

Submission by Transpower New Zealand Limited on Proposed Plan Change 14 to the Waipā District Plan

18 July 2024

Keeping the energy flowing



Transpower New Zealand Limited

Contact Details

Rebecca Eng – Technical Lead – Environmental Policy
Environmental Policy and Planning Team

Address: [REDACTED]

Email: [REDACTED]

Phone [REDACTED]

	<h1 style="margin: 0;">Waipā District Plan</h1> <h2 style="margin: 0;">Plan Change Submission Form</h2> <p style="margin: 0; font-size: small;">Form 5</p> <p style="margin: 0; font-size: x-small;">Clause 6 of the First Schedule to the Resource Management Act 1991</p>
	<p style="margin: 0; font-size: small;">Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840</p> <p style="margin: 0; font-size: x-small;">Phone: 0800 924 723 Online: www.waipadc.govt.nz/planchanges Email: districtplan@waipadc.govt.nz</p>

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close **5pm Friday 19 July 2024**

1. Submitter details	
Full name of submitter:	Transpower New Zealand Limited
Contact name if different from above:	Rebecca Eng
Contact phone number(s)	██████████
Email address:	████████████████████
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Proposed Plan Change 14 – Rezoning of land within Cambridge C10 Growth Cell

3. Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input checked="" type="radio"/> I am <input type="radio"/> I am not	
directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition		

4. Attendance at Council hearing		
Select one	<input checked="" type="radio"/> I do <input type="radio"/> I do not	wish to be heard (attend and speak at the Council hearing) in support of my submission.
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		
		<input type="radio"/> Yes <input checked="" type="radio"/> No

5. The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/>	I SUPPORT	Refer attached submission
	<input type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	


6. My submission is: (please include the reasons for your view)

Refer attached submission

7. I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

Refer attached submission

8. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated: 19 July 2024
--	---	---------------------

Submission of Transpower New Zealand Limited on Proposed Plan Change 14 to the Waipā District Plan

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 1 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).

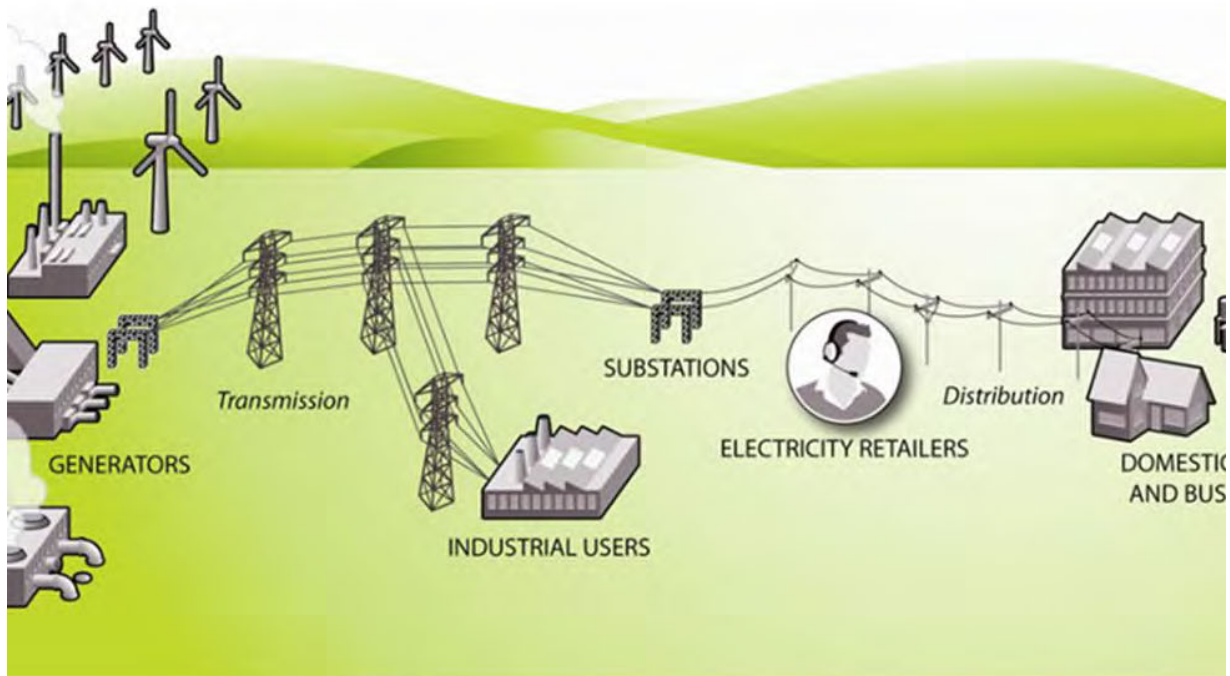


Figure 1. Role of Transpower in New Zealand's electricity industry. (Source: MBIE)

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.

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. This applies across New Zealand and is equally relevant in Waipā and to the proposed plan change site.

Transpower's assets in the Waipā District

Transpower's assets within and traversing the Waipā District comprise the following:

- Huntly-Taumarunui A 220 kV double circuit transmission line on towers (HLY-TMN-A);
- Karapiro-Te Awamutu A 110 kV single circuit transmission line on pi-poles (KPO-TMU-A);
- Otahuhu-Whakamaru A 220 kV single circuit transmission line on towers (OTA-WKM-A);
- Otahuhu-Whakamaru B 220 kV single circuit transmission line on towers (OTA-WKM-B);
- Otahuhu-Whakamaru C 220 kV double circuit transmission line on towers (OTA-WKM-C);
- Brownhill-Whakamaru A 400 kV (capable) double circuit transmission line on towers (designated) (BHL-WHN-A);
- Arapuni-Ongarue A 110 kV single circuit transmission line on pi-poles (ARI-HAM-A);
- Arapuni-Ongarue B 110 kV single circuit transmission line on towers (ARI-HAM-B);
- Arapuni-Hamilton A 110 kV single circuit transmission line on poles (ARI-HAM-A);
- Arapuni-Hamilton B 110 kV double circuit transmission line on towers (ARI-HAM-B);
- Hinuera-Karapiro A 110 kV single circuit transmission line on pi-poles (HIN-KPO-A); and
- Hamilton-Karapiro A 110 kV double circuit transmission line on towers (part of which is underground through St Kilda Estate and is designated) (HAM-KPO-A).

Also included within Waipā District are the substations at Cambridge, Karapiro and Te Awamutu.

The HAM-KPO A 110kV line on towers traverses the subject site, with two towers¹ located in the plan change area.

Refer to **Appendix B** for a map showing the location of the lines in relation to the area covered by Proposed Plan Change 14 (“**PPC14**”). Refer to **Appendix C** for a district wide map showing the location of the lines and substations.

Statutory Framework

Section 7 of the Proposed Plan Change 14 Application² provides the Statutory Assessment Considerations. While no reference is made to the National Policy Statement on Electricity Transmission 2008 (“**NPSET**”), Transpower considers the national instrument is a relevant consideration to PPC14 given the existing Transmission assets within the plan change area, and the strong policy directive within the NPSET to managing adverse effects on the National Grid and provide for “buffer corridors” (NPSET Policies 10 and 11).

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

¹ Towers HAM-KPO-A0027 and HAM-KPO-A0028

² <https://www.waipadc.govt.nz/repository/libraries/id:26zgz4o7s1cxbyk7hfo7/hierarchy/our-council/waipadistrictplan/Plan%20Changes/Plan%20Change%2014/Applicant%20documents/1.%20Plan%20Change%2014%20Application%20-%20C10%20Growth%20Cell%20-%20Final%20-%2010%20May%202024>

the National Grid – the assets used, operated or owned by Transpower – and not to electricity generation or distribution networks. A copy of the NPSET is attached as **Appendix D**.

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:

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

The NPSET's Objective is implemented by fourteen policies, as follows

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

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 industrial development) and requires that these do not compromise the operation, maintenance, upgrading and development of the National Grid. Of specific relevance to PPC14, the NPSET mandates a corridor for this protection. Policies 10 and 11 of the NPSET set out clear directives concerning management of adverse effects of subdivision, land use and development activities on the transmission network, including informing how adverse effects on the National Grid are to be managed through planning provisions.

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).

Section 75(3) of the RMA requires that a district plan 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 the Waipā District Plan (and all plan changes to it) gives effect to and thereby reflects national direction.

Operative District Plan Provisions relating to the National Grid

The approach to managing activities in proximity of the high voltage electricity transmission network (referred to as the National Grid) in the operative Waipā District Plan ("WDP") is to provide specific National Grid provisions (comprising an objective, policies, and rules relating to earthworks and buildings and structures within the defined National Grid Yard) within the respective zones that have existing National Grid assets. At present, National Grid assets are only located within or traverse the Rural, Residential and Reserves zones (noting that while assets also traverse the St Peters School Zone, there are not National Grid provisions within the zone). There are no existing assets within the Industrial zone – hence why PPC14 requires the inclusion of relevant National Grid provision within WDP Section 7 – Industrial zone. Subdivision is managed in the plan wide *Section 15 – Infrastructure, Hazards, Development and Subdivision*.

Attached as **Appendix E** are the Operative WDP provisions as they relate to the National Grid and the Rural zone (given the proposed plan change adopts the provisions from the Rural zone).

Transpower's submission on Proposed Plan Change 14

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. On that basis, Transpower is not opposed to industrial development and understands the intent and purpose of the rezoning.

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 activities such as industrial 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;
- 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.

Transpower is therefore largely neutral on the proposed rezoning on the proviso that adequate corridor provisions are provided that would apply to the rezoned land zone. The plan change

application in part achieves this but Transpower has some 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.

Summary of relief sought

A summary of the relief sought in the Transpower submission is as follows:

- Amendment to notified Rule 7.4.2.43 to remove reference to farming/rural based activities (to reflect the proposed Industrial zoning of the site), and insertion of a vehicle access clause.
- Amendment to notified Rule 7.4.2.44 to remove reference to farming/rural based activities (to reflect the proposed Industrial zoning of the site).
- Insertion of Introductory text, an issue, an objective and five policies, to provide the policy context and framework to consider any resource consent application in the National Grid Yard that requires consent.
- Insertion of a rule to manage earthworks in the National Grid Yard, consistent with the approach in the Rural and Residential zones.
- Support for proposed Rule 15.4.1.1(aa), on the basis a new standard is inserted into proposed rule 15.4.2.91A, and the default non complying activity status is retained.
- Amendment to notified Rule 15.4.2.91A to include a specific standard requiring principal buildings be capable of being located outside the National Grid Yard.

Specific submissions on PPC14

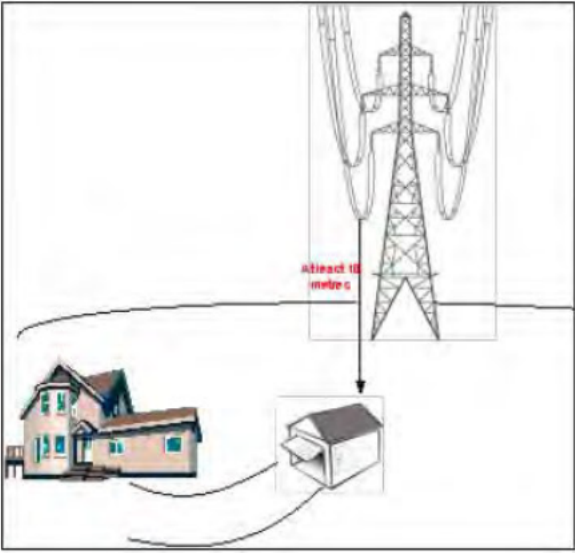
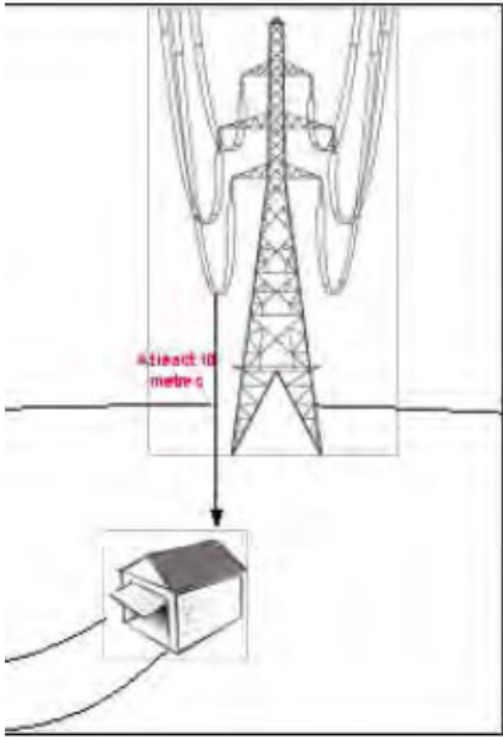
Transpower’s specific submissions on PPC14 are set out in the table in **Appendix A**. below.

In relation to the “Relief Sought” column in **Appendix A**, the following text formatting has been used:

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.

For the avoidance of doubt, all submissions made below include any consequential amendments that may be required to give effect to the submission (even if these consequential amendments have not been specified in the submission).

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
Section 7 – Industrial Zone			
<p>Insert a new Rule 7.4.2.43 to read:</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. <u>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</u> b. <u>Are a fence; and/or</u> c. <u>Are network utilities within a transport corridor or any part of electricity</u> d. <u>infrastructure that connects to the National Grid; and/or</u> e. <u>Are an uninhabitable building for farming activities, excluding commercial greenhouses, buildings for intensive farming activities, or milking/dairy sheds (excluding ancillary structures); and/or</u> f. <u>Are uninhabited horticultural buildings or structures; and/or</u> g. <u>Any public sign required by law or provided by any statutory body in</u> h. <u>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.</u> 	<p>Support in part</p>	<p>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 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>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>

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
 <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</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>	 <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</p>
<p>Insert a new Rule 7.4.2.44 to read:</p> <p>“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> <ul style="list-style-type: none"> a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or b. A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure; or 	<p>Amend</p>	<p>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>Amend new Rule 7.4.2.44 as follows:</p> <p>“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> <ul style="list-style-type: none"> a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
<p>c. <u>A horticultural structure between 8m and 12m from a single pole support structure that:</u></p> <ul style="list-style-type: none"> i. <u>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> ii. <u>Is no more than 2.5m high; and</u> iii. <u>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> iv. <u>Allows all weather access to the pole support structure and a sufficient area for maintenance equipment, including a crane.</u> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity."</u></p>			<p>b. <u>A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure; or</u></p> <p>c. <u>A horticultural structure between 8m and 12m from a single pole support structure that:</u></p> <ul style="list-style-type: none"> i. <u>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> ii. <u>Is no more than 2.5m high; and</u> iii. <u>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> iv. <u>Allows all weather access to the pole support structure and a sufficient area for maintenance equipment, including a crane.</u> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity."</u></p>
Section 7.1 Introduction of Section 7	Amend	<p>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>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</u></p>

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
			<p><u>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><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>
Section 7.2 Resource Management Issues of Section 7	Amend	<p>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 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>	<p>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> <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>
Section 7.3 Objectives and Policies of Section 7	Amend	<p>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>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> <u>To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.</u></p>
Section 7.3 Objectives and Policies of Section 7	Amend	<p>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</p>	<p>Insert the following into Section 7.3 Objectives and Policies of Section 7</p>

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
		<p>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><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>
Section 7.4 Rules of Section 7	Amend	<p>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</p>	<p>Insert the following into Section 7.4 Rules of Section 7</p> <p><u>Rules – Earthworks</u></p> <p><u>7.4.2.45 Any earthworks within a National Grid Yard must:</u></p> <ul style="list-style-type: none"> a. <u>Around National Grid tower support structures:</u> <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;</u> <p><u>and</u></p>

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
		<p>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>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. 	<ul style="list-style-type: none"> ii. <u>Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.</u> b. <u>Anywhere within the National Grid Yard:</u> <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> <ul style="list-style-type: none"> i. <u>Earthworks undertaken by a network utility operator.</u> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
		<p>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.</p> <p>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> <p>The insertion of an earthworks rule would be consistent with the approach in the Rural zone and Residential zone chapters.</p>	
Section 15 – Infrastructure, Hazards, Development and Subdivision			
Add a new Rule 15.4.1.1(aa), at the end of the table of rules, to read:	Support	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.	On the basis a new standard is inserted into proposed rule 15.4.2.91A, Transpower supports the proposed rule and RD activity status.

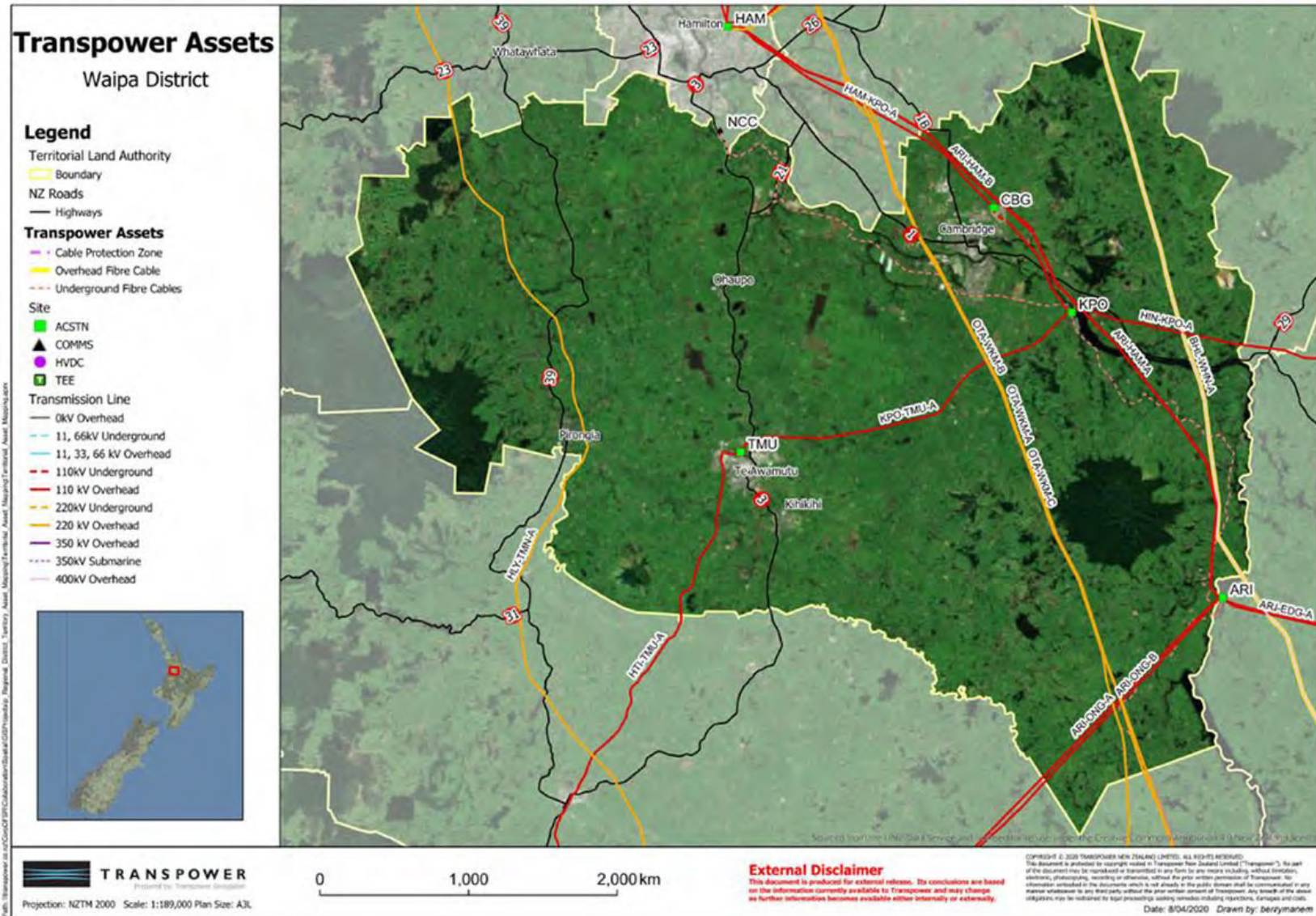
Specific Proposed Plan Change 14 Provision								Support/ Oppose/ Amend	Submission	Relief sought
	Activity			Industrial Zone / Airport Business Zone						
aa.	Subdivision within the Mangaone Precinct Structure Plan Area in accordance with Rule 15.4.2.91A.	NA	NA	RD	NA	NA	NA	NA		
	<p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> The adequacy of services to service the land; Staging and vesting of land; The extent to which the subdivision layout is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27; The provisions of Landscaped Buffer Strips along Swayne Road and Zig Zag Road; The adequacy of the management plans required under Rule 15.4.2.91A; and 									
	<ul style="list-style-type: none"> Land tenure and provision for ownership and management of shared communal areas. 									
<p>Add a new Rule 15.4.2.91A to read:</p> <p>“Mangaone Precinct Structure Plan Area Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:</p> <p>(a) There is no new direct access from Lots or Activities to: (i) Swayne Road; or (ii) Zig Zag Road.</p> <p>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 </p> <p>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.</p>								Amend	<p>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.</p> <p>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 <i>“All lots</i></p>	<p>Insert a new standard into proposed rule 15.4.2.91A as follows:</p> <p>Mangaone Precinct Structure Plan Area Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:</p> <p>(a) There is no new direct access from Lots or Activities to: (i) Swayne Road; or (ii) Zig Zag Road.</p> <p>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 </p>

Specific Proposed Plan Change 14 Provision	Support/ Oppose/ Amend	Submission	Relief sought
<p>Activities which fail to comply with this rule will require resource consent for a non-complying activity</p>		<p><i>shall identify a building platform for the principal dwelling, and any proposed secondary dwelling, outside of the National Grid Yard."</i> 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.</p> <p>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.</p>	<p><u>(i) On all lots, building platforms for the principal buildings can be accommodated 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>

Appendix B – National Grid assets within the PPC14 Mangaone Precinct Structure Plan Area



Appendix C – National Grid assets within Waipā District



Appendix D – National Policy Statement on Electricity Transmission 2008

NATIONAL POLICY STATEMENT

on Electricity Transmission

Issued by notice in the Gazette on 13 March 2008

CONTENTS

Preamble

1. Title
2. Commencement
3. Interpretation
4. Matter of national significance
5. Objective
6. Recognition of the national benefits of transmission
7. Managing the environment effects of transmission
8. Managing the adverse effects of third parties on the transmission network
9. Maps
10. Long-term strategic planning for transmission assets

newzealand.govt.nz

Preamble

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

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

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

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

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

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

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

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

1. Title

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

2. Commencement

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

3. Interpretation

In this national policy statement, unless the context otherwise requires:

Act means the Resource Management Act 1991.

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

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

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

National grid means the assets used or owned by Transpower NZ Limited.

Sensitive activities includes schools, residential buildings and hospitals.

4. Matter of national significance

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

5. Objective

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

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

6. Recognition of the national benefits of transmission

POLICY 1

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

- i) maintained or improved security of supply of electricity; or
- ii) efficient transfer of energy through a reduction of transmission losses; or
- iii) the facilitation of the use and development of new electricity generation, including renewable generation which assists in the management of the effects of climate change; or
- iv) enhanced supply of electricity through the removal of points of congestion.

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

7. Managing the environmental effects of transmission

POLICY 2

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

POLICY 3

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

POLICY 4

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

POLICY 5

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

POLICY 6

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

POLICY 7

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

POLICY 8

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

POLICY 9

Provisions dealing with electric and magnetic fields associated with the electricity transmission network must be based on the International Commission on Non-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 in 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 E – National Grid provisions in the operative WDP The National Grid provisions in the operative WDP are as follows:

Operative WDP – Provisions to manage effects on the National Grid (within the Rural zone)	
Section 15 - Infrastructure, Hazards, Development and Subdivision	<p>Issue 15.2.24 Subdivision within the National Grid Corridor If subdivision is inadequately considered and controlled it could lead to subdivision patterns that inappropriately limit where buildings can be sited on sections, and it has the potential to generate amenity and reverse sensitivity issues due to the relationship between the National Grid lines, and subsequent development/land use. Lots located within the National Grid Yard have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and development of the National Grid network.</p> <p>Objective - 15.3.15 National Grid transmission networks To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.</p> <p>Policies - Management of activities within National Grid Corridors 15.3.15.1 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.</p> <p>15.3.15.2 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.</p> <p>15.3.15.3 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.</p> <p>15.3.15.4 To avoid the establishment of new sensitive 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.</p> <p>15.3.15.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.</p> <p>15.3.15.6 To manage subdivision layout and design within National Grid Corridors to achieve the outcomes in Policies 15.3.15.1 to 15.3.15.5 above, and to facilitate good amenity and urban design outcomes.</p> <p>Rule 15.4.1.1 Subdivision in the Industrial zone that meets all performance standards – RD Defaults to NC where performance standards not met. Rule/Performance Standard - National Grid Yard 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.</p>
Rural Zone Introduction and issue	<p>Introduction 4.1.8 A number of National Grid transmission lines traverse the Rural Zone of Waipā District. 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.</p> <p>4.1.9 The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision).</p> <p>Issue 4.2.25 National Grid transmission lines for the conveyance of electricity</p>

	<p>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 activities locating where they are most vulnerable to the effects, including risks, associated with the line.</p>
	<p>Objective 4.3.18 - National Grid transmission networks To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.</p>
	<p>Policies - 4.3.18.1 Management of activities within National Grid Corridors 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.</p> <p>4.3.18.2 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.</p> <p>4.3.18.3 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.</p> <p>4.3.18.4 To avoid the establishment of new sensitive 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.</p> <p>4.3.18.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.</p>
	<p>Rule 4.4.2.76 Any earthworks within a National Grid Yard must:</p> <p>c. Around National Grid pole support structures:</p> <ol style="list-style-type: none"> i. Be no deeper than 300mm within 2.2m of a National Grid pole support structure or stay wire; and ii. Be no deeper than 750mm between 2.2m to 5m from a National Grid pole support structure or stay wire. <p>Provided that vertical holes not exceeding 500mm in diameter beyond 1.5m from the outer edge of pole support structure or stay wire are exempt from i. and ii. above.</p> <p>d. Around National Grid tower support structures:</p> <ol style="list-style-type: none"> iii. Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and iv. Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower. <p>Provided that vertical post holes for a rural fence or horticultural structure not exceeding 500mm in diameter beyond 5m from the visible outer edge of the tower support structure foundation are exempt from i. above.</p> <p>e. Anywhere within the National Grid Yard:</p> <ol style="list-style-type: none"> iv. Not create an unstable batter that will affect a transmission support structure; and v. Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34. <p>Provided that the following are exempt from Rule 4.4.2.76.a. and b. above:</p> <ol style="list-style-type: none"> ii. Earthworks undertaken by a network utility operator; or iii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track. <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</p>
	<p>Rules - 4.4.2.77 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:</p> <ol 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. Are a fence; and/or

	<ul style="list-style-type: none"> 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. <p>Provided that all buildings and structures must comply with at least one of the following:</p> <ul style="list-style-type: none"> 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. <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</p>
	<p>Rule 4.4.2.78 –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> <ul style="list-style-type: none"> a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or b. A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure; or c. A horticultural structure between 8m and 12m from a single pole support structure that: <ul style="list-style-type: none"> i. Meets the requirements of the New Zealand Electrical Code Of Practice for Electrical Safe Distances for separation distances from the conductor (NZECP-34:2001); and ii. Is no more than 2.5m high; and 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 iv. Allows all weather access to the pole support structure and a sufficient area for maintenance equipment, including a crane. <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity</p>