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17 February 2025

For the Attention of the Hearing Panel for Proposed Plan Change 14 to the Waipā District Plan

Transpower New Zealand Limited (“Transpower”) writes in relation to Proposed Plan Change 14 to the Waipā District Plan (“PC14”), commencing on 6 March 2025.

Given the favourable nature of the officer recommendations and the further submissions lodged in support of Transpower’s submission by Fonterra, Transpower does not intend to appear before the panel and provide evidence. Rather it respectfully requests that this letter be tabled for the Panel’s consideration, to confirm its position in relation to its submission points and the Section 42A Report recommendations.

The following provides an overview of the submission points of relevance to this hearing, and response to the Section 42A Report recommendations.

Submission and Further Submission Points

Transpower lodged ten submission points primarily relating to provisions associated with the National Grid, which extends through the area covered by the Manganone Precinct Structure Plan. Two National Grid transmission towers for this line (HAM-KPO A 110kV) are located within the site.

In its submission Transpower noted it was largely neutral on the proposed rezoning on the proviso that adequate corridor provisions are included that would apply to the rezoned land. The submission identified key concerns with how the proposed provisions are framed (given they are based on provisions for the rural zone and in essence are ‘copied’ over into the Industrial zone), the lack of an accompanying policy framework, and lack of earthwork provisions. Specific relief was sought in the submission to resolve the concerns. In its further submission, Fonterra supported Transpower’s entire submission to amend the provisions specified (noting the points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.).

A summary of the original points is set out below:

S3/1- Sought amendment to notified Rule 7.4.2.43 to remove reference to farming/ rural based activities, and insertion of a vehicle access clause.

S3/2 – Sought a further amendment to Rule 7.4.2.43 to include a new clause to ensure vehicle access to support structures is available.

S3/3 – Sought the deletion of reference to farming/ rural based activities to reflect the proposed industrial zoning of the site.

S3/4 – Sought the inclusion of introductory text to Section 7 to provide background/ contextual information for the notified National Grid specific rules.

S3/5 – Sought the insertion of a new issue in Section 7 to identify the issue of locating activities within proximity of the National Grid.

S3/6 – Sought the insertion of a National Grid objective into Section 7 to provide the policy context for the National Grid specific rules.

S3/7 – Sought that a number of policies relating to the National Grid are inserted into Section 7 to provide the policy context for the notified National Grid specific rules (which include provision for non complying activities).

S3/8 – Sought the insertion of earthworks rules to manage earthworks in the National Grid Yard.

S3/9 – Supported and sought the retention of proposed Rule 15.4.1.1 (aa) on the basis that a new standard is inserted into proposed rule 15.4.2.91A and the default non – complying activity is retained.

S3/10 – Sought a new standard into proposed rule 15.4.2.91A that requires building lots for the principal buildings to be accommodated outside of the National Grid Yard.

Response to S42A Report recommendations

Transpower has carefully reviewed the Section 42A Report recommendations and as outlined in the attached table, generally supports the Section 42A Report recommendations on all the Transpower original and further submission points.

As outlined in the submission, a number of the amendments sought in the Transpower submission are required due to the zone based framework of the Waipā District Plan. Transpower does not consider that the current District Plan provisions would otherwise provide the necessary protection for the safe and efficient functioning of the National Grid, nor meet the requirements outlined in the National Policy Statement on Electricity Transmission (2008). Further, the relief sought is considered to be consistent with the approach adopted in other chapters of the Waipā District Plan (such as the Rural and Residential zone chapters).

There are a few minor areas where the relief sought by Transpower has either not been considered in full, or has not been incorporated into the Section 42A Officer recommendations for text changes to the District Plan (contained in Appendix 2 of the Section 42A Officer report). These are briefly outlined below, and are referred to in more detail in Attachment A to this letter.

- Rule 7.4.2.43 (Submission points 3/1 and 3/2):
 - (i) The Transpower submission has been spilt into two submission points (3/1 and 3/2). Part of the relief sought has not been covered under either submission point (although the summary of Officer recommendations in Appendix 1 to the Section 42A report specifically refers to this).

New rule 7.4.2.43 as notified is structured such that a number of specified buildings and structures on all sites under the National Grid conductors (wires) are permitted ‘provided that that all buildings and structures must comply with at least one of the following...’ Transpower sought that the words ‘at least one of the’ be deleted as highlighted above.

Transpower considers that all requirements in the second part of the rule should be met, and do not consider that is appropriate that compliance with the standards is

optional. Transpower notes the text was correct when the standards were an 'or' but with the addition of clause iii., the text is no longer correct.

Appendix 1 to the Section 42A report recommends that both 3/1 and 3/2 are accepted. Transpower supports this, and requests that the recommended changes to the District Plan text in Appendix 2 are amended to reflect this matter.

- (ii) Transpower sought the second part of the rule (7.4.2.43) be amended to require the specified buildings and structures on all sites under the National Grid conductors (wires) to ensure that vehicular access to any National Grid support structure is available. The Section 42A Officer supports this, and has recommended that this requirement be added to Rule 15.4.2.91A (a rule which applies to subdivision and development within the Mangaone Precinct Structure Plan area). Transpower did not specifically seek this relief, however, supports this addition and considers it consistent with that sought in its submission. This is premised on the requested amendment sought to Rule 7.4.2.43 also being made.

Transpower considers that the addition of the access clause to Rule 7.4.2.43 is necessary to avoid any potential confusion as to the applicability of the provision. Rule 7.4.2.43 applies to all buildings and structures; whereas Rule 15.4.2.91A only applies to subdivision and development. If the District Plan text changes recommended by the Section 42A Officer only are adopted, Transpower considers that the vehicular access request would not be addressed if the activity proposed did not involve (or be considered to constitute) subdivision or 'development'.

The recommended changes (through this hearing statement) to address this are shown below in red (with changes recommended in the S42A Report shown in blue):

7.4.2.43 Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:

- a. *Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or*
- b. *Are a fence; and/or*
- c. *Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or*
- ~~d. *Are an uninhabitable building for farming activities, excluding commercial greenhouses, buildings for intensive farming activities, or milking/dairy sheds (excluding ancillary structures); and/or [3/1, FS2/9]*~~
- ~~e. *Are uninhabited horticultural buildings or structures; and/or [3/1, FS2/9]*~~
- d. *Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.*

Provided that all buildings and structures must comply with ~~at least one of~~ the following:

- i. *Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or*
- ii. *Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.; and*
- iii. *Ensure vehicular access to any National Grid support structure is available.*

- Resource Management Issue 7.2.22 (Submission point 3/3): the recommended changes to the District Plan text contain a minor editing error where words have been repeated.

The recommended changes (through this hearing statement) to addresses this are shown below in red (with changes recommended in the S42A Report shown in blue):

National Grid Transmission Lines

7.2.22 National Grid Transmission Lines for the conveyance of electricity ~~National Grid transmission lines for the conveyance of electricity~~ are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line. [3/5, FS2/13]

Hearing appearance

As noted above, given the further submission lodged by Fonterra in support of Transpower's submission and the nature of the officer recommendations, Transpower does not intend to appear before the panel and provide evidence. Rather it respectfully requests that this letter be tabled for the Panel's consideration, to confirm its position in relation to its submission points and the Section 42A Report recommendations.

For clarity, Attachment A to this letter outlines the relief sought by Transpower, the S42A response, and Transpower's response to the recommendations with its reasoning.

Should the Panel see benefit in Transpower appearing before the Panel in relation to this tabled statement, Transpower can readily make itself available.

Should the Panel require clarification on any matter, please contact Rebecca Eng at Transpower (09 590 7072), or on the following email: environment.policy@transpower.co.nz.

Yours faithfully



Rebecca Eng

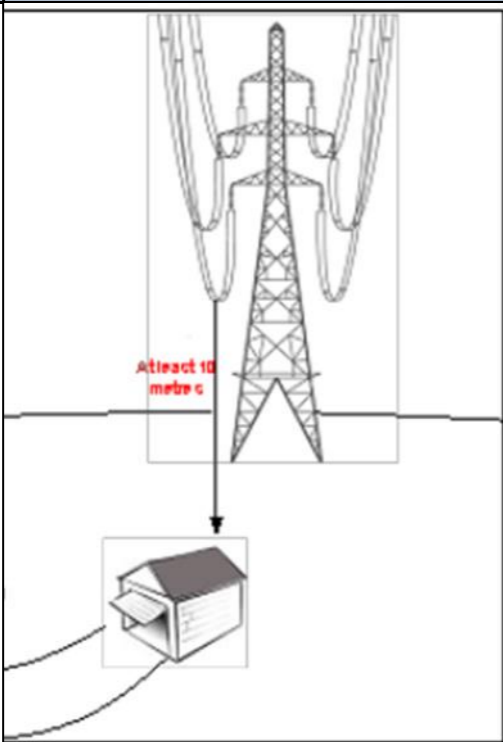
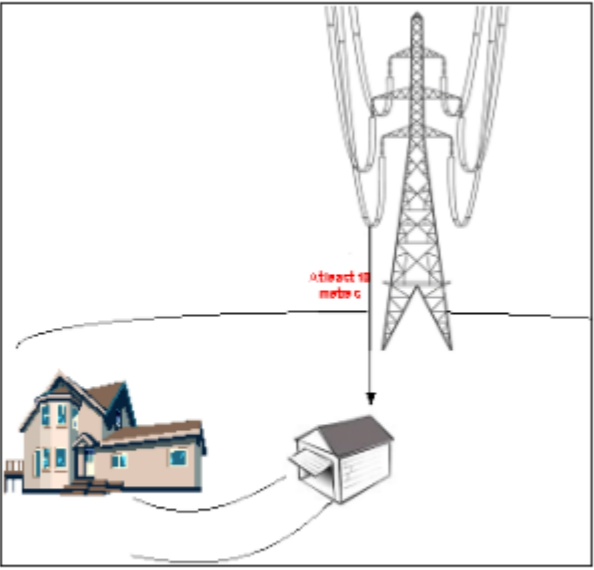
Technical Lead – Environmental Policy, Transpower New Zealand Limited

Attachment A – Transpower submission points on Proposed PC 14 and S42A Officer Recommendations.

Key to text type used in the Transpower submission.

| Text convention | Description |
|------------------------------------|--|
| Black text | Text of the operative WDP that PPC14 does not propose to change. |
| <u>Blue text underlined</u> | Text added by PPC14 as notified. |
| Blue text struck through | Text deleted by PPC14 as notified. |
| <u>Red text underlined</u> | Text sought to be added by Transpower through its submission on PPC14. |
| Red text struck through | Text sought to be deleted by Transpower through its submission on PPC14. |

| Sub Point | Proposed PC14 Provision | Summary of Transpower Submission | S42A Recommendation (as taken from the S42A Report) | Response to S42A Recommendation |
|-----------------------------|-------------------------|---|--|---|
| Section 7 – Industrial Zone | | | | |
| 3/1 | 7.4.2.43 | <p>Relief Sought: Support in Part</p> <p>Amend new Rule 7.4.2.43 as follows:</p> <p><u>“Rules - Buildings and structures within the National Grid Yard Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:</u></p> <ul style="list-style-type: none"> a) Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or b) <u>Are a fence; and/or</u> c) <u>Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or</u> d) Are an uninhabitable building for farming activities, excluding commercial greenhouses, buildings for intensive farming activities, or milking/dairy sheds (excluding ancillary structures); and/or e) Are uninhabited horticultural buildings or structures; and/or f) <u>Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.</u> <p><u>Provided that all buildings and structures must comply with at least one of the following:</u></p> <ul style="list-style-type: none"> i. <u>Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or</u> ii. <u>Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions; and</u> iii. <u>Ensure vehicular access to any National Grid support structure is available.</u> | <p>Recommendation: Accept.</p> <p>Reasoning:</p> <p><i>4.9 TOPIC 8 – NATIONAL GRID YARD</i></p> <p><i>4.9.1 The National Grid Yard is the high voltage electricity transmission network which traverses the country and comprises of the towers, poles, lines, cable substations, a telecommunications network and other ancillary equipment associated with the network. The HAM-KPO A 110kV line, that is a 110 kV double circuit transmission line, traverses the subject site with two towers located in the northeastern part of the plan change area. The submission points that are relevant to this topic are outlined in Table 8 Appendix 1.</i></p> <p><i>4.9.2 Transpower and Fonterra Ltd have requested a number of amendments to the introduction, issues, objectives, policies and performance standards within Section 7, and to the performance standards within Section 15 of the District Plan regarding the National Grid Yard. These amendments are requested to provide necessary context and provisions to ensure the National Grid Yard, and works within or near it, are appropriately controlled and managed within the Industrial Zone. Council staff have reviewed the information provided with the submission and recommend that the submission and further submissions are accepted.</i></p> <p>S42A Officer recommended changes to District Plan:</p> | <p>Transpower supports the recommendation on the basis it recommends the changes to Rule 7.4.2.43 as sought in the Transpower submission. While clause a. has not been deleted as requested, this is accepted as the clause is still accurate, rather not entirely applicable to the Industrial Zone. However, its retention is not opposed.</p> <p>Transpower acknowledges and supports the Officer recognition of the National Grid Yard within the area subject to the Mangaone Precinct Structure Plan, and within the District as a whole. The relief sought in the submission seeks to ensure that the operation and functioning of the National Grid Yard is not compromised as a result of the implementation of the Mangaone Precinct Structure Plan, and that appropriate controls are established to ensure that this is not compromised. Such controls are consistent with the requirements of the National Policy Statement on Electricity Transmission, and are considered to be essential for health and safety purposes and</p> |

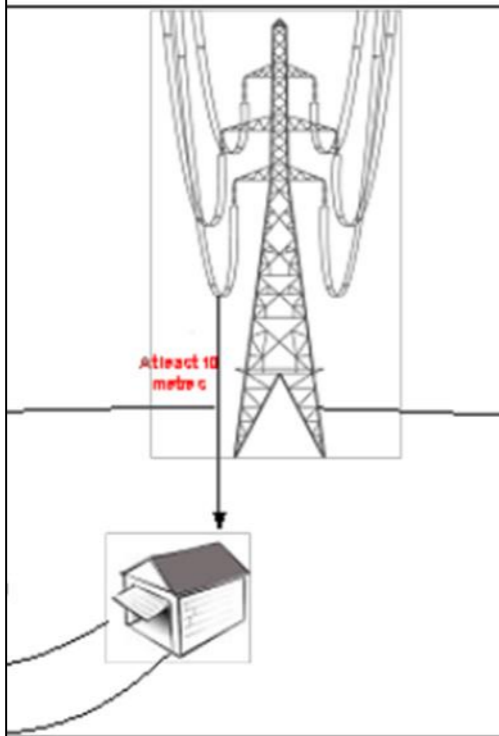
| Sub Point | Proposed PC14 Provision | Summary of Transpower Submission | S42A Recommendation (as taken from the S42A Report) | Response to S42A Recommendation |
|-----------|-------------------------|--|--|---|
| | |  <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”</p> <p>Reasoning: As noted in the body of the submission, the current approach within the WDP is to include provisions (being objective, policies and rules) relating to activities within the defined National Grid Yard at the zone level (noting that subdivision within the National Grid Corridor is managed under the plan wide Section 15). While this results in duplication of provisions, it is not within the scope of PPC14 to change this approach.</p> <p>Within this context Transpower supports the provision of a new Rule 7.4.2.43 which specifically manages buildings and structures within the National Grid Yard. Transpower appreciates the rule will in reality mean building and structures associated with permitted industrial activities will be a non complying activity within the National Grid Yard. However, given the wide range of activities permitted in the zone and the resulting potential intensification on the site, the rule is considered appropriate to give effect to the NPSET. The approach is entirely consistent with other district plans across the country.</p> <p>In term of the specifics of the proposed rule, Transpower understands the rule is derived from the Rural zone. While Transpower accepts the rule when applied to a rural context, it has concerns that a direct duplication of the Rural zone rule into the Industrial zone is not appropriate in that it will create confusion to plan users by referring to rural/farming related activities which will no longer be permitted</p> | <p>7.4.2.43 Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:</p> <ol style="list-style-type: none"> Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or Are a fence; and/or Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or Are an uninhabitable building for farming activities, excluding commercial greenhouses, buildings for intensive farming activities, or milking/dairy sheds (excluding ancillary structures); and/or [3/1, FS2/9] Are uninhabited horticultural buildings or structures; and/or [3/1, FS2/9] <p>d. Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.</p> <p>Provided that all buildings and structures must comply with at least one of the following:</p> <ol style="list-style-type: none"> Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.  <p>Plan Change 14 – Draft Changes to District Plan</p> <p>ECM#11367344</p> <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</p> | <p>ensure the Grid is not compromised.</p> <p>It is noted that the original submission lodged by Transpower on Rule 7.4.2.43 has been split into two, and is dealt with as submission points 3/1 and 3/2.</p> |

| Sub Point | Proposed PC14 Provision | Summary of Transpower Submission | S42A Recommendation (as taken from the S42A Report) | Response to S42A Recommendation |
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| | | <p>given the Industrial zone (noting permitted rule 7.4.1 s. relating to farming activities will not apply to the Mangaone Precinct Structure Plan area). On this basis Transpower considers clauses a), d) and e) are not appropriate given the proposed Industrial zoning, and therefore should be deleted. The deletion of the clause will not alter the activity status for new industrial building and structures within the National Grid Yard.</p> <p>A further amendment is sought to include a new clause to ensure vehicle access to support structures is available. This is an essential requirement, particularly for an industrial area, as 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 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).</p> | | |
| F/S 2/9 Fonterra | 7.4.2.3 | <p>Relief Sought: Support</p> <p>That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning and S42A Officer recommended changes to District Plan: as above for 3/1.</p> | |
| 3/2 | 7.4.2.43 | <p>Relief Sought: Support in Part</p> <p>Amend new Rule 7.4.2.43 as follows:</p> <p><u>“Rules - Buildings and structures within the National Grid Yard</u></p> <p><u>Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:</u></p> <p>a) Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or</p> <p>b) <u>Are a fence; and/or</u></p> | <p>Recommendation: Accept</p> <p>Reasoning and S42A Officer recommended changes to District Plan: As above for 3/1.</p> <p>Appendix 1 also states that Clause (j) has been added to Rule 15.4.2.91A to capture this request.</p> | <p>It is noted that the original submission lodged by Transpower on Rule 7.4.2.43 has been split into two, and is dealt with as submission points 3/1 and 3/2.</p> <p>Transpower supports the recommendation in part on the basis it gives partial effect to the changes to Rule 7.4.2.43 as sought in the Transpower submission</p> |

- c) Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or
- ~~d) Are an uninhabitable building for farming activities, excluding commercial greenhouses, buildings for intensive farming activities, or milking/dairy sheds (excluding ancillary structures); and/or~~
- ~~e) Are uninhabited horticultural buildings or structures; and/or~~
- f) Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.

Provided that all buildings and structures must comply with at least one of the following:

- i. Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or
- ii. Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions; and
- iii. Ensure vehicular access to any National Grid support structure is available.



Activities that fail to comply with this rule will require a resource consent for a non-complying activity."

Reasoning:

A further amendment is sought to include a new clause to ensure vehicle access to support structures is available. This is an essential requirement, particularly for

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

- (a) There is no new direct access from Lots or Activities to:
 - (i) Swayne Road; or
 - (ii) Zig Zag Road.
 Advice Note: Rule 15.4.2.8 shall apply to these roads.
- (b) Only light vehicles are able to use the proposed road connection to Swayne Road.
- (c) Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;

- (d) The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:
 - (i) A Mangaone Stream Reserve Management Development and Operational Maintenance Plan; and [4/5]
 - (ii) A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.
 These plans shall include the information requirements set out in Rule 21.2.7.
- (e) Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.
- (f) The Mangaone Stream Reserve is vested in Waipā District Council as part of the first subdivision consent application and the management occurs in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan. [10/18]
 Advice Note: As part of a reserves agreement (forming part of a Development Agreement under Rule 7.4.2.36) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features / infrastructure.
- (g) The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan. [4/5, 12/10, FS2/109, FS3/10]
- (h) A list of matters that will be the subject of private covenants.
 Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.
 - (i) On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard. [3/10, FS2/18]
 - (j) On all lots, the provision of vehicle access to any National Grid Support Structures is available. [3/24, FS2/10]

Activities which fail to comply with this rule will require resource consent for a non-complying activity.

as outlined below:

- (a) Availability of Vehicular Access to any National Grid Support Structure.

The S42 Officer has recommended that Rule 15.4.2.91A be amended to capture the request. Rule 15.4.2.91A relates to subdivision and development (as relevant) within the Mangaone Precinct Structure Plan area. Transpower supports the addition of this clause, however sought that the equivalent clause was added to Rule 7.4.23 (which relates to buildings and structures).

Transpower supports the addition of the clause to Rule 15.4.2.91A if this is undertaken in conjunction with the changes sought to Rule 7.4.2.43 in the submission. Transpower considers that this would ensure consistency and clarity between Plan provisions, and avoid any potential confusion as to what constitutes 'development'.

- (b) The requested deletion of the wording 'at least one of the following' from the second part of the rule.

| Sub Point | Proposed PC14 Provision | Summary of Transpower Submission | S42A Recommendation (as taken from the S42A Report) | Response to S42A Recommendation |
|--------------------|-------------------------|---|--|--|
| | | <p>an industrial area, as 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 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).</p> | | <p>The Reporting Officer has not specifically addressed Transpower’s request to delete the wording ‘at least one of the following’ from the second part of Rule 7.4.2.43 as requested¹. Transpower considers that any buildings and structures within the National Grid Yard should comply with all the requirements stated, and that these should not be optional.</p> |
| FS2/10 Fonterra | 7.4.2.43 | <p>Relief sought: Support That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |
| 3/3 | 7.4.2.44 | <p>Relief sought: Support in part Amend new Rule 7.4.2.44 as follows:</p> <p><u>“Buildings and structures around the National Grid Support Structures shall be setback a minimum of 12m from a National Grid Support Structure, provided that the following buildings and structures are exempt from this rule:</u></p> <ul style="list-style-type: none"> a. <u>A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or</u> b. <u>A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure; or</u> c. <u>A horticultural structure between 8m and 12m from a single pole support structure that:</u> <ul style="list-style-type: none"> <u>i. Meets the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances for separation distances from the conductor (NZECP34:2001); and</u> <u>ii. Is no more than 2.5m high; and</u> <u>iii. Is removable or temporary, to allow a clear working space 12m from the pole support structure when necessary for maintenance and emergency repair purposes; and</u> | <p>Recommendation: Accept</p> <p>Reasoning: as above for 3/1.</p> <p>S42A Officer recommended changes to District Plan:</p> | <p>Transpower supports the recommendation on the basis it recommends the changes to Rule 7.4.2.44 as sought in the Transpower submission.</p> |

¹ Appendix 1 (submission points 3/1 and 3/2 as referred to on p 31-32) includes this request in the decision requested by Transpower, and states that the Officer recommendation is to accept this submission point.

| Sub Point | Proposed PC14 Provision | Summary of Transpower Submission | S42A Recommendation (as taken from the S42A Report) | Response to S42A Recommendation |
|--------------------|----------------------------------|--|--|---|
| | | <p>iv. Allows all weather access to the pole support structure and a sufficient area for maintenance equipment, including a crane.</p> <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”</p> <p>Reasoning: For the reasons provided in relation to Rule 7.4.2.43, Transpower supports the proposed rule but seeks deletion of clause c. which is specific to farming activities.</p> | <p>7.4.2.44 Buildings and structures around the National Grid Support Structures shall be setback a minimum of 12m from a National Grid Support Structure, provided that the following buildings and structures are exempt from this rule:</p> <p>a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or</p> <p>b. A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure; or</p> <p>c. A horticultural structure between 8m and 12m from a single pole support structure that:</p> <p>i. Meets the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances for separation distances from the conductor (NZECP34:2001); and</p> <p>ii. Is no more than 2.5m high; and</p> <p>iii. Is removable or temporary, to allow a clear working space 12m from the pole support structure when necessary for maintenance and emergency repair purposes; and</p> <p>iv. Allows all weather access to the pole support structure and a sufficient area for maintenance equipment, including a crane. [3/3, FS2/11]</p> <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</p> | |
| FS2/11 Fonterra | 7.4.2.44 | <p>Relief sought: That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1.</p> | |
| 3/4 | 7.1 Introduction of Section 7 | <p>Relief Sought: Insert the following into Section 7.1 Introduction of Section 7</p> <p><u>7.1.8 A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity.</u></p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1.</p> <p>S42A Officer recommended changes to District Plan:</p> | <p>Transpower supports the recommendation on the basis it recommends the changes to the Introduction to Section 7.1 as sought in the Transpower submission.</p> |

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| | | <p><u>7.1.9 The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision).</u></p> <p>Reasoning: As noted in the body of the submission, the current approach within the WDP is to provide provisions (being objective, policies and rules) relating to activities within the defined National Grid Yard at the zone level (noting that subdivision within the National Grid Corridor is managed under the plan wide Section 15). While this results in duplication of provisions, it is not within the scope of PPC14 to change this approach.</p> <p>Given the current WDP zone-based framework, it is appropriate that Introductory text be provided to Section 7 to provide background/contextual information for the notified National Grid specific rules – consistent with the approach in the Rural zone and Residential zone chapters.</p> | <p><u>7.1.8</u> A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity. [3/4, FS2/12]</p> <p><u>7.1.9</u> The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision). [3/4, FS2/12]</p> | |
| FS2/12/2025 Fonterra | 7.1 Introduction of Section 7 a | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |
| 3/5 | 7.2 Resource Management Issues of Section 7 | <p>Relief Sought: Insert the following into Section 7.2 Resource Management Issues of Section 7</p> <p><u>7.2.21 National Grid transmission lines for the conveyance of electricity</u></p> <p><u>National Grid transmission lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line.</u></p> <p>Reasoning: As outlined in the submission point on the Introduction to Section 7, given the current WDP zoned based framework, it is appropriate a new Issue be inserted into Section 7 to identify the issue of locating activities locating within proximity of</p> | <p>Recommendation: Accept.</p> <p>Reasoning: As per 3/1.</p> <p>S42A Officer recommended changes to District Plan:</p> <p><u>National Grid Transmission Lines</u></p> <p><u>7.2.22</u> National Grid Transmission Lines for the conveyance of electricity National Grid transmission lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line. [3/5, FS2/13]</p> | <p>Transpower supports the recommendation on the basis it recommends the changes to Section 7.2 Resource Management Issues of Section 7 as sought in the Transpower submission.</p> <p>Transpower notes that the recommended text in Appendix Two repeats the sub heading in the first line of 7.2.22. Transpower requests that this is amended in accordance with the relief sought in its submission.</p> |

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| | | <p>the National Grid. The issue would accompany notified National Grid specific rules.</p> <p>The insertion of text would be consistent with the approach in the Rural zone and Residential zone chapters.</p> | | |
| FS2/13 Fonterra | 7.2 Resource Management Issues of Section 7 | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower's original submission.</p> <p>Reasoning: Fonterra supports Transpower's entire submission to amend the provisions specified. The points raised within Transpower's submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |
| 3/6 | 7.3 Objectives and Policies of Section 7 | <p>Relief Sought: Insert the following into Section 7.3 Objectives and Policies of Section 7</p> <p><u>7.3.9</u> <u>Objective - National Grid transmission networks</u></p> <p><u>To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.</u></p> <p>Reasoning: As outlined in the submission point on the Introduction to Section 7, given the current WDP zone-based framework, it is appropriate a National Grid objective be inserted into Section 7 to provide the policy context for the notified National Grid specific rules. None of the operative or notified Section 7 objectives are sufficiently directive or capture the outcome the National Grid specific objective seeks to achieve.</p> <p>The insertion of the objective would be consistent with the approach in the Rural zone and Residential zone chapters.</p> | <p>Recommendation: Accept</p> <p>Reasoning: as per 3/1.</p> <p>S42A Officer recommended changes to District Plan:</p> <p><u>Objective - National Grid Transmission Networks [3/6, FS2/14]</u></p> <p><u>7.3.10 To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network. [3/6, FS2/14]</u></p> | Transpower supports the recommendation on the basis it recommends the changes to Section 7.3 Objectives and Policies of Section 7 as sought in the Transpower submission. |
| FS2/14 Fonterra | 7.3 | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower's original submission.</p> <p>Reasoning: Fonterra supports Transpower's entire submission to amend the provisions specified. The points raised within Transpower's submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |
| 3/7 | 7.3 Objectives and Policies of Section 7 | <p>Relief Sought: Insert the following into Section 7.3 Objectives and Policies of Section 7</p> | <p>Recommendation: Accept</p> <p>Reasoning: As per 3/1</p> | Transpower supports the recommendation on the basis it recommends the insertion of the |

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| | | <p><u>Policies – Management of activities within National Grid Corridors</u></p> <p><u>7.3.9.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.</u></p> <p><u>7.3.9.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.</u></p> <p><u>7.3.9.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.</u></p> <p><u>7.3.9.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.</u></p> <p><u>7.3.9.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.</u></p> <p>Reasoning: As outlined in the submission point on the Introduction to Section 7, given the current WDP zone-based framework, it is appropriate National Grid policies be inserted into Section 7 to provide the policy context for the notified National Grid specific rules. None of the operative or notified Section 7 policies are sufficiently directive or provide the appropriate policy framework in which to consider a non-complying activity should resource consent be required.</p> <p>The insertion of the policies would be consistent with the approach in the Rural zone and Residential zone chapters.</p> | <p>Section 42A Officer recommended changes to District Plan:</p> <p><u>Policies – Management of activities within National Grid Corridors [3/7, FS2/15]</u></p> <p><u>7.3.10.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors. [3/7, FS2/15]</u></p> <p><u>7.3.10.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it. [3/7, FS2/15]</u></p> <p><u>7.3.10.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects. [3/7, FS2/15]</u></p> <p><u>7.3.10.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects. [3/7, FS2/15]</u></p> <p><u>7.3.10.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works. [3/7, FS2/15]</u></p> | <p>requested policies into Section 7.3 Objectives and Policies of Section 7 as sought in the Transpower submission.</p> |
| FS2/15 Fonterra | 7.3 | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |
| 3/8 | 7.4 Rules of Section 7 | <p>Relief Sought: Insert the following into Section 7.4 Rules of Section 7:</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | <p>Transpower supports the recommendation on the basis it recommends the insertion of Rule</p> |

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| | | <p><u>Rules – Earthworks</u></p> <p><u>7.4.2.45 Any earthworks within a National Grid Yard must:</u></p> <p>a) <u>Around National Grid tower support structures:</u></p> <ul style="list-style-type: none"> i. <u>Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and</u> ii. <u>Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.</u> <p>b) <u>Anywhere within the National Grid Yard</u></p> <ul style="list-style-type: none"> i. <u>Not create an unstable batter that will affect a transmission support structure; and</u> ii. <u>Ensure vehicular access to any National Grid support structure is available; and</u> iii. <u>Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.</u> <p><u>Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:</u></p> <p>i) <u>Earthworks undertaken by a network utility operator.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p> <p>Reasoning: As outlined in the submission point on the Introduction to Section 7, given the current WDP zone-based framework, it is appropriate specific National Grid earthworks rules be inserted into Section 7 to manage earthworks within National Grid Yard.</p> <p>In terms of the rationale for the rule, earthworks are sought to be managed within the National Grid Yard on the basis such activities are a form of development contemplated by the NPSET that can compromise the National Grid. Earthworks adjacent to support structures can undermine the stability of the structure foundations, causing the structure to lean or, worse, collapse, leading to power outages. Excavations or mounding mid-span can increase risks by reducing the clearance between the ground and conductors. Excavated areas or piles of earthworks can also restrict Transpower’s ability to access and locate the heavy machinery required to maintain support structures and conductors around the lines, including in emergency situations. For these reasons, Transpower seeks control on earthworks near the National Grid. The provision of a rule framework achieves Policies 2 and 10 of the NPSET in that it protects the integrity of the National Grid and the ability to maintain and operate it.</p> | <p>S42A Officer recommended changes to District Plan:</p> <p><u>Rules – Earthworks [3/8, FS2/16]</u></p> <p><u>7.4.2.45 Any earthworks within a National Grid Yard must:</u></p> <p>a) <u>Around National Grid tower support structures:</u></p> <ul style="list-style-type: none"> i) <u>Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and</u> ii) <u>Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.</u> <p>b) <u>Anywhere within the National Grid Yard</u></p> <ul style="list-style-type: none"> i) <u>Not create an unstable batter that will affect a transmission support structure; and</u> ii) <u>Ensure vehicular access to any National Grid support structure is available; and</u> iii) <u>Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.</u> <p><u>Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:</u></p> <p>i) <u>Earthworks undertaken by a network utility operator.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p> | <p>7.4.2.45 into Section 7.4 rules as sought in the Transpower submission.</p> |

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| | | <p>In terms of whether the operative WDP rules are sufficient to addresses the issue and give effect to the NPSET, the operative earthworks rule 7.4.2.32 relates only to an area volume and has no relevance to the National Grid.</p> <p>In terms of the specifics of the rule, an amended Earthworks rule is required (from that provided in the Rural zone) to:</p> <ul style="list-style-type: none"> a) Reflect the actual National Grid assets (being a 110kV transmission line on tower support structures) within the plan change area and avoid potential confusion as to the applicability of the specific clauses. Should other sites within the district be rezoned Industrial at a future date, an amended rule may be required to reflect the National Grid specific assets (specifically if there are pole support structures within any land to be zoned Industrial). At this stage, the rule reflects the assets on the site, which are unlikely to change given the nature of the existing assets. b) Reflect that once rezoned, ‘farming’ activities will no longer be permitted on the site (noting permitted rule 7.4.1 s. relating to farming activities does not apply the Mangaone Precinct Structure Plan area. As such, many of the rural references are not appropriate given the proposed Industrial zoning. c) Insert a new clause relating to ensuring vehicle access to support structures is available. This is an essential requirement, particularly for urbanised/developed areas, as 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 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). <p>The insertion of an earthworks rule would be consistent with the approach in the Rural zone and Residential zone chapters.</p> | | |
| FS2/16 Fonterra | 7.4 | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |

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| Section 15 – Infrastructure, Hazards, Development and Subdivision | | | | |
| 3/9 | 15.4.1.1(aa) | <p>Relief Sought: On the basis a new standard is inserted into proposed rule 15.4.2.91A, Transpower supports the proposed rule and RD activity status.</p> <p>Reasoning: Transpower supports the RD activity status for subdivision within the National Grid Corridor (defaulting to non-complying where standards are not met) as it provides the planning mechanism for Transpower to be involved in the consent application.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> <p>S42 Officer recommended changes to District Plan: no changes required.</p> | Transpower supports the recommendation on the basis that the Officer has also recommended the insertion of a new standard into proposed rule 15.4.2.91A and the default non complying activity status where standards are not met, as sought in the Transpower submission. |
| FS2/17 Fonterra | 15.4.1.1(aa) | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1</p> | |
| 3/10 | 15.4.2.91A | <p>Relief Sought: Insert a new standard into proposed rule 15.4.2.91A as follows:</p> <p><u>Mangaone Precinct Structure Plan Area</u> <u>Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:</u></p> <p><u>(a) There is no new direct access from Lots or Activities to:</u></p> <p><u>(i) Swayne Road; or</u> <u>(ii) Zig Zag Road.</u></p> <p><u>Advice Note: Rule 15.4.2.8 shall apply to these roads.</u></p> <p><u>(b) Only light vehicles are able to use the proposed road connection to Swayne Road</u></p> <p><u>.....</u></p> <p><u>(i) On all lots, building platforms for the principal buildings can be accomodated outside of the National Grid Yard.</u></p> <p><u>Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.</u></p> <p><u>Activities which fail to comply with this rule will require resource consent for a non-complying activity</u></p> | <p>Recommendation: Accept</p> <p>Reasoning: As above per 3/1</p> <p>S42 Officer recommended changes to District Plan:</p> | <p>Transpower supports the recommendation on the basis that the Officer has recommended the insertion of a new standard into proposed rule 15.4.2.91A as sought in the Transpower submission.</p> <p>Transpower’s comments in relation to the proposed addition to clause (h)(ii) to proposed rule 15.4.2.91A are addressed in relation to submission point 3/2.</p> |

Reasoning:

Transpower seeks regulation of subdivision within the defined National Grid Corridor. The provision of a rule and standard allows for Transpower to have an input into the configuration of new allotments to prevent the creation of unusable or severely constrained lots (i.e. lots that cannot accommodate a building platform outside the National Grid Yard or where physical access to support structures is compromised). Transpower does not seek to restrict land use (e.g. buildings) within this broader subdivision corridor unless there is a risk that future buildings may not comply with NZECP34. The subdivision application process will enable these matters to be considered.

In order to manage the effects, Transpower seeks the insertion of an additional standard into the proposed rule that in part reflects operative rule 15.4.2.29 "All lots shall identify a building platform for the principal dwelling, and any proposed secondary dwelling, outside of the National Grid Yard." but is modified to refer to 'principal buildings' as opposed to 'principal dwelling' on the basis of the Industrial zoning and that residential activities are a non-complying activity in the Industrial zone under rule 7.4.1.5a.

For completeness, Transpower accepts the operative National Grid specific objective and policies within Section 15, acknowledging the provisions within Section 15.3.15 are outside the scope of PPC14

Mangaone Precinct Structure Plan Area

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

(a) There is no new direct access from Lots or Activities to:

(i) Swayne Road; or

(ii) Zig Zag Road.

Advice Note: Rule 15.4.2.8 shall apply to these roads.

(b) Only light vehicles are able to use the proposed road connection to Swayne Road.

(c) Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;



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(d) The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:

(i) A Mangaone Stream Reserve Management Development and Operational Maintenance Plan; and [4/5]

(ii) A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.

These plans shall include the information requirements set out in Rule 21.2.7.

(e) Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.

(f) The Mangaone Stream Reserve is vested in Waipā District Council as part of the first subdivision consent application and the management occurs in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan, [10/18]

Advice Note: As part of a reserves agreement (forming part of a Development Agreement under Rule 7.4.2.36) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features / infrastructure.

(g) The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan, [4/5, 12/10, FS2/109, FS3/10]

(h) A list of matters that will be the subject of private covenants.

Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.

(i) On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard. [3/10, FS2/18]

(j) On all lots, the provision of vehicle access to any National Grid Support Structures is available. [3/24, FS2/10]

Activities which fail to comply with this rule will require resource consent for a non-complying activity.

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| FS2/18 | 15.4.2.91AA | <p>Relief Sought: That the Council adopts the specified amendments outlined in Transpower’s original submission.</p> <p>Reasoning: Fonterra supports Transpower’s entire submission to amend the provisions specified. The points raised within Transpower’s submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.</p> | <p>Recommendation: Accept</p> <p>Reasoning: As above for 3/1.</p> | |