> b. The building or structure is not for the handling or storage of sus with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic scale quantities); and c. The structure is a fence not exceeding 2.5m in height; d. The building is an uninhabited farm or horticultural structure or building (but not commercial greenhouses, protective canopies, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms); e. Alterations and additions to an existing building or structure <del>for a sensitive activity</del> , which does not involve an increase in the building height or building footprint; or f. An accessory building associated with an existing residential activity that is less than 10m2 in footprint and 2.5m in height; g. Infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991 or any part of electricity infrastructure that connects to the National Grid; and h. Compliance is achieved with INF-S12	Oppose	The intent of the relief sought is not clear. In its submission Transpower sought amendment to R22 to make it clear that sensitive activities are a non-complying activity within the National Grid Yard. The relief sought by Kainga Ora is opposed if the intent is to permit such activities.	Reject
Kāinga Ora Homes and Communities	391.127	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-R22	Amend	Considers that INF-R22.2 should be amended to remove the requirement that all applications for resource consent under INF-R22 require the written approval of Transpower New Zealand.	Amend INF-R22.2 (Buildings, structures and activities in the National Grid Yard) as follows: 2. Activity status: Non-complying Where: a. Compliance with INF-R22.1 cannot be achieved. Notification status: An application for resource consent made in respect of rule INF-R22.2 is precluded from being publicly <u>or limited</u> notified. <del>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</del>	Oppose	The NPSET recognises the operation, maintenance, upgrade and development of the National Grid to be of national significance. Any development within the National Grid Yard can have implications for both the grid itself as well as the public. Given the technical aspects of the National Grid rule (including NZECP34) it is important Transpower is able to be involved in the resource consent process.	Reject
Kāinga Ora Homes and Communities	391.130	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-S12	Oppose in part	INF-S12 is opposed as it provides specific requirements regarding the National Grid and amendments to the package of the provisions is sought.	Opposes INF-S12 (Buildings, structures and activities in the National Grid Yard) and seeks amendment.	Oppose	The submission is not clear as to why INF-S12 is opposed and the reasoning for the amendments sought.  Subject to amendment as sought in its submission, Transpower supports INF-S12 on the basis it gives effect to policies 10 and 11 of the NPSET.	Reject
Meridian Energy Limited	228.115	Appendices Subpart / Appendices / APP2 Biodiversity Offsetting	Support in part	Considers the Plan includes the defined term 'biodiversity offsetting' so the Appendix should use consistent language. Considers the reference to Policy ECO-P2 (Appropriate vegetation removal in significant natural areas) may be incorrect and the management hierarchy is actually set out in Policy ECO-P1 (Protection of significant natural areas).  Considers that the policy framework and APP2 (Biodiversity offsetting) (should apply biodiversity offsetting to residual adverse effects that are more than minor. Some	Retain APP2 - Biodiversity Offsetting with amendment	Support	Transpower support the proposed framework of principles for the use of biodiversity offsets, which is in line with the guidance document "Biodiversity Offsetting under the Resource Management Act"	Accept

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
				amendments are appropriate to align APP2 to the approach adopted in the Proposed Natural Resources Plan.				
Royal Forest and Bird Protection Society	345.30	Part 2 / Strategic Direction / Strategic City Assets and Infrastructure / SCA-O4	Support in part	Considers the objective does not align with policy 7 of the RPS that directs the recognition of the benefits of RSI and the consideration of social, economic, cultural and environmental benefits. It does not direct that RSI would be provided for over environmental protections which are to be provided for under s6 of the Act or over Councils functions to maintain indigenous biological diversity. RPS objective is for recognition and protection of RSI. Seek amendment to ensure alignment with RPS	Amend SCA-O4:  Regionally significant infrastructure is provided for in appropriate locations and the social, cultural economic, and environmental benefits of this infrastructure are recognised <del>and provided for.</del>	Oppose	Policy 1 of the NPSET requires that the "decision makers must recognise and provide for the national, regional, and local benefits of sustainable, secure, and efficient electricity transmission". SCA-O4 as notified is therefore supported.	Reject
Royal Forest and Bird Protection Society	345.31	Part 2 / Strategic Direction / Strategic City Assets and Infrastructure / SCA-O5	Oppose in part	Considers it is not clear whether this objective should be regarding RSI or not as it appears to reflect policy 7 of the RPS which is for RSI, not infrastructure generally. The RPS acknowledges that regionally significant infrastructure can also have adverse effects on the surrounding environment and community	Amend SCA-O5:  The adverse effects of infrastructure are <del>managed avoided</del> while having regard to the <del>economic, social, environmental and cultural benefits, and</del> the technical and operational needs of infrastructure	Oppose	Notwithstanding whether the strategic objective should apply to RSI or infrastructure generally, a blanket avoid directive with no consideration of the scale or nature of the adverse effect is not supported at a strategic objective level.	Reject
Royal Forest and Bird Protection Society	345.32	Part 2 / Strategic Direction / Strategic City Assets and Infrastructure / SCA-O6	Oppose	This policy appears to give effect to policy 8 of the RPS but again, that is for RSI not infrastructure more generally. We do not support blanket protection of infrastructure from incompatible development. It is for infrastructure to not impact on the environment, not the other way around.	Delete SCA-O6.	Oppose	Notwithstanding whether the strategic objective should apply to RSI or infrastructure generally, Strategic Objective SCA-O6 is supported in that it recognises the effect of other activities on infrastructure. The provision of such an objective does not negate the need for infrastructure to manage its adverse effects on the environment. On that basis, the relief sought by the submitter is opposed.	Reject
Royal Forest and Bird Protection Society	345.38	Part 2 / Energy Infrastructure and Transport / Infrastructure / General INF	Oppose in part	Considers the chapter appears to give the same policy support for infrastructure as it does for regionally significant infrastructure. Infrastructure is potentially much broader than RSI. F&B seeks that the scope of this chapter (including sub-chapters) should be as protective as possible, while still meeting the requirements of national direction. The need to protect biodiversity, natural character and natural landscapes remains, even where there is national direction in place	Clarify the scope of the Infrastructure chapter.  Amend the direction of the Infrastructure chapter to be as protective of biodiversity, natural character, and natural landscapes as possible, while still meeting the requirements of national direction	Oppose in part	Notwithstanding the scope of the infrastructure chapter, Transpower opposes any amendments to the chapter that are inconsistent within or do not give effect to the national direction within the NPSET.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.39	Part 2 / Energy Infrastructure and Transport / Infrastructure / General INF	Oppose in part	Considers the objectives are inadequate to provide for protection of indigenous biodiversity, natural character and landscapes, which are dealt with in later INF subchapters.	Amend the objectives of INF - Infrastructure to clarify that the objectives of relevant chapters, including Ecosystems and Indigenous Biodiversity, Natural Character, Natural Features and Landscapes, and Coastal Environment apply to all Infrastructure provisions.  OR  Add a comprehensive set of objectives to be included into the Infrastructure chapter to provide for these matters, mirroring the objectives of the aforementioned chapters.	Oppose in part	Notwithstanding the scope of the infrastructure chapter, Transpower opposes any amendments to the chapter that are inconsistent within or do not give effect to the national direction within the NPSET.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.40	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-P5	Oppose in part	Considers the policy should also apply to the operation, maintenance, repair and removal of infrastructure. It also needs amendment to include direction that effects are not only to be managed, but that certain areas, including overlays, need to be protected. This includes values in the coastal environment. Remove reference to 'identified' values	Amend INF-P5 (Adverse effects of infrastructure) to :  - also apply to operation, maintenance, repair, and removal of infrastructure; and  - include direction that effects are not only to be managed, but that in certain areas needs to be protected; and  - remove reference to "identified" values.	Oppose	Notwithstanding the relief sought in the Transpower submission for a National Grid specific policy, Transpower opposes the relief sought in the submission on the basis it ignores the operating nature of existing infrastructure and would result in uncertainty in the application of the policy. In the absence of specific wording, the implications of the sought wording are unclear.	Reject
Royal Forest and Bird	345.43	Part 2 / Energy Infrastructure and Transport /	Support in part	Considers the provisions should be no less protective than those in the Coastal Environment chapter. The provisions in this chapter should mirror the Coastal Environment	Amend the INF-CE chapter to be as protective as the Coastal Environment chapter and align with direction set out in Policy 13 of the NZ Coastal Policy Statement.	Oppose	Given the general nature of the relief sought, Transpower opposes the submission point.	Reject in part in so far as the relief sought is

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
Protection Society		Infrastructure Coastal Environment / General INF-CE		provisions, with the amendments made as sought by F&B in respect of that chapter. We also repeat the submissions made in respect of the Coastal Environment chapter. Provisions that only protect areas of high natural character, and do not also protect other areas of natural character in the coastal environment, do not give effects to policy 13, therefore seek that any provisions in this chapter that apply to high natural character apply to all areas of natural character in the coastal environment				inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.44	Part 2 / Energy Infrastructure and Transport / Infrastructure Coastal Environment / General INF-CE	Support in part	Considers that the rules of the INF-CE chapter be amended to give effect to submission points on INF-CE policies above, and also to mirror the rules (as amendment by F&B submissions) in the CE chapters. Rules should be as protective as those sought by F&B in the CE chapter.	Amend the rules of the INF-CE chapter to align with feedback provided on previous submission points on this chapter.	Oppose	Given the general nature of the relief sought, Transpower opposes the submission point.	Reject in part in so far as the relief sought inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.57	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / General INF-ECO	Support in part	Notes that the introduction to this sub-chapter states that the objectives of the Infrastructure chapter apply. Further, that this sub-chapter applies in addition to the Infrastructure chapter. That means that both the policies in the Infrastructure chapter as well as those in this sub-chapter will apply to use and development in SNAs. Forest & Bird's overarching submission for this chapter is that the provisions should be no less protective than those in the ECO chapter. The provisions in this chapter should mirror the ECO provisions, with the amendments made as sought by F&B in respect of that chapter.	Amend chapter to mirror ECO - Ecosystems and Indigenous Biodiversity chapter to apply a similar level of protection.	Oppose	Given the general nature of the relief sought, Transpower opposes the submission point.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.58	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / New INF-ECO	Amend	Considers Policy 11 of NZCPS is not given effect to by the current policies. Seeks new policy to do so.	Add new policy INF-ECO-PX (All infrastructure activities in the coastal environment): <u>Only allow activities within a significant natural area in the coastal environment where it can be demonstrated that they:</u> <u>1. Avoid adverse effects on the matters in Policy 11(a) of the New Zealand Coastal Policy Statement 2010;</u> <u>2. Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on the matters in Policy 11(b) of the New Zealand Coastal Policy Statement 2010; and</u> <u>3. Protect other indigenous biodiversity values in accordance with ECO-P1</u>	Oppose	In its submission Transpower seeks a specific National Grid policy approach to give effect to the NPSET and the NZCPS.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.61	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOP35	Support	Supports the policy.	Retain INF-ECO-P35 (Operation, maintenance, and repair of existing National Grid Infrastructure with a significant natural area) as notified.	Oppose in part	While Transpower supports the provision of a policy specific to the National Grid, in its submission Transpower seeks amendment to the policy to give effect to the NPSET and to ensure safe and necessary vegetation clearance distances.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.62	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOP36	Support	Notes incorrect reference to ECO-P2, considers ECO-P5 should also be referenced.	Amend INF-ECO-P36 (Upgrading the National Grid within significant natural areas): <u>Consider providing Provide for upgrading of the National Grid within significant natural areas only where it can be demonstrated that any adverse effects on indigenous biodiversity are managed in accordance with by applying the effects management hierarchy in ECO-P21 and ECO-P5.</u>	Oppose in part	While Transpower supports the provision of a policy specific to the National Grid, in its submission Transpower seeks amendment to the policy to give effect to the NPSET and to ensure safe and necessary vegetation clearance distances.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
Royal Forest and Bird Protection Society	345.63	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOP37	Support in part	Notes incorrect reference to ECO-P2. Supports direction to give priority to avoiding adverse effects. Considers this policy confusing, as it covers different and potentially conflicting standards. Considers it would be simpler, and still meet the direction provided by the NPSET require adherence to ECO-P1, which contains an inherent consideration of the extent to which effects have been avoided, remedied or mitigated. Notes it is also subject to part 2, including the requirement to protect significant indigenous biodiversity under s6(c).	Amend INF-ECO-P37 (New development of National Grid within significant natural areas): Give priority to avoiding adverse effects of the National Grid on significant natural areas by applying the effects management hierarchy in ECO-P2_1 when located within significant natural areas, by: <del>1. Having 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</del> <del>2. Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</del>	Oppose	In its submission Transpower seeks a specific National Grid policy approach to give effect to the NPSET	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.69	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOR44	Oppose in part	INF-ECO-S19 provides for cutting new tracks up to 2.5m wide in SNAs, which is not considered appropriate as a permitted activity, and does not give effect to INF-ECO P33. Seeks to either delete this activity from INF-ECO-S19, or amend this Permitted activity rule. Considers new tracks should be RD activity. INF-ECO-S20 is not clear as to whether it applies to earthworks for the maintenance of existing tracks, or for new tracks - considers new tracks should not be Permitted as this does not give effect to INF-ECO P33. Considers new tracks should be clearly excluded from this Permitted activity rule.	Amend INF-ECO-R44 (Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within a significant natural area) to exclude new tracks from being a Permitted activity. Add new sub-rule making new tracks a Restricted Discretionary activity.	Oppose	In its submission Transpower seeks deletion of reference to the National Grid within the rule given the NESETA prevails.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.71	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECO-R44	Oppose in part	INF-ECO-R44.3: Supports the matters of discretion referring back to INF-ECO-P33, and also seeks that ECO-P1 is referred to. Considers rule should include an exemption for SNA's not including matters listed in policy 11 of NZCPS. If exemption suggested is accepted, then seeks that the rule become a Non-complying activity status activities in SNA's with policy 11 matters.	Amend INF-ECO-R44 (Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within a significant natural area):  3. Activity status: Restricted Discretionary  Where:  a. Compliance with the requirements of INF-ECO-R44.1 or INF-ECO-R44.2 cannot be achieved.  Matters of discretion are:  1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard; and  2. The matters in INF-ECO-P33 and ECO-P1.  <u>Exemption: The significant natural area does not contain any matters identified in Policy 11 of the New Zealand Coastal Policy Statement 2010 where located within the Coastal Environment.</u>  Add new sub-rule INF-ECO-R44.4:  4. Activity status: Non-Complying  <u>Where:</u>  1. The significant natural area includes matters identified in Policy 11 of the New Zealand Coastal Policy Statement 2010 where located within the Coastal Environment. Section 88 information requirements for applications: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15: 1.	Oppose	In its submission Transpower seeks deletion of reference to the National Grid within the rule given the NESETA prevails.	Reject

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
					<p><u>Identifying the indigenous biodiversity values and potential impacts from the proposal; and</u></p> <p><u>2. Demonstrating that ECO P5 (or refer to the new policy 11 policy sought above) has first been met, and the effects management hierarchy at ECO-P1 has been applied to other adverse effects.</u></p>			
Royal Forest and Bird Protection Society	345.72	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECO-R45	Support in part	Supports matters of discretion referring to INF-ECO-P36 subject to the submission point made on that policy. Seeks that ECO-P1 also be referred to. If exemption suggested is accepted, then seeks that the rule become a Non-complying activity status for upgrading existing infrastructure.	<p>Amend INF-ECO-R45 (Upgrading of existing National Grid (NG) infrastructure within a significant natural area):</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in INF-ECO-P36 <u>and ECO-P1.</u></p> <p><u>Exemption: The significant natural area does not contain any matters identified in Policy 11 of the New Zealand Coastal Policy Statement 2010 where located within the Coastal Environment.</u></p> <p>Add new sub-rule:</p> <p><u>2. Activity status: Non-complying</u></p> <p><u>Where:</u></p> <p><u>1. The significant natural area includes matters identified in Policy 11 of the New Zealand Coastal Policy Statement 2010 where located within the Coastal Environment. Section 88 information requirements for applications: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15:</u></p> <p><u>1. Identifying the indigenous biodiversity values and potential impacts from the proposal; and</u></p> <p><u>2. Demonstrating that ECO P5 (or refer to the new policy 11 policy sought above) has first been met, and the effects management hierarchy at ECO-P1 has been applied to other adverse effects.</u></p>	Oppose	In its submission Transpower seeks deletion of the specific National Grid rule given the NESETA prevails.	Reject
Royal Forest and Bird Protection Society	345.75	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECO-R47	Oppose in part	Considers this rule should have a non-complying activity status.	<p>Amend INF-ECO-R47 (New National Grid (NG) &amp; Gas Transmission Pipeline Corridor (GTPC) infrastructure within a significant natural area):</p> <p>1. Activity status: <del>Discretionary</del> <u>Non-complying</u></p>	Oppose	Transpower supports the discretionary activity status. The activity status and associated policies provide an appropriate framework in which to manage the National Grid, and a non-complying activity status would not give effect to the NPSET (particularly Policies 2, 3 and 8).	Reject
Royal Forest and Bird Protection Society	345.76	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOS19	Oppose in part	Considers the width in paragraph 1 should be limited to 2m to accommodate an existing track. Opposes new tracks being a Permitted activity. Replace assessment criteria with that listed under ECO-S1 to give effect to INF-ECO-P33.	<p>Amend INF-ECO-S19 (Trimming or removal of indigenous vegetation or trees within a significant natural area):</p> <p>1. Trimming or removal of indigenous vegetation or trees within a significant natural area must be limited to 2m <del>within the footprint of existing infrastructure, access tracks or fences to accommodate an existing track.</del></p> <p>Assessment criteria:</p> <p><del>1. Operational or functional needs of infrastructure; and</del></p> <p><del>2. The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.</del></p>	Oppose	<p>On the basis INF-ECO-R44 is to be amended so it does not apply to the National Grid, Standard S19 will not be applicable to the National Grid.</p> <p>If the intent is for S19 to apply to the National Grid Transpower opposes its application as the NESETA manages vegetation works for existing National Grid infrastructure and the provision of a standard to apply to the National Grid adds unnecessary confusion and interpretation issues.</p>	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.



Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
					<p><u>1. The extent to which the trimming or removal of indigenous vegetation limits the loss, damage or disruption to the ecological processes, functions and integrity of the significant natural area; and</u></p> <p><u>2. The effect of the vegetation removal on the identified biodiversity values.</u></p>			
Royal Forest and Bird Protection Society	345.77	Part 2 / Energy Infrastructure and Transport / Infrastructure Ecosystems and Biodiversity / INF-ECOS20	Oppose in part	Considers that this should be limited to maintenance of existing tracks if it is to be a Permitted activity. Replace assessment criteria with that listed under ECO-S1 to give effect to INF-ECO-P33.	<p>Amend INF-ECO-S20 (Earthworks within a significant natural area):</p> <p>1. Earthworks within a significant natural area must be <u>limited to maintenance of existing tracks, not exceed: More than 50m<sup>3</sup> per transmission line support structure; or 100m<sup>3</sup> per access track.</u></p> <p>Assessment criteria:</p> <p><del>1. Operational or functional needs of infrastructure; and</del></p> <p><del>2. The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.</del></p> <p><u>1. The extent to which the earthworks limits the loss, damage or disruption to the ecological processes, functions and integrity of the significant natural area; and</u></p> <p><u>2. The effect of the earthworks on the identified biodiversity values.</u></p>	Oppose	<p>On the basis INF-ECO-R44 is to be amended so it does not apply to the National Grid, Standard S20 will not be applicable to the National Grid.</p> <p>If the intent is for S20 to apply to the National Grid Transpower opposes its application as it duplicates the NESETA and adds unnecessary confusion and interpretation issues.</p>	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.
Royal Forest and Bird Protection Society	345.78	Part 2 / Energy Infrastructure and Transport / Infrastructure Natural Features and Landscapes / General INF-NFL	Not specified	Considers that the provisions for this chapter should be no less protective than those in the Natural Features and Landscape chapter. The provisions (objectives, policies and rules) in this chapter should mirror the Natural Features and Landscape provisions, with the amendments made as sought by Forest & Bird in respect of that chapter.	Amend the chapter to mirror the Natural Features and Landscapes, and be as protective as that chapter	Oppose	Given the general nature of the relief sought, Transpower opposes the submission point.	Reject
Royal Forest and Bird Protection Society	345.80	Part 2 / Energy Infrastructure and Transport / Infrastructure Natural Features and Landscapes / General INF-NFL	Support in part	Seeks consequential amendments to give effect to submission points on INF-NFL policies above, and also to mirror the rules (as amended by F&B submissions) in the NFL chapters. Considers rules should be as protective as those sought by Forest & Bird in the NFL chapter.	Amend INF-NFL-R53-57 to give effect to policy changes requested in above submission points, mirror Natural Features and Landscapes rules, and be as protective as the amendments sought to the Natural Features and Landscapes chapter.	Oppose	Given the general nature of the relief sought, Transpower opposes the submission point.	Reject
Royal Forest and Bird Protection Society	345.81	Part 2 / Energy Infrastructure and Transport / Infrastructure Natural Features and Landscapes / New INFNFL	Amend	Seeks new policy to give effect to policy 11 of NZCPS.	<p>Add new policy INF-NFL-PX (All infrastructure activities in ridgelines and hilltops, special amenity landscapes, outstanding natural features and landscapes):</p> <p><u>Only allow activities within a significant natural area in the coastal environment where it can be demonstrated that they:</u></p> <p><u>1. Avoid adverse effects on the matters in Policy 11(a) of the New Zealand Coastal Policy Statement 2010;</u></p> <p><u>2. Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on the matters in Policy 11(b) of the New Zealand Coastal Policy Statement 2010; and 3. Protect other indigenous biodiversity values in accordance with ECO-P1</u></p>	Oppose	In its submission Transpower seeks a specific National Grid policy approach to give effect to the NPSET.	Reject in part in so far as the relief sought is inconsistent with that sought in Transpower's submission.

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
Royal Forest and Bird Protection Society	345.180	Part 2 / Natural and Environmental Values / Ecosystems and Indigenous Biodiversity / New ECO	Amend	We seek a rule that would also have effect outside the coastal environment. Trimming or removal of indigenous vegetation outside SNAs would be permitted if: - to address an imminent threat to people or property provided that a standard is complied with, - for the operation or maintenance of lawfully established buildings, infrastructure, walking cycling or private vehicle access or fences or existing farming activities; and the removal does not exceed 200m2 per title as at notification. A new RDA would apply if those standards were not met.	Add new rule ECO-RX to manage vegetation clearance outside Significant Natural Areas, with Permitted activity standards requiring the activity to:  - address an imminent threat to people or property provided that a standard is complied with,  - before the operation or maintenance of lawfully established buildings, infrastructure, walking cycling or private vehicle access or fences or existing farming activities; and the removal does not exceed 200m2 per title as at notification.  Non-compliance with Permitted activity standards would default to a Restricted Discretionary activity	Oppose	On the basis SNA's are identified in the PDP (and have been comprehensively addressed) Transpower does not support the provision of a blanket rule to apply to all indigenous vegetation. While Transpower agrees that indigenous vegetation outside an SNA has value, given the significant planning implications of imposing a rule to apply outside an SNA, a robust S32AA analysis is required as to the alternatives, cost and benefits, effectiveness and efficiency, risks and then a decision made about the most appropriate action. There is no higher order support for such a rule. The PDP gives effect to Objective 16 and Policies 23 and 24 of the RPS and Section 6(c) of the RMA is confined to significant indigenous vegetation. Given the robustness of the process in determining the SNAs (notwithstanding the Council decision to not notify SNA within urban area), the inclusion of a plan wide rule is not the most efficient and effective way in which to give effect to the objectives of the PDP or the higher order RPS.	Reject.
Royal Forest and Bird Protection Society	345.182	Part 2 / Natural and Environmental Values / Ecosystems and Indigenous Biodiversity / New ECO	Support in part	It is not clear how these policies are given effect to in the rules. Seeking (in the ECO chapter) a general indigenous vegetation clearance rule, outside of SNAs. Seek that this is applied in the rural zone, in order to maintain biodiversity.	Add new rule ECO-RX to manage indigenous vegetation clearance outside of Significant Natural Areas to maintain biodiversity.	Oppose	On the basis SNA's are identified in the PDP (and have been comprehensively addressed) Transpower does not support the provision of a blanket rule to apply to all indigenous vegetation. While Transpower agrees that indigenous vegetation outside an SNA has value, given the significant planning implications of imposing a rule to apply outside an SNA, a robust S32AA analysis is required as to the alternatives, cost and benefits, effectiveness and efficiency, risks and then a decision made about the most appropriate action. There is no higher order support for such a rule. The PDP gives effect to Objective 16 and Policies 23 and 24 of the RPS and Section 6(c) of the RMA is confined to significant indigenous vegetation. Given the robustness of the process in determining the SNAs (notwithstanding the Council decision to not notify SNA within urban area), the inclusion of a plan wide rule is not the most efficient and effective way in which to give effect to the objectives of the PDP or the higher order RPS.	Reject.
Royal Forest and Bird Protection Society	345.403	Part 4 / Appendices Subpart / Appendices / APP3 Biodiversity Compensation	Support in part	Opposes the use of compensation as a management approach for indigenous biodiversity. As such, we seek the deletion of this Appendix, and the provisions elsewhere in the Plan providing for compensation.	Delete APP3 (Biodiversity compensation).	Oppose	Transpower supports the recognition of compensation and the provision of schedule APP3.	Reject
Wellington City Council	266.110	Part 2 / Subdivision chapter / Subdivision / SUB-R27	Oppose	Considers the 'National Grid substation buffer' has been removed and as such this rule is no longer relevant.	Seeks to delete SUB-R27 in its entirety. AND: consequential renumbering of SUB-R28 to SUB R31.	Support	The deletion of the rule is consistent with the relief sought in the Transpower submission and is therefore supported.	Accept
Wellington Electricity Lines Limited	355.16	Part 1 / Interpretation Subpart / Definitions / REGIONALLY SIGNIFICANT INFRASTRUCTURE	Amend	Considers that the definition of 'Regionally Significant Infrastructure' should be amended to align with the definition in the GWRC Natural Resources Plan. Consider the definition should appropriately differentiate the two distinct elements of the distribution network. Wellington Electricity Lines Limited's distribution network consists of lower voltage electricity supply within the local distribution network. The distribution network also contains higher-voltage transmission lines that takes electricity supply from the National Grid (from Grid Exit Points – GXP) which is then supplied to the lower voltage to service the local distribution network. It is considered important for the	Amend the Definition of 'Regionally Significant Infrastructure' as follows:  means regionally significant infrastructure including: ...  <del>d. facilities for the generation and/or transmission of electricity where it is supplied to the National Grid and/or the local distribution network;</del>  <u>d. facilities for the electricity distribution network, where it is 11kV and above. This excludes private connections to the local distribution network.</u>	Support in part	Transpower accepts the relief sought on the basis specific reference is retained in the definition to the National Grid.	Accept in so far as consistent with the relief sought in the Transpower submission.

Original Submission Details			Original Submission Relief Sought			Transpower NZ Ltd Further Submission Relief Sought		
Submitter	Sub point	Provision	Relief sought	Summary of submission	Decision requested	Support/oppose	Reasons	Relief sought
				'Regionally Significant Infrastructure' definition in the PDP to be consistent with other recent plan review processes in the Wellington Region– and therefore adopt the same definition as in the GWRC Natural Resource Plan, as well as the decisions version of the Proposed Porirua City District Plan. [Refer to original submission for full reason, including attachment]				
Wellington International Airport	406.99	Part 2 / Energy Infrastructure and Transport / Infrastructure / INF-P7	Amend	Considers that it is imperative that infrastructure is protected from incompatible land use activities, including reverse sensitivity effects. [See original submission paragraphs 4.1 to 4.10, 4.11 to 4.15 and 4.56 to 4.69 for full reason]	Amend INF-P7 (Reverse Sensitivity) as follows:  INF-P7 Reverse Sensitivity <u>regarding the National Grid and gas transmission</u>	Support in part	Transpower supports the addition of wording which would make it clear the policy applies to the National Grid and gas transmission only. However, it is noted that clause 4. is not specific to National Grid and gas transmission and could arguably apply to activities such as structures near railway level crossings (INF-R26). As such the appropriateness of the text sought by the submitter requires consideration	Accept in part

**Appendix C      Relevant parts of the Respondent's Decision**

**Public notice of the Decision by Wellington City Council**

## Public notice of 14 March 2024 decisions by Wellington City Council on the Proposed District Plan under Part 1 of Schedule 1 to the RMA

Pursuant to Clause 10 of Schedule 1 to the Resource Management Act 1991 (RMA), the Wellington City Council (Council) gives notice of its decisions on the Proposed District Plan provisions that were notified under Part 1 of Schedule 1 to the RMA (Standard Process), and related matters raised in submissions, as presented at the Kōrau Tūāpapa | Environment and Infrastructure Committee 14 March 2024 meeting: [wellington.govt.nz/districtplanminutes](https://wellington.govt.nz/districtplanminutes).

Pursuant to Clause 14 of Schedule 1 to the RMA, any submitter on the Proposed District Plan has the right to appeal to the Environment Court against these decisions on the Proposed District Plan if:

- The appeal relates to a provision or matter considered in Hearing Streams 1 – 5 that was notified under the Standard Process;
- The person or party referred to the provision or matter in their submission or further submission;
- The appeal does not seek the withdrawal of the Proposed District Plan as a whole; and
- The appeal is in the prescribed form and lodged with the Environment Court within 30 working days of the day of service of this notice of decision (i.e. 5 pm Monday 20 May 2024).

An appeal that meets these criteria should be sent to [district.plan@wcc.govt.nz](mailto:district.plan@wcc.govt.nz).

The District Plan is Council's main statutory planning document. It controls where activities can be located and how land can be used, developed and subdivided. The Proposed District Plan was prepared in accordance with the RMA and was publicly notified on 18 July 2022. It will eventually replace the 2000 District Plan version, but for now both have legal effect for some provisions.

Council delegated its authority to conduct hearings and make recommendations on submissions to an Independent Hearings Panel (Panel). The Panel provided its recommendations to Council on submissions considered in Hearing Streams 1 – 5. Most of these Hearing Streams 1 – 5 provisions are under the separate Intensification Streamlined Planning Process (ISPP), but some of the provisions are under the Standard Process.

At its meeting on 14 March 2024, the Council decided to accept all of the Panel's recommendations on the Hearing Streams 1 – 5 provisions under the Standard Process. These recommendations can be found in its reports at <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/hearing-panel-reports-and-briefings>.

This public notice relates only to the Standard Process provisions. The public notice relating to the ISPP provisions was published on 20 March 2024 and can be viewed here: [wellington.govt.nz/districtplandecisions](https://wellington.govt.nz/districtplandecisions).

The minutes of the Kōrau Tūāpapa | Environment and Infrastructure Committee set out the Council decisions made at its meeting on 14 March 2024 and can be viewed here: [wellington.govt.nz/districtplanminutes](https://wellington.govt.nz/districtplanminutes).

A summary of these decisions, and next steps, can be viewed here: [wellington.govt.nz/districtplandecisions](https://wellington.govt.nz/districtplandecisions).

The 2024 ePlan – Council Decisions version is now online: <https://eplan.wellington.govt.nz/proposed>. It has notations recording the provisions that are now operative (or treated as operative), the

provisions that have legal effect but are not yet operative, and the provisions that plan users should have regard to but do not yet have legal effect.

Hearing Streams 6 - 10 on the remaining Proposed District Plan chapters are underway and will continue through 2024. They are following the Standard Process. Decisions on these provisions are due in early 2025.

If you have any questions on the Proposed District Plan please contact the District Plan Team by phone on 021 198 7136 or by email at [district.plan@wcc.govt.nz](mailto:district.plan@wcc.govt.nz).

If you would like independent support from a qualified planner who has had no involvement in developing the Proposed District Plan, you can contact our 'Friend of the Submitter' service: 021 803 0080, [friendofsubmitters@wcc.govt.nz](mailto:friendofsubmitters@wcc.govt.nz).

**Barbara McKerrow**

Chief Executive

On behalf of Wellington City Council

5 April 2024

**Excerpt of the Kōrau Tūāpapa | Environment and Infrastructure Committee 14 March 2024 meeting minutes (pp 25-35)**



The hui adjourned at 2.22pm and returned at 2.28pm with the following members present: Mayor Whanau, Councillor Apanowicz, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Wī Neera, Councillor Young, and Councillor Rogers.

(Councillor Abdurahman rejoined the hui at 2.30pm)

### **Moved Mayor Whanau, seconded Councillor Apanowicz the substantive motion**

#### **Resolved**

That the Kōrau Tūāpapa | Environment and Infrastructure Committee:

- 1) Receive the information
- 2) Receives the Recommendation Reports and Recommendations on Submissions Reports prepared by the Independent Hearings Panel for the hearing of submissions and further submissions on the Proposed District Plan in relation to Hearing Streams 1 to 5 and the 'ISPP Wrap-up Hearing', which are provided at **Attachment 1 (Recommendation Reports and Recommendations on Submissions Reports)**.
- 3) Notes that:
  - a. Officers have undertaken a full District Plan Review as directed by the Council on 27 June 2018, resulting in notification of the Proposed District Plan on 18 July 2022;
  - b. The Proposed District Plan gives effect to the direction set in the [Our City Tomorrow – He Mahere Mokowā mō Pōneke A Spatial Plan for Wellington City 2021](#), and that the Hearings to date have covered matters that provide for:
    - i. Greater recognition of mana whenua values and the promotion of an active partnership in resource management processes;
    - ii. Upzoning to enable more housing capacity and housing choice in and around the City centre, suburban centres, and the City's train stations;
    - iii. Intensification and more mixed use within the existing urban area which supports the City's goal of becoming carbon neutral by 2050;
    - iv. Focussed character protections in the inner suburbs focused on higher quality character areas;
    - v. A risk-based approach to managing natural hazards, the impacts of sea level rise and climate change that balances intensification with adaptation;
    - vi. The heritage listing of new areas, buildings, objects, archaeological sites, and notable trees to protect them from inappropriate use and development, while enabling their sustainable long term use; and
    - vii. New amenity controls and design guides to ensure high quality urban development;
  - c. In accordance with the decision of the Pūroro Āmua – Planning and Environment Committee (disestablished October 2022) two statutory processes under the Resource Management Act 1991 have been followed:

- i. The Intensification Streamlined Planning Process, which relates to housing and business intensification provisions and incorporates the legislatively-mandated Medium Density Residential Standards; and
  - ii. The Part 1, Schedule 1 process relates to the remaining parts of the PDP not related to intensification, for example residential provisions not relating to intensification, provisions relating to special purpose zones, open space zones and rural areas, temporary activities, signs, notable trees, quarrying, and hazardous substances;
  - iii. The Proposed District Plan provisions approved under the Intensification Streamlined Planning Process will by law be deemed to be approved by the Council and become operative on that notification date;
  - iv. The provisions approved under the Part 1 Schedule 1 process will be subject to an appeal period that closes 30 working days after notification of the decisions. If no appeals are received, then the provisions are considered to be beyond challenge and are deemed operative from the closing of the appeal period. Provisions that are appealed will take longer to resolve;
- 4) Resolves to adopt and approve the Independent Hearings Panel's recommendations in respect of changes to plan provisions, mapping and Recommendations on Submissions per the Panel's Recommendation Reports and appendices **except for the following recommendations:**
- a) ***Matter: Hydraulic Neutrality (application to CCZ)***

Reject the Independent Hearing Recommendations in report 5C paras 5 and 46; and refer to the Minister an alternative that:

Three Waters Chapter rule THW-R6 (Hydraulic neutrality - four or more residential units and non-residential buildings) apply to the City Centre Zone, as notified in the 2022 Proposed District Plan.

**Reason:** Council agrees with the reasons set out in the reporting officer Ms Cook's [Section 42A Report](#) - Three Waters paragraph 309, Ms Cook's [supplementary planning evidence](#) (in particular para 29), and Ms Cook's [Right of Reply](#) (in particular para 26).
  - b) ***Matter: Adelaide Road area within CCZ***

Reject the Independent Hearing Recommendations in Report 4B, para 11 and Report 4B, para 106;

and refer to the Minister an alternative that:

Retains the City Centre zoning and the associated zone-based provisions and associated spatial layers as it relates to Adelaide Road between Rugby St and John Street in the notified 2022 Proposed District Plan.

**Reason:** Council agrees with the reasons stated in the [Hearing Stream 4 Section 42A Report – Part 1 – City Centre Zone](#), paragraph 118, including Figures 11 and 12.

c) **Matter: Walkable catchment around CCZ**

Reject the Independent Hearing Recommendations in Report 1A as it relates to the City Centre Zone walkable catchment for NPS-UD: paras 6c, 299, 303, 341; Report 2A, as it relates to the Council amendment: paras 687, 696, 701, 703, 704, 707, 724; and Report 4C, para 515 as it relates to maximum height; Report 3B, paras 107, 111, 113 as it relates to Kelburn High Density Residential Zone and viewshafts;

and refer to the Minister an alternative that:

1. Within a City Centre Zone walkable catchment as shown in the attached map A: The City Centre Zone Walkable Catchment as per Section 42A Report Recommendations, which applies the 15 minute walkable catchment as recommended in [Hearing Stream 1 Section 42A report](#) para 360, and with the minor adjustment around Hay Street identified in the [Hearing Stream 1 Addendum to Council Officers Right of Reply](#) para 12:

- All residential areas are to be High Density Residential Zone, as shown in the Map A.
- All centres within this identified City Centre Zone walkable catchment to have a maximum height standard of 22 m where the IHP recommended maximum height is under 22 m.
- These amendments do not apply to qualifying matter areas (e.g. character precincts, heritage areas, high natural hazard overlays) which retain their 2022 notified PDP zoning and heights as further amended by Council decisions 14 March 2024.

The measurement of the walkable catchment uses the methods described in the [Walking Network Statement of Evidence](#) at Hearing 1. It rejects the additional factors recommended by the Hearings Panel e.g. distance from the core of the City Centre Zone, and desirability. The specific mapping metadata and process to draw the walkable catchment and zoning will be supplementary evidence to the Minister.

2. Adds a new © into Viewshafts chapter rule VIEW-R2.2 [permitted activity High Density Residential Zone]: “any building or structure in Kelburn does not intrude into Viewshafts 13, 14 or 15.”

**Reason:** Council agrees with these submitters’ reasons, as relevant, about why a walkable catchment based on 15 minutes from the City Centre Zone and the Wellington City Spatial Plan’s general identification of the Central City 15 minute walkable catchment in [Vol. 3: Our Plan – Inner Suburbs](#) ) is most appropriate catchment for giving effect to NPS-UD Policy 3:

- Kāinga Ora #391, Cameron Vannisselroy #157, MHUD #121, Grant Buchan #143, Gen Zero #254, Paihikara Ki Pōneke Cycle Wellington #302, Rod Bray #311, Trevor Farrer #332, Property Council #338, WCC ERG #377, Miriam Moore #433, Rachel Leilani #464, Escape Investments #484, Jonathan Markwick #490, Simon Ross #37, Elayna Chhiba #480, Zoe Ogilvie-Burns #131, Anne Lian #132, Robert Murray #133, Olivier Reuland #134, Ella Patterson #138, Braydon White #146, Jill Ford #163, Amos Mann #172, Patrick Wilkes #173, Peter Gent #179, Peter Nunns #196, Andrew Flanagan #198, Richard W Keller #232, Regan Dooley #239, Svend Heeselholt Henne Hansen #308, Henry Bartholomew Nankivell Zwart #378, Matthew Tamati Reweti #394, David Cadman #398, Emma Osborne #410, Luke Stewart #422, Daniel Christopher Murray Grantham #468, Parents for Climate Aotearoa #472.

Council agrees with the reporting officer's evidence in Hearing Stream 1 [Section 42A report on plan-wide matters and strategic direction](#) paras 349 – 360 90; and in the Hearing Stream 1 [Right of Reply Addendum evidence](#) from Mr Wharton (paras 8 – 12).

It also accepts the submitter evidence tabled at Hearing 1 from [Matt Heale](#) (paras 4.14, 4.23 – 4.27), [Alastair Cribbens](#) (Request 1) and [Nick Rae](#) (paras 9.1 – 9.21) and Hearing 2 from [Alastair Cribbens](#) (paras 6.1 – 8.1) and [Matt Heale](#) (paras 5.10 – 5.12, 5.25 – 5.29), as far as it supports the Council's alternative recommendation.

Council notes that this amendment aligns with the [Wellington City Spatial Plan 2021 content](#) on a Central City walkable catchment to apply NPS-UD Policy 3c.

Council agrees with submitter Jonathan Markwick (#490) that if high density residential buildings are allowed in Kelburn, that the viewshafts from the top of the cable car should be protected. Council also agrees with the reporting officer's evidence on this point in [Hearing Stream 3 Right of Reply Response](#), paras 38 – 50.

d) **Matter: Hay Street**

Reject the Independent Hearing Recommendations in Report 1A, para 6©(vii) for properties south of #7 and #8 Hay Street; Report 1A, para 341(g) for properties south of #7 and #8 Hay Street and Report 2A, para 706 for properties south of #7 and #8 Hay Street;

and refer to the Minister an alternative that:

The High Density Residential Zone and maximum heights limits are applied to Hay Street in the same way as other area within a walking catchment of the City Centre Zone without any Hay Street exemption.

**Reason:** Council agrees with the reporting officer's evidence in Hearing Stream 1 [Section 42A report on plan-wide matters and strategic direction](#) para 90; and in the Hearing Stream 1 [Right of Reply evidence](#) from: Mr Wharton (paras 112 – 113); Ms Mandic (Appendix 2); and Ms Hammond (Appendix 3) that the area of Hay Street is within the area of the walkable catchment and upzoning gives effect to Policy 3 of the NPS-UD.

e) **Matter: Character Precincts**

Reject the Independent Hearing Recommendations in report 2B para 481; report 2A para 823; and Report 4C para 522;

and refer to the Minister an alternative that:

The extent of Character Precincts remain the same as that in the notified 2022 Proposed District Plan.

Areas of extended Character Precincts as recommended by the Independent Hearings Panel that were recommended to be consequentially downzoned to Medium Density Residential Zone from High Density Residential Zone or that has their Medium Density Residential Zone maximum height limits reduced, be reverted back to their notified Medium Density Residential and High Density Residential Zone, with their notified maximum height limits.

Consequential on the above relief, the maximum building height within the Berhampore Neighbourhood Centre Zone to retain the notified 22m limit.

**Reason:** Council considers that more weight should be applied to the national significance of urban development, therefore the notified extent of character precincts is the most appropriate way to give effect to the NPS-UD.

Relatedly, Council agrees with submitter Generation Zero #254 that character precincts should only be applied in small areas with high concentration of character following rigorous site specific analysis.

Given the rejection of expanded character precincts, Council agrees with submitter Kainga ora #391 that greater height limits in Berhampore Neighbourhood Centre Zone are appropriate.

f) **Matter: Moir and Hania street interface**

Reject the Independent Hearing Recommendations in report 4B para 40; and refer to the Minister an alternative that:

The height in relation to boundary controls and building height settings in the City Centre Zone managing the interface of Hania and Moir Streets be returned back to the notified 2022 Proposed District Plan numbers (with the retention of Independent Hearing Panel recommendation for CCZ-S1 to be height thresholds, not maximum heights).

**Reason:** Council agrees with the following submitters to retain the building heights set out in CCZ-S1 and height in relation to boundary controls CCZ-S3 as relates to the area of Hania Street as notified on the edge of the City Centre Zone:

- Wellington City Youth Council #201, Restaurant Brands Limited #349, Fire and Emergency NZ #273, Century Group limited #238.

g) **Matter: Setbacks for 1-3 residential units**

Reject the Independent Hearing Recommendations in report 2A para 200 in relation to para 199(m), 419 and 473;

and refer to the Minister an alternative that:

The development of 1-3 residential units in the Medium and High Density Residential Zones have no minimum front or side yard requirements.

**Reason:** Council agrees with the following submitters' reasons why having no minimum front or side yard setback requirements for the development of 1-3 residential units in the Medium and High Density Residential Zones per the notified 2022 Proposed District Plan is appropriate:

- Retirement Villages Association of New Zealand Incorporated #350, Kainga Ora #391, Environmental Reference Group #377.

h) **Matter: Johnsonville Line and its walkable catchments**

Reject the Independent Hearing Recommendations in reports Report 1A: paras 4, 232, 233, 235, 237, 238, 299 (in relation to Johnsonville Line); Report 2A: paras 31(a), 728, 729, 730; Report 4C: paras 15, 261, 415, 595 (in relation to centres within 10 minutes of Johnsonville Line stations); and any other more general Independent Hearings Panel statements that are contrary to centres within 10 minutes walkable catchment of Johnsonville Line stations having a maximum height standard less than 22 m.

and refer to the Minister an alternative that:

1. Within the ten minute walkable catchments of the train stations of Crofton Downs, Ngaio, Awarua Street, Simla Crescent, Box Hill, Khandallah and Raroa, as shown in the attached Map B: The Johnsonville Train Line and 10 minute Walkable Catchments from its Stations, which is in turn based on the 2021 Spatial Plan for Wellington City: [Our Plan – Outer Suburbs](#):

- All residential areas are to be to be High Density Residential Zone, as shown in the Map B.
- All centres and mixed use zones within these identified 10 minute walkable catchments to have a maximum height standard of 22 m where the Independent Hearings Panel recommended maximum height is under 22 m.
- These amendments do not apply to qualifying matter areas (e.g. character precincts, heritage areas, high natural hazard overlays) which retain their notified 2022 Proposed District Plan zoning and heights as amended by Council decisions 14 March 2024.

The measurement of the walkable catchment uses the methods described in the [Walking Network Statement of Evidence](#) at Hearing 1. It rejects the additional factors recommended by the Hearings Panel e.g. desirability and footpath quality. The specific mapping metadata and process to draw the walkable catchment and zoning will be supplementary evidence to the Minister.

2. Amend the Rapid Transit definition to add "... includes the Kapiti Rail Line, the Johnsonville Line and the Hutt/Melling Line."

3. Amend the Rapid Transit Stop definition to add: "... include Wellington Railway Station, Ngauranga Railway Station, the Johnsonville Line's Crofton Downs, Ngaio, Awarua Street, Simla Crescent, Box Hill, Khandallah, Raroa and Johnsonville stations, and the Kapiti Rail Line's Takapu Road, Redwood, Tawa and Linden stations. The Kenepuru Rail Station is a rapid transit stop but only part of its walkable catchment is within Wellington City."

**Reason:** Council agrees with the submitters' reasons that the Johnsonville Line is 'rapid transit' and that the appropriate way to give effect to Policy 3c of the NPS-UD is to apply it within a 10 minute walkable catchment around each of the Johnsonville Line's rapid transit stops.

Jack Chu #4, Simon Ross #37, Noelle Pause #55, Stephen Pause #64, Conor Hill #76, Hugh Good #90, Ministry of Housing and Urban Development #121, Cameron Vannisselroy #157, Patrick Wilkes #173, Wellington Youth Council #201, Anna Jackson #222, Regan Dooley #239, Generation Zero Wellington #254, Dawid Wojasz #295, Paihikara Ki Pōneke Cycle Wellington #302, Bruce Rae #334, Greater Wellington Regional Council #351, Waka Kotahi #370, WCC Environmental Reference Group #377, Kāinga Ora Homes and Communities #391, Investore Property Limited #405, VicLabour #414, Miriam Moore #433, Michelle Rush #436, Stride Investment Management Limited #470, Te Rūnanga o Toa Rangatira #488, Jonathan Markwick #49, Investore #405, Stride #470.

It also accepts the submitter evidence tabled at Hearing 1 from [Joe Jeffries](#) (paras 4.1 - 4.7), [Mark Georgeson](#) (paras 4.1 - 6.12), [Matt Heale](#) (paras 4.8 - 4.22), [Mike Cullen](#) (paras 7.1 - 7.16) and [Alastair Cribbens](#) (paras 5.1 - 6.7) and at Hearing 2 from [Matt Heale](#) (paras 5.10 - 5.12, 5.25 - 5.29).

i) **Matter: Kapiti Line walkable catchments**

Reject the Independent Hearing Recommendations in Report 1A, para 317, 312 and 321; and Report 2A, para 739;

and refer to the Minister an alternative that:

1. Within the ten minute walkable catchments of the train stations of Takapu Road, Redwood and Linden, as shown in the attached Map C: The Kapiti Train Line and 10 Minute Walkable Catchments from its Stations in the Tawa Suburb, which is in turn based on the 2021 Spatial Plan for Wellington City: [Our Plan – Outer Suburbs](#):
  - All residential areas are to be High Density Residential Zone, as shown in Map C. Map C also includes the walkable catchments of Tawa and Kenepuru as unchanged from the IHP recommendations, in order to show the collective walkable catchment for these rapid transit stations in the Tawa suburb.
  - All centres zones within these identified 10 minute walkable catchments to have a maximum height standard of 22 m where the Independent Hearings Panel recommended maximum height is under 22 m.
  - All mixed use and industrial zones within these identified 10 minute walkable catchments to have a restricted discretionary activity maximum height standard of 22 m where the IHP recommended maximum height is under 22 m.
  - These amendments do not apply to qualifying matter areas (e.g. character precincts, heritage areas, high natural hazard overlays) which retain their notified 2022 Proposed District Plan zoning and heights as amended by Council decisions 14 March 2024.

The measurement of the walkable catchment uses the methods described in the [Walking Network Statement of Evidence](#) at Hearing 1. It rejects the additional factors recommended by the Hearings Panel e.g. desirability and topography. The specific mapping metadata and process to draw the walkable catchment and zoning will be supplementary evidence to the Minister.

**Reason:** Council agrees with the following submitters' reasons about why a 10 minute walkable catchment from the Takapu Road, Redwood and Linden Stations is the most appropriate:

- WCC Environmental Reference Group #377, Penny Griffith #418, Murray Pillar #393, Johnathon Marwkick #490, 292 Main Road Ltd #105, Waka Kotahi #370, Kāinga Ora #391.

It also accepts the submitter evidence tabled at Hearing 2 from [Matt Heale](#) (paras 5.10 – 5.12, 5.25 – 5.29). It also agrees with the reporting officer's evidence in Hearing Stream 1 [Section 42A Report Part 1 Plan-wide Matters and Strategic Direction](#), paras 266 - 306.

j) **Matter: Gordon Wilson Flats**

Reject the Independent Hearing Recommendations in report 3A para 441;

and refer to the Minister an alternative that:

Heritage building - #299, 320 The Terrace, Gordon Wilson Flats be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

k) **Matter: Gas Tank**

Reject the Independent Hearing Recommendations in report 3A para 475;  
and refer to the Minister an alternative that:

Heritage building #511, 139 Park Road, Gas Tank (Former) be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

l) **Matter: Emeny House**

Reject the Independent Hearing Recommendations in report 3A para 556;  
and refer to the Minister an alternative that:

Heritage building #415, 1 Ranfurly Terrace, Emeny House (former) be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

m) **Matter: Kahn House**

Reject the Independent Hearing Recommendations in report 3A para 506;  
and refer to the Minister an alternative that:

Heritage building #520, 53 Trelissick Crescent, Kahn House be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

n) **Matter: Olympus Apartments**

Reject the Independent Hearing Recommendations in report 3A para 471;  
and refer to the Minister an alternative that:

Heritage building #510, 280 Oriental Parade, Olympus Apartments be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.



o) **Matter: Wharenui Apartments**

Reject the Independent Hearing Recommendations in report 3A para 467;  
and refer to the Minister an alternative that:

Heritage building #509, 274 Oriental Parade, Wharenui Apartments be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

p) **Matter: Robert Stout building**

Reject the Independent Hearing Recommendations in report 3A para 456;  
and refer to the Minister an alternative that:

Heritage building #497, 21 Kelburn Parade, Robert Stout Building be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

q) **Matter: Primitive Church**

Reject the Independent Hearing Recommendations in report 3A para 454;  
and refer to the Minister an alternative that:

Heritage building #490, 24 Donald McLean Street, Former Primitive Methodist Church be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

r) **Matter: Masonic Hall**

Reject the Independent Hearing Recommendations in report 3A para 445;  
and refer to the Minister an alternative that:

Heritage building #366, 25-29 Phillip Street, Johnsonville Masonic Hall be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

s) **Matter: Star of the Sea**

Reject the Independent Hearing Recommendations in report 3A para 435;  
and refer to the Minister an alternative that:

Heritage building #120, 69 Tio Tio Road, Our Lady Star of the Sea Chapel and Stellamaris Retreat House be removed from SCHED1.

**Reason:** Council does not consider that retaining the building on the heritage schedule is the most efficient and effective option to give effect to the NPS-UD, because the heritage values are insufficient to justify accommodating historic heritage as a qualifying matter.

t) **Matter: Kilbirnie plan change**

Reject the Independent Hearing Recommendations in Report 1A paras 5, 336, 337; and Report 2A paras 690, 711, 712; that alter the Proposed Plan to include a walkable catchment and consequential zoning for Kilbirnie:

and refer to the Minister an alternative that:

NPS-UD Policy 3(c) will instead be implemented in a Part 1, Schedule 1 district plan change, with early consultation with the community that includes the Independent Hearing Panel's recommended walkable catchment and High Density Residential Zone around Kilbirnie Metropolitan Centre Zone. The plan change will be notified within one year of the Minister's acceptance on this topic.

**Reason:** Council agrees with the view of the reporting officer in the Section 42A Report (Stream 1, Part 1 para 373) that "the Council has not proposed the upzoning at any stage: Draft Spatial Plan, Final Spatial Plan, Draft plan nor [Proposed] plan. The effects (both positive and adverse) of enabling six storey buildings may be significant. Landowners and residents affected have not had the opportunity to consider and submit on the change. From a best-practice engagement perspective, it would be best for this scale of upzoning to be discussed with the community about its implications and let them have their say. While the NPS-UD requirement to enable six stories in this area would remain, people may raise relevant points about a High Density Residential Zone boundary ... or other matters."

The change arose from submissions highlighting how the NPS-UD and its qualifying matters (such as natural hazard overlays) had been applied around Kilbirnie.

This creates a situation of natural justice – where other areas of the City had the opportunity to provide their views through consultation but not the people of Kilbirnie.

The Section 42A Report officer advice that that community consultation would be desirable given the scale of change now proposed was apparently overlooked by the IHP panel with the Chair claiming that advice had not been provided when questioned at the Q&A session.

- 5) Resolves to publicly notify the decisions on the Proposed District Plan provisions no later than Tuesday 16 April 2024, and serve that decision on every person who made a submission on the matters covered within the first set of hearings;
- 6) Resolves that Officers are to report to Kōrau Tūāpapa | Environment and Infrastructure Committee with a paper outlining the process and content for an omnibus plan change to correct any errors or out of scope concerns raised during this process following the conclusion of Schedule 1 part 1 hearings on the District Plan.
- 7) Resolves that Officers are to report to Kōrau Tūāpapa | Environment and Infrastructure Committee alongside Takai Here partners to detail the process and commitments needed to advance a Te Ao Māori plan change incorporating Papakainga and other areas of interest to Mana Whenua.

- 8) Delegates to the Manager District Planning the power to correct minor errors to the plan change prior to that public notification, under sch. 1 cl. 95(2)(o) of the RMA; and
- 9) Delegates to the Chair of the Kōrau Tūāpapa | Environment and Infrastructure Committee to sign and send a letter referring any rejected IHP recommendations with their alternatives and reasons to the Minister of the Environment in accordance with the resolutions of the committee.
- 10) Instruct officers to report back to the Council on the most suitable zone for the Brooklyn Community Centre land, after consultation with the Brooklyn Community Association.
- 11) Instruct officers to report back to the Council on the next steps to protect a route for mass rapid transit, that includes:
  - Let's Get Wellington Moving work done on a preferred mass rapid transit route, stations and mode.
  - Resources and timeframes required to apply for a designation in the district plan for a mass rapid transit route.
  - Process options to apply for a designation, including public consultation.
  - The location(s) where a mass rapid transit route protection could terminate.
  - How the project would complement work being undertaken by WCC and GWRC on enhanced bus connections.
- 12) Instruct officers to report back to Council on how the concerns raised by Save our Venues in submission #445 on the 2022 Proposed District Plan may be addressed to ensure that music and concert venues in the City Centre can continue operating.
- 13) Instruct officers to report back to Council on the next steps for updating the *'Our City Tomorrow – He Mahere Mokowā A Spatial Plan for Wellington City'* to provide a co-ordinated infrastructure programme to meet the decisions of the Council and Minister through the District Plan, focussing particularly on catchment and area scale stormwater management solutions, including the purpose and function of public spaces and their potential role in the integrated management of water infrastructure and reducing impacts on the stormwater network.
- 14) Instruct officers to report back to Council on how the district plan Noise chapter should enable broadcasted calls to prayer in the City.

**Carried**

**Secretarial Note:** Voting was taken in parts. Clauses 1-3 and 6-9 were taken together. All remaining clauses were taken separately. All clauses were carried.

For the substantive motion, a division was called for under Standing Order 27.6(b), voting on which was as follows:

Clauses 1-3:

**For:**

Mayor Whanau, Councillor Abdurahman, Councillor Apanowicz, Councillor Calvert, Councillor Chung, Deputy Mayor Foon, Councillor Free, Pouiwi Hohaia, Pouiwi Kelly, Councillor Matthews, Councillor McNulty, Councillor O'Neill, Councillor Pannett, Councillor Randle, Councillor Rogers, Councillor Wi Neera, Councillor Young

**Against:**

**Excerpt of the Report and Recommendations of Independent Commissioners,  
Hearing Stream 5, Report 5C – 4.9 Infrastructure (pp 103-105)**

areas. Ms van Haren-Giles considered that these amendments were necessary to address a gap in the rule framework that was a result of the lack of clarity as to the relationship between the ridgeline and hilltops overlay and the ridgetop area. We agree with this change as it provides clarity to the rule framework. It makes a clear distinction between permitted earthworks in these areas for constructing public footpaths and tracks, and more restrictive provisions for earthworks for other purposes. It is also consistent with the strategic direction NE-O1 and NE-O3 to protect the ridgetop area, while enabling development in these areas, and aligns with the direction of the Development Areas chapter.

560. We also agree with Ms van Haren-Giles that these changes address the concerns of John Tiley and the Churton Park Community Association by providing stronger protection for the ridgetop area. In addition, we agree with her recommendation to broaden the matters of discretion to include all of EW-P20, and not just EW-P20.5, which refers only to ridgetop areas, to provide greater protection. While John Tiley spoke to the Panel during the hearing, he did not respond to this matter directly, but he did speak about the need to protect the ridgetop area.
561. In all other matters, we adopt Ms Van Haren-Giles recommendations based on her assessment of the submissions.

#### **4.9 Infrastructure**

562. The Infrastructure Chapter will be the subject of Hearing Stream 9 and there may be recommendations made as a result of that hearing that have a bearing on the recommendations made in this report.
563. Transpower<sup>285</sup> sought a number of amendments to the earthworks provisions. It submitted that EW-R22 Earthworks in the National Grid Yard lacked a supporting policy. Ms Van Haren-Giles agreed that this was necessary, but she considered that this link is made through the PDP by way of an introductory statement to the Infrastructure chapter and in the Earthworks chapter, noting:
44. "a. The introduction to the Infrastructure chapter states: "The provisions within this chapter apply on a City-wide basis. As such the rules in the zone chapters and earthworks chapter do not apply to infrastructure unless specifically stated within an infrastructure rule or standard."

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<sup>285</sup> Submission #315

45. b. The Earthworks chapter 'Application of rules in this Chapter' section states that: "The provisions of this Chapter do not apply in relation to activities provided for in the Infrastructure Chapter, unless specifically stated in the rule or standard concerned." "
564. She noted that Transpower had sought a total package of additional provisions in relation to the National Grid within the Infrastructure chapter, including policies. In her view, whether there is a policy and how it is connected to the Earthworks chapter is a matter to be decided in Hearing Stream 9. The Panel agrees that this is the correct process, but also considers that there does need to be a policy developed to provide a link to the rule, and at this stage, it seems logical that the Earthworks chapter contains some clear policy direction.
565. Ms van Haren-Giles did recommend, however, that a statement be added to the Other Relevant District Plan provisions of the Earthworks chapter that makes a link to the Infrastructure chapter in relation to earthworks in the National Grid Yard and Gas Transmission Corridor. We support this addition, and adopt her recommendation.
566. In her evidence on behalf of Transpower, Ms Whitney commented on two outstanding matters that remain unresolved in relation to earthworks. One was to move the depth standards from EW-S15 to EW-R22 for clarity and ease of use. Ms van Haren-Giles supported this move for the reasons given by Transpower. Ms Whitney did, however, comment<sup>286</sup> that there were two omissions in Ms van Haren-Giles' recommendation. Transpower sought that 'vertical holes' be added to the rule in conjunction with 'earthworks'. The second omission was in relation to the depth standards and a minor addition of a metric. Ms van Haren-Giles agreed with these changes in her Reply<sup>287</sup>. The Panel agrees that these are improvements to the clarity and usability of the PDP, and adopts these recommendations. We note, however, in the Appendix A to the Reply is not complete in that the words 'vertical holes' have not been added to the title of the rule, and this requires amendment.
567. The second outstanding matter that Transpower submitted on was a change in the default status from Restricted Discretionary to Non-Complying activity status where the standards are not met. Ms Whitney stated that Policy 10 of the NPSET "is very directive in requiring the management of activities to ensure the "operation, maintenance, upgrading and development of the electricity transmission network is

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<sup>286</sup> Whitney evidence at paragraph 6.14

<sup>287</sup> Van Haren-Giles reply 25 July 2023

not compromised”<sup>288</sup>. She contended that Non-Complying activity status was therefore required for third party earthworks inside the transmission line corridor. Ms van Haren-Giles did not agree that this was required, and considered it would lead to a very onerous consenting pathway. In addition, consent could only be given in exceptional circumstances, which would be out of scale with the likely nature of the earthworks activity and its effects.

568. Ms Whitney also argued that the matters of discretion in the existing rule were “incredibly wide and in effect meaningless”<sup>289</sup>. She argued that consent should only be granted in exceptional circumstances, and therefore Non-Complying status would be most appropriate. In her reply, Ms van Haren-Giles reiterated her view that the matters of discretion were specific and sufficient for an activity to be assessed on its merits. In her opinion, Non-Complying Activity status was unnecessary and overly burdensome. She gave examples to illustrate her point: “if a residential fence relying on posts with vertical hole depths of 320mm were proposed 5.5m from the outer edge of a support structure foundation, the amendment sought by Ms Whitney would result in these earthworks being a non-complying activity due to non-compliance with EW-R2218.1.a.i.”.
569. The Panel agrees with Ms van Haren-Giles and considers that Restricted Discretionary Activity status is appropriate for considering applications that do not meet the standards. We consider that the matters of discretion are quite specific, and will give sufficient opportunity to assess the effects. We also note that they require consideration of the technical advice provided by Transpower, so this enables Transpower to have input to the process and the outcome. We therefore adopt Ms van Haren-Giles’ recommendation.
570. In respect of all other Infrastructure matters, we agree with Ms van Haren-Giles’ assessment, and adopt her recommendations accordingly.

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<sup>288</sup> Whitney evidence at paragraph 6.18

<sup>289</sup> Whitney evidence para6.24

**Excerpts of Appendix 2C Recommended Responses to Submissions and Further Submissions, Earthworks (pp 28-29, and p 37)**



Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Wellington International Airport Ltd	406.376	General District wide Matters / Earthworks / EW-R20	Not specified	EW-R20.1 implies that only those activities listed are permitted in the zone. This includes EW-R20.1.e which notes that any earthworks permitted by any other rule are also permitted within the Airport Zone.	Not specified.	Accept	Yes
Wellington International Airport Ltd	406.377	General District wide Matters / Earthworks / EW-R20	Not specified	There is no clear activity status for earthworks that do not comply with the permitted activity requirements specified in subparagraph EW-R20.1.e.	Clarify the Activity Status for earthworks that do not comply with permitted activity requirements specified in subparagraph EW-R20.1.e.	Accept	Yes
Wellington International Airport Ltd	406.378	General District wide Matters / Earthworks / EW-R20	Not specified	Despite the reference to earthworks within the Airport Zone being permitted where they comply with other provisions within the earthworks chapter, EW-20.3.a appears to render any earthworks that are not for the purposes of the upgrade or maintenance of existing formed roads and public accessways or for the purpose of construction, upgrade, maintenance or repair of the Airport pavement a discretionary activity.	Not specified.	Reject	No
Wellington International Airport Ltd	406.379	General District wide Matters / Earthworks / EW-R20	Amend	A number of the rules that are relevant to the Airport Zone, by reference within EW-R20.1.e are subject to the ISPP. For the reasons discussed in paragraphs 4.32 to 4.39, this is inappropriate for earthwork activities that do not relate to the implementation of the NPSUD.	Seeks that the Earthworks chapter is amended to remove ISPP for provisions that do not relate to the implementation of the NPS-UD.	Reject	No
Wellington International Airport Ltd	406.380	General District wide Matters / Earthworks / EW-R20	Amend	The matters of discretion with respect to EW-R20.4. "Geomorphological impacts" is too broad. This matter of discretion should be refined to specify which aspects of the geomorphology require consideration or deleted.	Seeks that EW-R20.4 (Earthworks in the Airport Zone) is amended to specify which aspects of the geomorphology require consideration or deleted.	Reject	No
WCC Environmental Reference Group	377.311	General District wide Matters / Earthworks / EW-R21	Support	EW-R21 is supported as it provides for earthworks activities whilst providing discretion on potential environmental risks.	Retain EW-R21 (Earthworks within Sites and Areas of Significance Category A and Category B) as notified.	Accept	No
Te Rūnanga o Toa Rangatira	488.70	General District wide Matters / Earthworks / EW-R21	Support	Supports EW-R21.	Retain EW-R21 (Earthworks for the purposes of piling, trenching, maintaining sports fields, undertaking geotechnical investigations and grave digging, the replacement or removal of underground petroleum storage systems associated with service stations) as notified.	Accept	No
Transpower New Zealand Limited	315.176	General District wide Matters / Earthworks / EW-R22	Amend	Supports the provision of standards specific to earthworks on the basis such activities can compromise the National Grid and are a form of development contemplated by the NPS-ET. Considers that earthworks also have the potential to restrict Transpower's ability to access the line and locate the heavy machinery required to maintain support structures around the lines and may lead to potential tower failure and significant constraints on the operation of the line. Considers the provision of a rule framework achieves Policies 2 and 10 of the NPS-ET.  Seeks amendments to Rule EW-R22 to:  - Move the depth standards from the standard EW-S15 to the rule to provide more clarity and provide a clear relationship to the exemptions; - Amend the default activity status to non-complying where permitted conditions are not complied with (and as a subsequent amendment, deletion of the discretionary matter and	Amend EW-R22 (Earthworks in the national grid yard) as follows:  EW-R22 Earthworks <u>or vertical holes</u> in the national grid yard All Zones 1. Activity status: Permitted Where: a. <u>Earthworks or vertical hole depth must be no greater (measured vertically) than:</u> <u>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support structure: or</u> <u>ii. Between 6 metres and 12 metres from the outer visible edge of a foundation of any National Grid support structure.</u> b. Compliance is achieved with EW-S15.1 ...	Accept in part	Yes

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
				<p>notification clause). A non-complying activity status is considered the most effective means of giving effect to the NPS-ET's objective of managing the adverse effects of the network and managing the adverse effects of other activities on the network.</p> <p>[Refer to original submission for full reason]</p>	<p>All Zones                      2. Activity status: <del>Restricted Discretionary</del> <u>Non complying</u>                      Where:                      a. Compliance with any of the requirements of EW-R22.1 cannot be achieved.</p> <p><del>Matters of discretion are:-</del>                      1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;                      2. Impacts on the operation, maintenance, upgrading and development of the National Grid;                      3. The risk to the structural integrity of the affected National Grid support structure(s);                      3. Any impact on the ability of Transpower to access the National Grid;                      4. The risk of electrical hazards affecting public or individual safety, and the risk of property;                      5. Technical advice provided by Transpower; and                      6. Any effects on National Grid support structures including the creation of an unstable batter.</p> <p><del>Notification Status:-</del>                      An application for resource consent made in respect of rule EW-R22.2 is precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003</p>		
FirstGas Limited	304.41	General District wide Matters / Earthworks / EW-R23	Amend	<p>Considers that EW-R23 should be amended not to require a copy of a Pipeline Easement Permit to the Council. The Pipeline Easement Permit is issued by FirstGas and is a paper-based permit issued to the contractor at the time of the works taking place. It would therefore not be achievable for a copy to be provided to Council prior to the commencement of the work.</p>	<p>Amend EW-R23 (Earthworks within the gas transmission pipeline corridor) as follows:                      Activity status: Permitted                      Where:                      a. <del>For any earthworks within a gas pipeline easement area, a Pipeline Easement Permit is obtained and a copy of the permit is provided to the Council prior to the commencement of the earthworks; or</del>                      b. <del>For any earthworks outside of a gas pipeline easement area, written advice of the work is provided to the gas transmission pipeline owner and operator at least 15 working days prior to the commencement of the earthworks; and</del>                      e.a. Compliance is achieved with EW-S15.</p>	Accept	Yes
Phillippa O'Connor	289.11	General District wide Matters / Earthworks / EW-S1	Amend	<p>Considers that the earthworks triggers are too low and lack nuance.</p> <p>Considers that the Auckland unitary plan baseline in residential zones of 500m<sup>2</sup> is considered more appropriate.</p>	<p>Amend EW-S1 (Area) as follows:                      EW-S1                      All zones                      1. The total area of earthworks must not exceed <del>250m<sup>2</sup></del> <u>500m<sup>2</sup></u> per site in any 12-month period.</p>	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Rod Halliday	25.30	General District wide Matters / Earthworks / EW-S15	Not specified	Considers that it is not clear in EW-S15 what is defined as a Gas Transmission Pipeline corridor. It is presumed it is national bulk lines but there is no clear definition. Without one, the standard may capture minor residential supply pipes down to individual stubs to dwellings.	Clarify the definition of 'Gas Transmission Pipeline Corridor' in EW-S15 (Earthworks in the national grid yard and gas transmission pipeline corridor).	Accept in part	No
Firstgas Ltd	FS97.13	Part 2 / General District wide Matters / Earthworks / EW-S15	Support	Firstgas supports this submission which seeks that the definition of 'Gas Transmission Pipeline Corridor' is clarified to align with Firstgas' original submission seeking for the definition of 'Gas Transmission Pipeline Corridor' to be added. The inclusion of this definition is required to help implement rules sought in the Plan which relate to the gas transmission pipeline corridor. The definition would allow buffer/setback areas to be determined and therefore appropriately managing potential reverse sensitivity effects. This definition would provide clarity to the plan user of the extent of the pipeline corridor.	Allow	Accept in part	No
Firstgas Limited	304.42	General District wide Matters / Earthworks / EW-S15	Support	EW-S15 is supported as it relates to the gas transmission pipeline corridor. The standards recognise the importance of the integrity and stability of the regionally significant infrastructure.	Retain EW-S15 (Earthworks in the national grid yard and gas transmission pipeline corridor) as notified.	Accept in part	No
Transpower New Zealand Limited	315.177	General District wide Matters / Earthworks / EW-S15	Amend	<p>Related to EW-R22, seeks amendment to the standard EW-S15 for those provisions specific to the National Grid.</p> <p>Seeks an amendment to the depth standard to move the standard to the rule. Considers the depths should be amended to better reflect NZECP34 but with all support structures treated the same in respect of setbacks (thereby recognising the risks to the National Grid extend beyond those addressed by NZECP34). An additional clause is sought to ensure ongoing access is maintained to support structures. Seeks minor grammatical and wording refinements. Seeks the separating of the National Grid from the Gas Transmission pipeline to avoid confusion to plan users</p>	<p>Amend EW-S15 (Earthworks in the national grid yard and gas transmission pipeline corridor) as follows:</p> <p>EW-S15 Earthworks in the National Grid Yard and gas transmission pipeline corridor All Zones</p> <p>1. Earthworks or vertical holes in the National Grid Yard must comply with the following:</p> <p><del>a. Earthworks or vertical hole/s depth must be no greater than:</del></p> <p><del>i. 300 millimetres within 2.2 metres of any National Grid support poles or stay wires; or</del></p> <p><del>ii. 750 millimetres between 2.2 metres and 5 metres of the pole or stay wire.</del></p> <p><del>b. Earthworks or vertical hole depth must be no greater than--</del></p> <p><del>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support tower (including any tubular steel tower that replaces a steel lattice tower); or</del></p> <p><del>ii. Between 6 metres and 12 metres from the outer visible edge of a foundation of any National Grid support tower (including any tubular steel tower that replaces a steel lattice tower).</del></p> <p><del>a. e. The earthworks must nNot result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</del></p> <p><del>b. d. The earthworks must nNot result in vehicular access to a National Grid support structure being permanently obstructed.</del></p> <p><del>c. Not compromise the stability of a National Grid support structure.</del></p> <p>...</p>	Accept	Yes

**Earthworks Chapter – Decisions Version**

Council decisions on this chapter were made on 14 March 2024 under both the Part One Schedule 1 process (**P1 Sch1**) and the Intensification Streamlined Planning Process (**ISPP**). Please see notations for the status of provisions.

# Ngā Mahi Apu Whenua

## Earthworks

<b>EW</b>	<b>Earthworks</b>
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**P1 Sch1  
Have  
regard**

### Introduction

The purpose of the Earthworks Chapter is to provide for the sustainable management of earthworks.

Earthworks are essential to the development of the City. They create level and managed gradients for buildings, roads, paths, parking areas, recreation facilities and the installation of services. They are integral to the construction and development process. Associated structures provide for the retention of land and the management of landslips.

The undertaking of earthworks and construction of associated structures can have adverse short or long-term effects on the environment if poorly designed or managed, or if undertaken in inappropriate areas. These effects may include:

1. Increasing risks to the sites where earthworks are undertaken and to neighbouring properties from natural hazards, including landslips induced by earthquakes and increased rainfall intensities arising from climate change;
2. Slope destabilisation;
3. Accelerating erosion of land, sedimentation of water bodies and their margins, with resulting impacts on water quality and ecological, cultural and recreational values;
4. Impacting the amenity enjoyed by people or damaging other properties as a result of the inappropriate management of earth, sediment or dust;
5. Impacting visual amenity due to the scale and appearance of earthworks; and
6. Impacting the safety of the roading network from the associated transport of materials.

To a large extent, these effects can be addressed through careful design and management of physical works. The provisions of this Chapter provide the basis for addressing the above effects.

### Responsibilities

GWRC has a key role under the RMA in conserving soil, maintaining and enhancing water quality and aquatic ecosystems and avoiding or mitigating natural hazards. In practice, this means that:

1. Both the Council and GWRC have functions and responsibilities for the control of

- earthworks;
2. The Council focuses on:
    - a. Managing issues associated with instability, visual amenity, dust nuisance and road safety for all earthworks; and
    - b. Addressing erosion and sediment effects associated with smaller earthworks (being those up to and including areas 3,000m<sup>2</sup> in size); while
  3. GWRC manages erosion and sediment effects on larger sites, above that 3,000m<sup>2</sup> threshold, and earthworks on all sites in proximity to water bodies, among other matters.
  4. GWRC also manages disturbance activities in the beds of rivers and lakes.

In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is recorded or discovered, an authority from Heritage New Zealand is required if the site is to be modified in any way.

Heritage New Zealand Pouhere Taonga is responsible for issuing any archaeological authority for any earthworks that may affect an archaeological site (refer to APP1 — Historic Heritage Advice Notes for more information on the archaeological authority process and Accidental Discovery Protocol).

Resource Management (National Environmental Standards for Freshwater) Regulations 2020 manage earthworks within 10 metres of natural wetlands. As such, Council has decided not to duplicate provisions for these activities and they are not managed through this chapter.

The resource consent requirements for the removal or replacement of underground fuel storage tanks also falls under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

#### **Application of rules in this Chapter**

This chapter includes objectives, policies and rules that relate to earthworks generally. It also includes policies and rules that implement objectives in other chapters, specifically as they relate to the management of earthworks.

EW-R1 to EW-R4 and EW-R17 apply to all earthworks activities to the extent expressed within the rule concerned.

EW-R4 to EW-R16 and EW-R18 to EW-20 do not apply to any earthworks activities that are described and catered for solely by EW-R1 to EW-R3 or EW-R17.

EW-R20 applies with respect to structures used to retain or stabilise landslips. Other earthworks rules may also apply, depending on the nature and scope of any broader project that the construction of such structures may form a part. The one exception to this is where the structures concerned are associated with the operation, maintenance or repair of existing roads, in which case they are exempt from EW-R20 and subject instead to INF-R1.

In addition to the general earthworks requirements set out in EW-R4, EW-R5 to EW-R16 and EW-R18 to EW-R20 apply to earthworks activities in the particular locations and circumstances described in the rule concerned.

The provisions of this Chapter do not apply to quarrying activities provided for in the Quarry Zone.

The provisions of this Chapter do not apply in relation to activities provided for in the Infrastructure Chapter, unless specifically stated in the rule or standard concerned.

The provisions of this chapter only apply in relation to activities provided for in the Airport Zone, to the extent specified in EW-R17 and EW-S14.

P1 Sch1  
Have regard

**Other relevant District Plan provisions**

It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide chapters may also be of relevance, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Infrastructure** - the Infrastructure chapter contains policies relating to certain types of earthworks within the National Grid Yard and Gas Transmission Pipeline Corridor, and includes policies and standards regarding earthworks associated with infrastructure.
- **Infrastructure — Coastal Environment** — the Infrastructure Coastal Environment chapter includes policies regarding earthworks for infrastructure in the coastal environment
- **Infrastructure — Ecosystems and Biodiversity** — the Infrastructure Ecosystems and Biodiversity chapter includes policies and standards regarding earthworks for infrastructure in significant natural areas.
- **Infrastructure — Natural Features and Landscapes** — the Infrastructure Natural Features and Landscapes chapter includes policies, rules and standards regarding earthworks for infrastructure in Special Amenity Landscapes, outstanding natural features and landscapes, and identified ridgelines and hilltops.
- **Infrastructure — Other Overlays** — the Infrastructure Other Overlays chapter includes a rule regarding earthworks for upgrading of existing underground infrastructure in other overlays.
- **Renewable Electricity Generation** — the renewable electricity generation chapter includes, policies, rules and standards relating to earthworks.
- **Historic Heritage** — The Historic Heritage Chapter manages the adverse effects of modifications, including earthworks within the extent of scheduled archaeological sites identified in SCHED4.
- **Sites and Areas of Significance to Māori** — The Sites and Areas of Significance Chapter contains specific provisions relating to modification of features integral to a Category A or B site or area of significance to Māori identified in SCHED7.
- **Noise** — the Noise chapter contains a rule and a standard in relation to noise from earthworks

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

ISPP  
Operative

**Objectives**

<b>EW-O1</b>	<p><b>Management of earthworks</b></p> <p>Earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> <li>1. Is consistent with the anticipated scale and form of development in the relevant zone;</li> <li>2. Minimises adverse effects on visual amenity values, including changes to natural landforms;</li> <li>3. Minimises erosion and sediment effects beyond the site;</li> <li>4. Minimises risks associated with slope instability; and</li> <li>5. Protects the safety of people and property.</li> </ol>
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Policies	
ISPP Operative	<p><b>EW-P1</b>      <b>Co-ordination and integration with development and subdivision</b></p> <p>Provide for the efficient integration of earthworks and associated subdivision and development by:</p> <ol style="list-style-type: none"> <li>1. Encouraging joint applications for land use and subdivision; and</li> <li>2. Ensuring earthworks proposals provide finished landforms that can be feasibly developed or are fit for the future intended purpose.</li> </ol>
ISPP Operative	<p><b>EW-P2</b>      <b>Provision for minor earthworks</b></p> <p>Enable the efficient use and development of land by providing for earthworks and associated structures where:</p> <ol style="list-style-type: none"> <li>1. The risk associated with instability is minimised;</li> <li>2. Erosion, dust and sedimentation effects on land and water bodies will be minimal; and</li> <li>3. Effects on visual amenity would be insignificant.</li> </ol>
ISPP Operative	<p><b>EW-P3</b>      <b>Maintaining stability</b></p> <p>Require earthworks to be designed and carried out in a manner that maintains slope stability and minimises the risk of slope failure associated with natural hazards and adverse effects arising from climate change.</p>
ISPP Operative	<p><b>EW-P4</b>      <b>Erosion, dust and sediment control</b></p> <p>Require earthworks to adopt effective measures to manage the potential for:</p> <ol style="list-style-type: none"> <li>1. Erosion, and the movement of sediment beyond the site, and in particular into surface water, where proposals for earthworks no greater than 3,000m<sup>2</sup> in area are concerned; and</li> <li>2. The movement of dust beyond the site, where all proposals for earthworks are concerned.</li> </ol>
ISPP Operative	<p><b>EW-P5</b>      <b>Effects on earthworks on landform and visual amenity</b></p> <p>Require earthworks and associated structures, including structures used to retain or stabilise landslips, to be designed and constructed to minimise adverse effects on natural landforms and visual amenity and where located within identified ridgelines and hilltops ensure the effects are mitigated or remedied.</p>
ISPP Operative	<p><b>EW-P6</b>      <b>Earthworks and the transport network</b></p> <p>Require any transport of earth and cleanfill material to and from any site to be undertaken in a way that minimises adverse effects on surrounding amenity and the safety of the transport network.</p>
ISPP Operative	<p><b>EW-P7</b>      <b>Earthworks on the site of heritage buildings and heritage structures, and within heritage areas</b></p> <p>Manage earthworks within sites occupied by heritage buildings and heritage structures, and within heritage areas, having regard to:</p> <ol style="list-style-type: none"> <li>1. The identified heritage values of the heritage building, heritage structure or heritage area;</li> <li>2. The extent to which the earthworks would detract from those identified values and setting; and</li> <li>3. Whether the earthworks can be achieved without altering the significance of the heritage building, heritage structure or heritage area.</li> </ol>



P1 Sch1 Have regard	EW-P8	<p><b>Earthworks within the root protection area of notable trees</b></p> <p>Require earthworks to be located outside of the root protection area of notable trees unless the earthworks will not compromise:</p> <ol style="list-style-type: none"> <li>1. The long-term health of the scheduled notable tree; and</li> <li>2. The values of the notable tree.</li> </ol>
P1 Sch1 Have regard	EW-P9	<p><b>Minor earthworks within significant natural areas</b></p> <p>Enable earthworks within Significant Natural Areas identified within SCHED8 where they are of a minor scale and nature that maintains the identified biodiversity values.</p>
P1 Sch1 Have regard	EW-P10	<p><b>Earthworks within significant natural areas</b></p> <p>Only allow for earthworks of a more than minor scale within Significant Natural Areas only where it can be demonstrated that any adverse effects on indigenous biodiversity values are addressed in accordance with ECO-P1 and the matters in ECO-P3 and ECO-P5.</p>
P1 Sch1 Have regard	EW-P11	<p><b>Earthworks within High Coastal Natural Character Areas within the coastal environment</b></p> <p>Only allow for earthworks within High Coastal Natural Character Areas where:</p> <ol style="list-style-type: none"> <li>1. They are of a scale and for a purpose that is compatible with the identified values described in SCHED12, including restoration and conservation activities;</li> <li>2. They are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the High Coastal Natural Character Areas described in SCHED12;</li> <li>3. There is a functional need or operational need for the earthworks to be undertaken within a High Coastal Natural Character Area; and</li> <li>4. They incorporate measures to restore and rehabilitate disturbed areas.</li> </ol>
P1 Sch1 Have regard	EW-P12	<p><b>Earthworks within coastal margins and riparian margins within the coastal environment inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone</b></p> <p>Provide for earthworks within coastal margins and riparian margins within the coastal environment where located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone where:</p> <ol style="list-style-type: none"> <li>1. They are of a scale and for a purpose that is compatible with the natural character of the coastal or riparian margin concerned;</li> <li>2. They are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the natural character of the coastal environment and the affected margins;</li> <li>3. There is a functional need or operational need for the earthworks to be undertaken within a coastal or riparian margin;</li> <li>4. They would not significantly increase the flooding risk, when compared to the existing situation, including by compromising the effectiveness of community scale natural hazard mitigation structures; and</li> <li>5. They incorporate measures to restore and rehabilitate disturbed areas.</li> </ol>
P1 Sch1 Have regard	EW-P13	<p><b>Earthworks within coastal margins and riparian margins within the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or the City Centre Zone</b></p>

<p>P1 Sch1 Have regard</p>	<p>EW-P14</p>	<p>Only allow for earthworks within coastal and riparian margins in the coastal environment located outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or the City Centre Zone where:</p> <ol style="list-style-type: none"> <li>1. They are of a scale and for a purpose that is compatible with the natural character of the coastal or riparian margin concerned;</li> <li>2. They are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the natural character of the coastal environment and the affected margins;</li> <li>3. There is a functional need or operational need for the earthworks to be undertaken within a coastal or riparian margin;</li> <li>4. They would not significantly increase the flooding risk, when compared to the existing situation, including by compromising the effectiveness of community scale natural hazard mitigation structures; and</li> <li>5. They incorporate measures to restore and rehabilitate disturbed areas.</li> </ol>
<p>P1 Sch1 Have regard</p>	<p>EW-P15</p>	<p><b>Earthworks within riparian margins outside of the coastal environment</b></p> <p>Only allow earthworks within riparian margins outside of the coastal environment where:</p> <ol style="list-style-type: none"> <li>1. They are of a scale that maintains the natural character of the riparian margin concerned;</li> <li>2. There is a functional need or operational need for the earthworks to be undertaken within a riparian margin;</li> <li>3. They would not significantly increase the flooding risk, when compared to the existing situation, including by compromising the effectiveness of community scale natural hazard mitigation structures; and</li> <li>4. They incorporate measures to restore and rehabilitate disturbed areas.</li> </ol> <p><b>Earthworks within special amenity landscapes</b></p> <p>Manage earthworks within identified special amenity landscapes as follows:</p> <ol style="list-style-type: none"> <li>1. Provide for earthworks within special amenity landscapes outside the coastal environment only where:             <ol style="list-style-type: none"> <li>a. They maintain the identified values of the special amenity landscape; and</li> <li>b. They are undertaken in a way that avoids, remedies or mitigates any adverse effects on the identified values of the special amenity landscape.</li> </ol> </li> <li>2. Provide for earthworks within special amenity landscapes within the coastal environment only where:             <ol style="list-style-type: none"> <li>a. They maintain the identified values of the special amenity landscape; and</li> <li>b. They are undertaken in a way that avoids any significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the special amenity landscape.</li> </ol> </li> <li>3. Require earthworks within special amenity landscapes to incorporate measures that:             <ol style="list-style-type: none"> <li>a. Restore or rehabilitate disturbed areas;</li> <li>b. Minimise changes to the landform; and</li> <li>c. Recognise and provide for Tangata Whenua cultural and spiritual values and practices.</li> </ol> </li> </ol>
<p>P1 Sch1 Have regard</p>	<p>EW-P16</p>	<p><b>Earthworks within outstanding natural features and landscapes</b></p>

		<p>Manage earthworks within identified outstanding natural features and landscapes as follows:</p> <ol style="list-style-type: none"> <li>1. Only allow for earthworks within outstanding natural features and landscapes outside the coastal environment where:             <ol style="list-style-type: none"> <li>a. They are of a scale that protects the identified values of the outstanding natural features and landscapes; and</li> <li>b. They are undertaken in a way that avoids any significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the outstanding natural features and landscapes.</li> </ol> </li> <li>2. Avoid earthworks within outstanding natural features and landscapes within the coastal environment unless:             <ol style="list-style-type: none"> <li>a. They are of a scale that protects with the identified values of the outstanding natural features and landscapes; and</li> <li>b. They are undertaken in a way that avoids any adverse effects on the identified values of the outstanding natural features and landscapes.</li> </ol> </li> <li>3. Require earthworks within outstanding natural landscapes to incorporate measures that:             <ol style="list-style-type: none"> <li>a. Restore or rehabilitate disturbed areas;</li> <li>b. Minimise changes to the landform; and</li> <li>c. Recognise and provide for Tangata Whenua cultural and spiritual values and practices.</li> </ol> </li> </ol>
<p>P1 Sch1 Have regard</p>	<p><b>EW-P17</b></p>	<p><b>Earthworks within Flood Hazard Overlays</b></p> <p>Provide for earthworks in Flood Hazard Overlays only where:</p> <ol style="list-style-type: none"> <li>1. They would not significantly increase the flooding risk, when compared to the existing situation, to the site or neighbouring properties through the displacement of flood waters; and</li> <li>2. The ability to convey flood waters along overland flowpaths or stream corridors is not impeded as a result of the earthworks.</li> </ol>
<p>P1 Sch1 Have regard</p>	<p><b>EW-P18</b></p>	<p><b>Earthworks associated with natural hazard mitigation works</b></p> <p>Enable earthworks associated with natural hazard mitigation works where:</p> <ol style="list-style-type: none"> <li>1. They provide a natural hazard risk reduction benefit at a community scale;</li> <li>2. They are part of a planned natural hazard mitigation works programme by Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited, or Wellington International Airport Limited or a nominated contractor or agent and will be maintained by one or more of these parties at the completion of the works;</li> <li>3. They do not result in an increase in natural hazard risk to any other property;</li> <li>4. They are constructed in accordance with approved engineering practices; and</li> <li>5. There is a maintenance programme for the natural hazard mitigation works to ensure their on-going effectiveness.</li> </ol>
<p>P1 Sch1 Have regard</p>	<p><b>EW-P19</b></p>	<p><b>Earthworks associated with soft engineering natural hazard mitigation works</b></p> <p>Enable earthworks associated with soft engineering natural hazard mitigation works where:</p> <ol style="list-style-type: none"> <li>1. They provide a natural hazard risk reduction benefit to either individual or a collective group of properties or infrastructure;</li> <li>2. They are undertaken by Greater Wellington Regional Council,</li> </ol>

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Have regard

	Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited, or Wellington International Airport Limited or a nominated contractor or agent; 3. They do not result in an increase in natural hazard risk to any other property; and 4. There is a maintenance programme for the soft engineering natural hazard mitigation works to ensure their on-going effectiveness.
<b>EW-P20</b>	<b>Earthworks in development areas</b>  Enable earthworks associated with the development of the Lincolnshire Farm and Upper Stebbings Glenside West Development Areas where the design of those earthworks: 1. Is generally in accordance with the Development Plan in the Planning Maps and with the requirements set out in Appendix 12 and Appendix 13, respectively; 2. Provides for water sensitive urban design; 3. Provides for long-term access to intended open space areas; 4. Incorporates functional overland flowpaths, stream corridors and ponding areas that are capable of conveying flood waters in a manner that minimises risk to existing and new residential properties downstream; and 5. Protects ridgetop areas from inappropriate earthworks.

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<b>Rules: Land use activities</b>	
<b>EW-R1</b>	<b>Earthworks for the purposes of piling, trenching, maintaining sports fields, undertaking geotechnical investigations and grave digging, the replacement or removal of underground petroleum storage systems</b>
All Zones	1. Activity status: <b>Permitted</b>  Where:  a. Compliance with the following standards is achieved: i. EW-S5; and ii. EW-S6.
All Zones	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with any of the requirements of EW-R1.1 is not achieved  Matters of discretion are:  1. The matters in EW-P4; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.  Notification Status: an application for resource consent made in respect of rule EW-R1.2 is precluded from being publicly or limited notified.
<b>EW-R2</b>	<b>Earthworks for the purposes of constructing and maintaining tracks associated with permitted activities in the General Rural Zone</b>
General Rural Zone	1. Activity status: <b>Permitted</b>

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		<p>Where:</p> <p>a. Compliance is achieved with EW-S8</p>
	General Rural Zone	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R2.1 is not achieved</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in EW-P3, EW-P4 and EW-P5; and</li> <li>2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</li> </ol> <p>Notification Status: an application for resource consent made in respect of rule EW-R2.2 is precluded from being publicly notified.</p>
P1 Sch1 Legal effect	<b>EW-R3</b>	<b>Earthworks for the purposes of constructing and maintaining public walking or cycling tracks in Open Space and Recreation Zones</b>
	Open Space and Recreation Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with EW-S9.</p>
	Open Space and Recreation Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R3.1.a is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in EW-P3, EW-P4 and EW-P5; and</li> <li>2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</li> </ol> <p>Notification Status: an application for resource consent made in respect of rule EW-R3.2 is precluded from being publicly or limited notified.</p>
ISPP Operative	<b>EW-R4</b>	<b>General earthworks</b>
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> <li>i. EW-S1;</li> <li>ii. EW-S2;</li> <li>iii. EW-S3;</li> <li>iv. EW-S4;</li> <li>v. EW-S5; and</li> <li>vi. EW-S6</li> </ol>
	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p>

		<p>Where:</p> <p>a. Compliance with any of the requirements of EW-R4.1 is not achieved</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in EW-P1;</li> <li>2. The matters in EW-P20, where relevant;</li> <li>3. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;</li> <li>4. For applications under this rule which arise from non-compliance with EW-R4.1.a.i:             <ol style="list-style-type: none"> <li>a. The matters in EW-P3, EW-P4 and EW-P5;</li> </ol> </li> <li>5. For applications under this rule which arise from non-compliance with EW-R4.1.a.ii:             <ol style="list-style-type: none"> <li>a. The matters in EW-P3, EW-P4 and EW-P5;</li> </ol> </li> <li>6. For applications under this rule which arise from non-compliance with EW-R4.1.a.iii:             <ol style="list-style-type: none"> <li>a. The matters in EW-P3 and EW-P4;</li> </ol> </li> <li>7. For applications under this rule which arise from non-compliance with EW-R4.1.iv:             <ol style="list-style-type: none"> <li>a. The matters in EW-P6;</li> </ol> </li> <li>8. For applications under this rule which arise from non-compliance with EW-R4.1.v:             <ol style="list-style-type: none"> <li>a. The matters in EW-P4;</li> </ol> </li> <li>9. For applications under this rule which arise from non-compliance with EW-R4.1.vi:             <ol style="list-style-type: none"> <li>a. The matters in EW-P4.</li> </ol> </li> </ol> <p>Notification Status:</p> <p>Applications under this rule which result from non-compliance with EW-R4.1.a.i and EW-R4.1.a.iii-vi are precluded from being publicly or limited notified.</p> <p>Applications under this rule that result from non-compliance with EW-R4.1.a.ii are precluded from being publicly notified.</p>
	<b>EW-R5</b>	<b>Earthworks on the site of scheduled heritage buildings and structures, and within heritage areas</b>
	All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. compliance is achieved with EW-S10.</p>
	All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R5.1 is not achieved</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in EW-P7; and</li> <li>2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</li> </ol>

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<b>EW-R6</b>	<b>Earthworks within the root protection area of notable trees</b>
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All Zones	1. Activity status: <b>Discretionary</b>
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<b>EW-R7</b>	<b>Earthworks within Sites and Areas of Significance Category A and Category B</b>
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All Zones	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in SASM-P5; and</li> <li>2. The outcome of consultation with mana whenua.</li> </ol>
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P1 Sch1  
Legal effect

<b>EW-R8</b> 	<b>Earthworks within a significant natural area</b>
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All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The earthworks:             <ol style="list-style-type: none"> <li>i. do not involve the removal of any indigenous vegetation or habitat of indigenous fauna; or</li> <li>ii. are associated with permitted activities provided for in ECO-R1.1, ECO-R1.2, ECO-R2.1 or ECO-R3.1.</li> </ol> </li> </ol>
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All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with any of the requirements of EW-R8.1 is not achieved; and</li> <li>b. The significant natural area does not contain any matters identified in Policy 11(a) of the New Zealand Coastal Policy Statement 2010 where located within the coastal environment.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The matters in EW-P10.</li> </ol>
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All Zones	<p>3. Activity status: <b>Non-complying</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The Significant Natural Area includes matters identified in Policy 11(a) of the New Zealand Coastal Policy Statement 2010 where located within the Coastal Environment.</li> </ol> <p>Section 88 requirements: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15:</p> <ol style="list-style-type: none"> <li>1. Identifying the indigenous biodiversity values and potential impacts from the proposal; and</li> <li>2. Demonstrating that ECO-P5 has first been met, and the effects management hierarchy at ECO-P2 has been applied to other adverse effects.</li> </ol>
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**P1 Sch1**  
**Legal effect**

<b>EW-R9</b>	<b>Earthworks within riparian margins (outside the coastal environment)</b>
All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with EW-S12.</p>
All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R9.1 is not achieved.</p> <p>Matters of discretion are:</p> <p>1. The matters in EW-P14 and NATC-P1; and</p> <p>2. The matters in PA-P1, PA-P2 and PA-P3.</p>

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**Legal effect**

<b>EW-R10</b>	<b>Earthworks within High Coastal Natural Character Areas within the coastal environment</b>
All Zones	<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance is achieved with EW-S11</p> <p>Matters of discretion are:</p> <p>1. The matters in EW-P11 and CE-P4; and</p> <p>2. The matters in PA-P1, PA-P2 and PA-P3.</p>
All Zones	<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R10.1 is not achieved.</p>

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<b>EW-R11</b>	<b>Earthworks within coastal or riparian margins within the coastal environment</b>
Port Zone City Centre Zone Stadium Zone Waterfront Zone	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with EW-R6</p>
Port Zone Stadium Zone Waterfront Zone City Centre	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R11.1 is not achieved.</p> <p>Matters of discretion are:</p>



Zone	<ol style="list-style-type: none"> <li>The matters in EW-P13 and CE-P5; and</li> <li>The matters in PA-P1, PA-P2 and PA-P3.</li> </ol>
All Zones (except for Port Zone Stadium Zone Waterfront Zone City Centre Zone)	<ol style="list-style-type: none"> <li>Activity status: <b>Restricted Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with EW-S12.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in EW-P13 and CE-P6; and</li> <li>The matters in PA-P1, PA-P2 and PA-P3.</li> </ol>
All Zones (except for Port Zone Stadium Zone Waterfront Zone City Centre Zone)	<ol style="list-style-type: none"> <li>Activity status: <b>Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with any of the requirements of EW-R11.3 is not achieved.</li> </ol>
<b>EW-R12</b>	<b>Earthworks within special amenity landscapes</b>
All zones	<ol style="list-style-type: none"> <li>Activity status: <b>Permitted</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with EW-S13.</li> </ol>
All Zones	<ol style="list-style-type: none"> <li>Activity status: <b>Restricted Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance with any of the requirements of EW-R12.1 is not achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in EW-P15; and</li> <li>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ol>
<b>EW-R13</b>	<b>Earthworks within outstanding natural features and landscapes</b>
All Zones	<ol style="list-style-type: none"> <li>Activity status: <b>Restricted Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with EW-S13; and</li> <li>The earthworks are located outside the coastal environment.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in EW-P16; and</li> </ol>

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	2. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria.
All Zones	2. Activity status: <b>Discretionary</b>  Where:  a. Compliance with the requirements of EW-R13.1.a is not achieved.
All Zones	3. Activity status: <b>Non-complying</b>  Where:  a. Compliance with the requirements of EW-R13.1.b is not achieved.
<b>EW-R14</b>	<b>Earthworks within the ridgeline and hilltops overlay or within the ridgetop area of the Upper Stebbings and Glenside West Development Area</b>
All Zones	1. Activity status: <b>Permitted</b>  Where:  a. Compliance is achieved with EW-S13; and b. For the ridgetop area of the Upper Stebbings and Glenside West Development Area the earthworks are for the purpose of constructing public footpaths or tracks.
All Zones	2. Activity status: <b>Restricted Discretionary</b>  Where:  a. Compliance with any of the requirements of EW-R14.1 cannot be achieved; and b. The total area of earthworks in any 5-year period does not exceed: i. 500m <sup>2</sup> per site; and c. The maximum cut height or fill depth does not exceed 1.5m above ground level measured vertically.  Matters of discretion are:  1. The matters in EW-P5 and EW-P20; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
All Zones	3. Activity status: <b>Discretionary</b>  Where:  a. The earthworks are not a permitted activity under EW-R14.1 or a restricted discretionary activity under EW-R14.2.
All Zones	4. Activity status: <b>Non-complying</b>  Where:  a. Compliance with the requirements of EW-R14.1.b is not achieved.

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<b>EW-R15</b>	<b>Earthworks within the Flood Hazard Overlay</b>
All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The earthworks are not located within an Overland Flowpath or a Stream Corridor; or</li> <li>b. If the earthworks are located within an Overland Flowpath or a Stream Corridor, the finished ground level on the completion of the earthworks are the same as the natural ground level prior to the start of the earthworks.</li> </ul>
All Zones	<p>2. Activity Status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with any of the requirements of EW-R15.1 is not achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The matters in EW-P17.</li> </ul>
<b>EW-R16</b>	<b>Earthworks associated with natural hazard mitigation works within the Flood Hazard Overlays and Coastal Hazard Overlays</b>
All Zones	<p>1. Activity Status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The natural hazard mitigation works are undertaken by Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited, or Wellington International Airport Limited or a nominated contractor or agent for the express purpose of natural hazard mitigation works.</li> </ul>
All Zones	<p>2. Activity Status: <b>Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with any of the requirements of EW-R16.1 is not achieved</li> </ul>
<b>EW-R17</b>	<b>Earthworks in the Airport Zone</b>
Airport Zone	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with EW-S14.</li> </ul>
Airport Zone	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance with any of the requirements of EW-R17.1.a is not achieved.</li> </ul> <p>Matters of discretion are:</p>

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		<ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;</li> <li>2. Relevant matters in AIRPZ-P4 and AIRPZ-P5;</li> <li>3. Visual appearance and mitigation;</li> <li>4. Geomorphological impacts; and</li> <li>5. Traffic impacts caused by transporting earth and construction fill material.</li> </ol>
<b>EW-R18</b>		<b>Earthworks and vertical holes in the national grid yard</b>
All Zones		<ol style="list-style-type: none"> <li>1. Activity status: <b>Permitted</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Earthworks or vertical hole depth must be no greater (measured vertically) than:                     <ol style="list-style-type: none"> <li>i. 300 millimetres within 6 metres of the outer visible edge of a foundation of any National Grid support structure: or</li> <li>ii. 3 metres within 6 metres and 12 metres from the outer visible edge of a foundation of any National Grid support structure.</li> </ol> </li> <li>b. Compliance is achieved with EW-S15</li> </ol> <p>Note:</p> <p>The following earthworks activities or vertical holes are exempt from EW-R18.1:</p> <ol style="list-style-type: none"> <li>1. Earthworks or vertical holes, excluding mining and quarrying, that are undertaken by the operator of the National Grid;</li> <li>2. Earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track;</li> <li>3. Vertical holes not exceeding 500 millimetres in diameter that:                     <ol style="list-style-type: none"> <li>a. are more than 1.5 metres from the outer edge of the pole support structure or stay wire; or</li> <li>b. are a post hole for a farm fence or horticulture structure more than 6 metres from the visible outer edge of a tower or support structure foundation; and</li> </ol> </li> <li>4. Earthworks or vertical holes subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</li> </ol>
All Zones		<ol style="list-style-type: none"> <li>2. Activity status: <b>Restricted Discretionary</b></li> </ol> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance with any of the requirements of EW-R18.1 is not achieved.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;</li> <li>2. Impacts on the operation, maintenance, upgrading and development of the National Grid;</li> <li>3. The risk to the structural integrity of the affected National Grid support structure(s);</li> <li>4. Any impact on the ability of Transpower to access the National Grid;</li> <li>5. The risk of electrical hazards affecting public or individual safety, and the risk of property;</li> </ol>

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	<p>6. Technical advice provided by Transpower; and</p> <p>7. Any effects on National Grid support structures including the creation of an unstable batter.</p> <p>Notification Status:</p> <p>An application for resource consent made in respect of rule EW-R18.2 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
<b>EW-R19</b>	<b>Earthworks within the gas transmission pipeline corridor</b>
All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is achieved with EW-S16.</p> <p>Note:</p> <p>1. Earthworks, excluding and quarrying, that are undertaken by the owner and operator of the gas transmission pipeline are exempt from EW-R19.1.</p>
All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with any of the requirements of EW-R19.1 is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard(s);</li> <li>2. The extent to which the earthworks may compromise the ongoing efficient operation, maintenance and upgrading of the gas transmission pipeline, including the ability for continued reasonable access for inspections, maintenance and upgrading;</li> <li>3. Effects on the stability or integrity of the gas transmission pipeline;</li> <li>4. The risk of hazards affecting public or individual safety and the risk of property damage;</li> <li>5. The nature and location of any vegetation to be planted in the vicinity of the gas transmission pipeline;</li> <li>6. Measures proposed to avoid or mitigate potential adverse effects on the gas transmission pipeline; and</li> <li>7. The outcome of any consultation with the owner and operator of the gas transmission pipeline.</li> </ol> <p>Notification Status:</p> <p>An application for resource consent under Rule EW-R19.2 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedures)</p>

	Regulations 2003.
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**Rules: Buildings and structures activities**

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EW-R20	Structures used to retain or stabilise landslips
All Zones	<p>1. Activity status: <b>Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with EW-S7.</p>
All Zones	<p>2. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with EW-R20.1 is not achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The matters in EW-P3, EW-P4 and EW-P5; and</li> <li>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ol> <p>Notification Status: an application for resource consent made in respect of rule EW-R20.1 is precluded from being publicly notified.</p>

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EW-S1	Area		
All Zones	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>1. The total area of earthworks must not exceed 250m<sup>2</sup> per site in any 12-month period.</p> </td> <td style="width: 50%;"> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Whether the stability of land or buildings or structures in or on the site or adjacent sites is likely to be adversely affected;</li> <li>The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform;</li> <li>The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and</li> <li>The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021.</li> </ol> </td> </tr> </table>	<p>1. The total area of earthworks must not exceed 250m<sup>2</sup> per site in any 12-month period.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Whether the stability of land or buildings or structures in or on the site or adjacent sites is likely to be adversely affected;</li> <li>The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform;</li> <li>The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and</li> <li>The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021.</li> </ol>
<p>1. The total area of earthworks must not exceed 250m<sup>2</sup> per site in any 12-month period.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Whether the stability of land or buildings or structures in or on the site or adjacent sites is likely to be adversely affected;</li> <li>The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform;</li> <li>The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and</li> <li>The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021.</li> </ol>		

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EW-S2	Cut height and fill depth	
All Zones	1. Earthworks must not exceed the maximum cut height or fill depth specified in the table below. All heights and depths are expressed in metres, measured vertically.	
	<b>Condition</b>	<b>Max cut height/fill depth</b>
	a. Where any cut or fill is retained by a building or structure authorised by a building consent (which must be obtained prior to any earthworks commencing)	2.5m
	b. Where a. does not apply and the cut height or fill depth does not exceed the distance from the nearest site boundary, building or structure (above or below ground), when that distance is measured on a horizontal plane	1.5m
Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> <li>1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land;</li> <li>2. Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced person;</li> <li>3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion;</li> <li>4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building;</li> <li>5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means:                             <ol style="list-style-type: none"> <li>a. That an earthworks and/or</li> </ol> </li> </ol>		

- construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or
- b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process;
6. Whether the earthworks are designed in accordance with the relevant provisions of:
    - a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development 2012;
    - b. NZS 4404:2010 Land Development and Subdivision Engineering; and
    - c. NZS 4431:2022 Engineering Fill Construction for Lightweight Structures.
  7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;
  8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021;
  9. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, potentially including (but not limited to):
    - a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands;
    - b. Avoiding unnatural scar faces;
    - c. Favouring untreated cut faces over artificial finishes



		<p>faces over artificial finishes in areas where bare rock is common;</p> <ul style="list-style-type: none"> <li>d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting;</li> <li>e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings;</li> <li>f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow;</li> <li>g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures;</li> <li>h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures;</li> <li>i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and</li> <li>j. Placing pipes below ground or integrating them into earthworks and associated structures.</li> </ul>
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<b>EW-S3</b>	<b>Existing slope angle</b>	
All Zones	<p>1. Earthworks must not be undertaken on an existing slope angle of 34° or greater, where angles of 34° or greater are sustained over a distance of at least 3m, measured horizontally.</p> <p>The following are exempt from this standard:</p> <ul style="list-style-type: none"> <li>a. Earthworks compliant with EW-S2.a; and</li> <li>b. Earthworks associated with the repair, maintenance or upgrading of</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land;</li> <li>2. Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced</li> </ul>

	<p>existing buildings or structures used to retain or stabilise earthworks.</p>	<p>person;</p> <ol style="list-style-type: none"> <li>3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion;</li> <li>4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building;</li> <li>5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means:             <ol style="list-style-type: none"> <li>a. That an earthworks and/or construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or</li> <li>b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process.</li> </ol> </li> <li>6. Whether the earthworks are designed in accordance with the relevant provisions of:             <ol style="list-style-type: none"> <li>a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development 2012;</li> <li>b. NZS 4404:2010 Land Development and Subdivision Engineering; and</li> <li>c. NZS 4431:2022 Engineering Fill Construction for Lightweight Structures.</li> </ol> </li> <li>7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;</li> <li>8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021;</li> </ol>
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9. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, potentially including (but not limited to):
  - a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands;
  - b. Avoiding unnatural scar faces;
  - c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common;
  - d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting;
  - e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings;
  - f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow;
  - g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures;
  - h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures;
  - i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and
  - j. Placing pipes below ground or integrating them into

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		earthworks and associated structures.
<b>EW-S4</b>	<b>Transport of cut or fill material</b>	
All Zones	<p>1. The combined volume of cut material resulting from earthworks transported off the site and cleanfill material required for earthworks transported onto the site must not exceed:</p> <ul style="list-style-type: none"> <li>a. 2,000m<sup>3</sup> in the Future Urban Zone, City Centre, Centres, Mixed use and General industrial zones; or</li> <li>b. 200m<sup>3</sup> in all other Zones.</li> </ul>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which the transport of material to or from the site will adversely affect the amenity of surrounding areas and safety of the roading network, having regard to:                             <ul style="list-style-type: none"> <li>a. The type of trucks used;</li> <li>b. The frequency, timing and duration of truck movements;</li> <li>c. The proposed route, wherein the use of collector, principal and arterial roads and the State Highway network is favoured over local roads;</li> <li>d. The width, sightlines and other characteristics relating to the safety of roads along the proposed route;</li> <li>e. The presence of sensitive land uses including schools along the proposed route;</li> <li>f. Whether the activity requires the closure of any roads;</li> <li>g. The location of site access and whether this can be sited safely;</li> <li>h. Measures to minimize the risk of material being deposited on roads; and</li> <li>i. Measures to allow traffic, cyclists and pedestrians to move safely past the site; and</li> </ul> </li> <li>2. The need for a traffic management plan, potentially as part of a wider earthworks and/or construction plan, that addresses how the matters referred to in (a)-(i) will be managed, including any procedures for receiving and responding to complaints.</li> </ul>
<b>EW-S5</b>	<b>Dust management</b>	
All Zones	<p>1. No earthworks shall create a dust nuisance.</p>	<p>Assessment criteria where the standard is infringed:</p>

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	<b>EW-S6</b>	<b>Site reinstatement</b>	
P1 Sch1 Legal effect	All Zones	<ol style="list-style-type: none"> <li>As soon as practical, but not later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>The effectiveness of permanent measures to avoid erosion, the creation of a dust nuisance, to filter silt and sediment, and reduce the volume and speed of runoff from the site.</li> </ol>
	<b>EW-S7</b>	<b>Height of structures used to retain or stabilise landslips</b>	
All Zones	<ol style="list-style-type: none"> <li>Structures used to retain or stabilise landslips must be no higher than 2.5m measured vertically.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land;</li> <li>Whether the structures have been designed by an appropriately qualified and experienced person;</li> <li>Whether an appropriately qualified and experienced person will supervise the construction of the structures and certify them on their completion;</li> <li>Whether the structures are designed in accordance with the relevant provisions of:                     <ol style="list-style-type: none"> <li>The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development 2012; and</li> <li>NZS 4404:2010 Land Development and Subdivision Engineering.</li> </ol> </li> <li>The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;</li> <li>The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment</li> </ol>	

		<p>Control Guide for Land Disturbing Activities in the Wellington Region 2021;</p> <p>7. Measures to reduce the visual prominence and particularly visual intrusiveness of the structures, including:</p> <ul style="list-style-type: none"> <li>a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands;</li> <li>b. Avoiding unnatural scar faces;</li> <li>c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common;</li> <li>d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting;</li> <li>e. Designing and finishing structures to reflect existing buildings and structures, in urban settings;</li> <li>f. Designing and finishing structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow;</li> <li>g. Retaining existing vegetation above, below and at the sides of structures;</li> <li>h. Integrating new landscaping and associated planting to conceal or soften the appearance of structures;</li> <li>i. Concealing views of structures from streets, other public places and other properties through the positioning of proposed or future buildings; and</li> <li>j. Placing pipes below ground or integrating them into structures.</li> </ul>
<p><b>EW-S8</b></p>	<p><b>Cut height and fill depth associated with the construction or maintenance of tracks in the General Rural Zone</b></p>	
<p>General Rural Zone</p>	<p>1. Cut height or fill depth must not exceed:</p>	<p>Assessment criteria where the standard is infringed:</p>

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|  | <ul style="list-style-type: none"> <li>a. A maximum of 2.5 metres, measured vertically; and</li> <li>b. The cut height and fill depth does not exceed the distance from the nearest site boundary, building or structure (above or below ground), when that distance is measured on a horizontal plane</li> </ul> | <ul style="list-style-type: none"> <li>1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land;</li> <li>2. Whether the earthworks have been designed by an appropriately qualified and experienced person;</li> <li>3. Whether an appropriately qualified and experienced person will supervise the earthworks and certify them on their completion;</li> <li>4. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: <ul style="list-style-type: none"> <li>a. That an earthworks and/or construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or</li> <li>b. That the design of any stabilising structure can be assessed at a later date under the building consent process;</li> </ul> </li> <li>5. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;</li> <li>6. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021; and</li> <li>7. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, potentially including (but not limited to): <ul style="list-style-type: none"> <li>a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands;</li> <li>b. Avoiding unnatural scar faces;</li> </ul> </li> </ul> |
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		<ul style="list-style-type: none"> <li>c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common;</li> <li>d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting;</li> <li>e. Retaining existing vegetation above, below and at the sides of earthworks;</li> <li>f. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks;</li> <li>g. Placing pipes below ground or integrating them into earthworks.</li> </ul>
<p><b>P1 Sch1</b> <b>Legal effect</b></p>	<p><b>EW-S9 Track width associated with the construction or maintenance of walking and cycling tracks in the Open Space and Recreation Zones</b></p>	
	<p>Open Space and Recreation Zones</p>	<p>1. The width of the track surface must not exceed 1.5 metres at any point.</p> <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform;</li> <li>2. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and</li> <li>3. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC’s Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021.</li> </ul>
<p><b>ISPP</b> <b>Operative</b></p>	<p><b>EW-S10 Earthworks on the site of heritage building, heritage structures or on a site within a heritage area</b></p>	
	<p>All Zones</p>	<ul style="list-style-type: none"> <li>1. The total area of earthworks must not exceed 10m<sup>2</sup> in any 12-month period per site.</li> <li>2. The total volume of earthworks must not exceed 10m<sup>3</sup> in any 12-month period per site.</li> </ul> <p>The following are exempt from standards 1 and 2 above:</p> <ul style="list-style-type: none"> <li>a. Earthworks undertaken in the Botanic Gardens and Otari Native Botanic</li> </ul> <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> <li>1. The extent of effect of non-compliance on identified heritage values.</li> </ul>



		Garden Heritage Areas which are subject to zone based standards.	
P1 Sch1 Legal effect	<b>EW-S11</b>	<b>Earthworks in areas of high coastal natural character within the Coastal Environment</b>	
	All Zones	1. Earthworks must not exceed: <ul style="list-style-type: none"> <li>a. A maximum cut height or fill depth greater than 1.5m above ground level measured vertically; and</li> <li>b. The following within any 5-year period:                             <ul style="list-style-type: none"> <li>i. 100m<sup>2</sup> in total area per site.</li> </ul> </li> </ul>	Assessment criteria where the standard is infringed: <ul style="list-style-type: none"> <li>1. The extent and effect of non-compliance on identified coastal natural character values in the area and the ability to integrate and be sympathetic with the surrounding landform.</li> </ul>
P1 Sch1 Legal effect	<b>EW-S12</b>	<b>Earthworks in coastal or riparian margins</b>	
	All Zones	1. The total area of earthworks must not exceed 10m <sup>2</sup> in any 12-month period per site. 2. The total volume of earthworks must not exceed 10m <sup>3</sup> in any 12-month period per site.	Assessment criteria where the standard is infringed: <ul style="list-style-type: none"> <li>1. The extent and effect of non-compliance on identified, ecological values or amenity values or landscape values or cultural values.</li> </ul>
P1 Sch1 Legal effect	<b>EW-S13</b>	<b>Earthworks within: outstanding natural features and landscapes; special amenity landscapes; ridgelines and hilltops overlay; or the ridgetop area of the Upper Stebbings and Glenside West Development Area</b>	
	All Zones	1. Earthworks must not exceed: <ul style="list-style-type: none"> <li>a. A maximum cut height or fill depth greater than 1.5m above ground level measured vertically; and</li> <li>b. the following within any 5-year period:                             <ul style="list-style-type: none"> <li>i. 100m<sup>2</sup> in total area per site within an identified outstanding natural feature and landscape; or</li> <li>ii. 200m<sup>2</sup> in total area per site within identified special amenity landscapes; or</li> <li>iii. 200m<sup>2</sup> in total area per site within the ridgelines and hilltops overlay or the ridgetop area in the Upper Stebbings and Glenside West Development Area.</li> </ul> </li> </ul>	Assessment criteria where the standard is infringed: <ul style="list-style-type: none"> <li>1. The extent and effect of non-compliance on identified values and characteristics of outstanding natural features and landscapes, special amenity landscapes, and the ridgelines and hilltops, and the ridgetop area in the Upper Stebbings Glenside West Development Area and the ability to integrate and be sympathetic with the surrounding landform; and</li> <li>2. The degree to which the effect of the earthworks can be remedied or mitigated.</li> </ul>
P1 Sch1 Legal effect	<b>EW-S14</b>	<b>Earthworks in the Airport Zone</b>	
	Airport Zone	1. In the Rongotai Ridge Precinct, or in relation to the Hillock at the south end of the Terminal precinct earthworks shall not: <ul style="list-style-type: none"> <li>a. Alter the existing ground level by more than 2.5 metres measured</li> </ul>	Assessment criteria where the standard is infringed: <ul style="list-style-type: none"> <li>1. Rongotai Ridge Precinct:                             <ul style="list-style-type: none"> <li>a. Extent of cut faces;</li> <li>b. Enhancement of pedestrian</li> </ul> </li> </ul>

	<p>vertically.</p> <ul style="list-style-type: none"> <li>b. Disturb more than 250m<sup>2</sup> of ground surface.</li> <li>c. Be undertaken on slopes of more than 34°.</li> </ul> <p>2. In the Miramar South Precinct, earthworks must be undertaken in accordance with an Erosion and Sediment Control Plan prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent)</p> <p>3. In all areas:</p> <ul style="list-style-type: none"> <li>a. Any structure used to retain or stabilize a slope must be no higher than 2.5m measured vertically.</li> <li>b. No earthwork shall create a dust nuisance.</li> <li>c. As soon practicable, but not later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.</li> </ul>	<ul style="list-style-type: none"> <li>and cycle networks;</li> <li>c. Impact on views of, through and within the site; and</li> <li>d. Connections to community and recreation resources.</li> </ul> <p>2. Miramar South Precinct:</p> <ul style="list-style-type: none"> <li>a. Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent).</li> </ul> <p>3. In all areas, any relevant aspect of:</p> <ul style="list-style-type: none"> <li>a. A Landscape and Visual Amenity Management Plan;</li> <li>b. NZS 4404:2010 in particular erosion, sediment and dust control;</li> <li>c. NZS 6803:1999 for management of construction noise;</li> <li>d. An Erosion and Sediment Control Plan;</li> <li>e. A geotechnical assessment.</li> </ul> <p>4. In all areas, any relevant aspect of:</p> <ul style="list-style-type: none"> <li>a. The nature, scale and extent of planting and landscaping;</li> <li>b. Maintenance of planting and landscaping;</li> <li>c. Extent and quality of public recreational access, including connections to existing accessways;</li> <li>d. The nature and scale of engineered retaining features;</li> <li>e. Façade treatment of engineered retaining features over 1.5m in height;</li> <li>f. Staging of earthworks;</li> <li>g. Effects on adjacent residential land;</li> <li>h. Hours of work; and</li> <li>i. Construction traffic.</li> </ul> <p>5. With respect to EW-S14(4):</p> <ul style="list-style-type: none"> <li>a. The effectiveness of temporary measures to avoid the creation of dust nuisance.</li> </ul> <p>6. With respect to EW-S14(5):</p> <ul style="list-style-type: none"> <li>a. The effectiveness of permanent measures to avoid erosion, the creation of dust nuisance, to filter silt and sediment and reduce the volume and speed of runoff</li> </ul>
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		from the site.
<b>P1 Sch1 Legal effect</b>	<b>EW-S15</b>	<b>Earthworks in the National Grid Yard</b>
	All Zones	<p>1. Earthworks or vertical holes in the National Grid Yard must comply with the following</p> <ol style="list-style-type: none"> <li>a. Not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</li> <li>b. Not result in vehicular access to a National Grid support structure being permanently obstructed.</li> <li>c. Not compromise the stability of the National Grid Support Structure.</li> </ol>
<b>P1 Sch1 Legal effect</b>	<b>EW-S16</b>	<b>Earthworks in the Gas Transmission Pipeline Corridor</b>
	All Zones	<p>1. Earthworks within the gas transmission pipeline corridor must comply with the following:</p> <ol style="list-style-type: none"> <li>a. The disturbance of earth within the gas transmission pipeline corridor shall not exceed 400mm in depth.</li> </ol> <p>Note:</p> <p>Clause 1.a. above does not apply to earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track. Clause 1.a. does not apply to earthworks undertaken by a network utility operator within a road reserve.</p>

## Appendix D      Persons to be served with a copy of this notice

Submitter	Address for service
Wellington City Council	district.plan@wcc.govt.nz