

**Before the Proposed Central Hawke's Bay District Plan Hearings  
Panel**

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Under the Resource Management Act 1991 (the Act)

In the matter of the Proposed Central Hawke's Bay District Plan –  
Hearing Stream 7:

**Energy, Infrastructure, and Transport:**

**Network Utilities, Noise (Network Utilities), Signs  
(Network Utilities), Renewable Energy, Transport,  
and Designations**

Between **Central Hawke's Bay District Council**  
Local authority

And **Transpower New Zealand Limited**  
Submitter 79 and Further Submitter FS18

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**Response to Panel Minute 21 Direction following Hearing Stream 7**  
**Pauline Mary Whitney for Transpower New Zealand Limited**

Dated 13 January 2023

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## **1 Panel Request**

- 1.1. In the Hearing Panel issued Minute 21 Direction, the Hearings Panel requested Transpower provide “draft wording for a standalone National Grid specific policy with respect to reverse sensitivity to third party actions” and that following an offer by Ms Wharfe to work with Transpower on the draft wording, the parties meet to consider an alternative policy. Ms Dasent was also invited to participate. It is understood the standalone policy would apply to the National Grid and Proposed District Plan (“PDP”) policy NU-P5 be amended to not reference or apply to the National Grid.
- 1.2. The second request (paragraph 9 of the Direction) to Transpower is to provide “examples within other district plans where standalone policies relating to the reverse sensitivity caused by the National Grid, impacting third parties are present.” It is noted the minute references submission point S79.026 however this submission point does not relate to Policy NU-P5 and reverse sensitivity effects, and instead relates to the new ‘seek to avoid’ National Grid specific policy. It is assumed this submission reference is an error and the submission reference should be S79.030 which relates to policy NU-P5. It is further noted that the lodged evidence of Ms Whitney to Hearing Stream 7 contains (attached as Appendix C) other plan examples of National Grid specific ‘Seek to avoid’ policies.

## 2 Response to Request 1.

- 1.3. The parties (Ms Wharfe and Ms Roberts on behalf of Horticulture NZ, Ms Dasent on behalf of Federated Farmers and Ms Whitney and Mr Hamilton on behalf of Transpower) met the week of 9 January. Draft policy wording was provided by Transpower prior to the meeting, with suggested amendments proposed by Ms Dasent.
- 1.4. The parties agreed on the provision of a separate National Grid Policy and framework, with the majority of wording agreed upon. However, there are outstanding amendments sought by the parties.
- 1.5. The agreed policy is as follows – noting amendments sought by Federated Farmers and Horticultural NZ that remain outstanding (in that they are not agreed by Transpower) are shown as **red text**. Amendment sought by Transpower that remain outstanding (in that they are not agreed by Federated Farmers and Horticultural NZ) are shown as **blue text**. All other text was agreed by the parties.

### *Adverse effects on the National Grid*

To the extent reasonably possible, Manage land use development (including sensitive activities), buildings, earthworks, vertical holes and structures within the National Grid Yard and subdivision within the National Grid Subdivision Corridor, to:

(a) avoid reverse sensitivity effects ~~arising from sensitive activities~~ where they may compromise the operation, maintenance, upgrading and development of the National Grid, and

(b) ensure that **inappropriate** buildings and **sensitive** activities do not compromise the operation, maintenance, upgrading and development of the National Grid; and

(c) manage **inappropriate** subdivision within the National Grid Subdivision Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid.

- 1.6. For the avoidance of doubt, the policy supported by Transpower is as follows:

### *Adverse effects on the National Grid*

Manage land use development (including sensitive activities), buildings, earthworks, vertical holes and structures within the National Grid Yard and subdivision within the National Grid Subdivision Corridor, to:

(a) avoid reverse sensitivity effects where they may compromise the operation, maintenance, upgrading and development of the National Grid, and

(b) ensure that buildings and activities do not compromise the operation, maintenance, upgrading and development of the National Grid; and

(c) manage subdivision within the National Grid Subdivision Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid.

***Transpower's preferred wording***

- 1.7. I remain supportive of the above proposed policy (refer paragraph 1.6) and consider it gives effect to Policies 10 and 11 of the NPSET. It is noted that while Policy 11 of the NPSET references sensitive activities, Policy 10 of the NPSET applies to *all* activities.
- 1.8. Specific to Policy 10 of the NPSET and reverse sensitivity effects, the NPSET policy recognises that new activities alongside nationally significant infrastructure can create conflicts and compromise the ability of the infrastructure to be operated, maintained, upgraded and developed for the benefit of the district, region and country as a whole.
- 1.9. The most relevant case law pertaining to Policies 10 and 11 of the NPSET is the High Court decision<sup>1</sup> on the Auckland Unitary Plan. Paragraph 85 and 87 of the decision states:

*[85] Policy 10, though subject to the “reasonably possible” proviso, is, in my judgment, relatively prescriptive. It requires that decision-makers “must” manage activities to avoid reverse sensitivity effects on the electricity transmission network, and “must” ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised. What is sought to be protected is the national electricity transmission grid – an asset which the NPSET recognises is of national significance. A mandatory requirement to ensure that an asset of national significance is not compromised is, in my judgment, a relatively strong directive.*

*[87] Given the evidence the IHP accepted, where the national grid passes over land which has not already been compromised by development, the IHP had to ask itself whether or not it was reasonably possible to prevent compromise of the national grid in the future. I accept Transpower's submission that it would generally be possible to prevent compromise in this situation, and it would be likely that restrictions to prevent compromise would be reasonable and a not disproportionate response. Conversely, if the land is already compromised, for example where the land is already zoned for urban or industrial development, and such development already exists adjacent to or under the electricity transmission network, then it will not generally be reasonably possible to ensure that the national grid is not compromised. Put colloquially, “the horse has already bolted”. It may however be reasonably possible to ensure that the national grid is not further compromised.*

- 1.10. When applied to the Central Hawke's Bay context, the land currently traversed by the National Grid is zoned rural and considered 'uncompromised' in that there is no development presently within the National Grid Yard. As such, the insertion of provision to prevent compromise are considered appropriate, and indeed necessary in order to give effect to Policy 10 of the NPSET.
- 1.11. The two outstanding matters within the proposed stand-alone policy relate to the term 'to the extent reasonably possible', and the use of the terms 'inappropriate' and 'sensitive' activities. These matters are addressed in turn:

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<sup>1</sup> CIV-2016-404-002330 [2017] NZHC 281.  
TRANSPOWER NEW ZEALAND LTD v AUCKLAND COUNCIL [2017] NZHC 281 [28 February 2017]

***'To the extent reasonably possible'***

- 1.11.1. In my opinion the management required by NPSET Policy 10 “to the extent reasonably possible” sets a high bar and reduces the discretion that might appear to be available to a decision-maker - the test is not whether the Council would like to manage activities or even whether it is reasonably practicable. The Council is required to manage activities to the extent reasonably possible. Within the PDP, it is “reasonably possible” for the Council to manage activities (buildings, subdivision, earthworks and sensitive activities) using district plan rules. The permitted National Grid Yard rules within the PDP provide for a range of activities (including buildings and structures) that are not inappropriate. This rule framework gives effect to the “extent reasonably possible” component of Policy 10 and therefore makes it appropriate for all other activities which trigger resource consent to have the ‘avoid’ directive. Given the uncompromised nature of the existing National Grid Yard within Central Hawke’s Bay, the rural zoning, and the rule framework which provides for a range of permitted activities, Transpower does not envisage circumstance in which it is not possible to manage activities to avoid reverse sensitivity and direct adverse effects on the National Grid. As such, the additional wording sought by Horticulture New Zealand and Federated Farmers (i.e., “To the extent reasonably possible”) is superfluous within the PDP and the Central Hawke’s Bay context.
- 1.11.2. Furthermore, the NPSET is to be read as a whole. Given the national significance of the National Grid (NPSET Objective 1) and the clear directive within the NPSET to recognise and provide for the benefits of the Grid (Policy 1), and ensure its effective operation, maintenance, upgrading and development (Policy 2), a strong ‘avoid’ directive within the above proposed National Grid policy is, in my opinion, appropriate.

***'Inappropriate' and 'sensitive' activities***

- 1.11.3. Sought references to “inappropriate” and “sensitive” activities are not supported. In relation to ‘inappropriate’, the PDP activity status determines what activities are inappropriate and the use of the word within the policy does not add any clarity or guidance to users as to what is inappropriate – and in fact, it may have the opposite effect (i.e. creating confusion and uncertainty). The sought reference to “sensitive activities” within clauses a) and b) is not supported as Policy 10 requires all activities avoid reverse sensitivity effects and not compromise the National Grid. This Policy 10 requirement (and directive) is not confined to sensitive activities.
- 1.12. As I final note, I have retained the word ‘development’ within the policy as the word is used within NPSET Policy 10 (and in a number of other NPSET policies), and the policy would only be triggered should resource consent be required for activities that are not permitted in the defined National Grid Yard and Corridor.

- 1.13. Examples of a standalone policy and the use of the wording is provided in the second response provided in this request (refer Appendix A and Section 3 below). The proposed policy approach within this statement as supported by Transpower, is consistent with the approach in other district plans.

### **3 Response to Request 2.**

- 1.14. The following table responds to the Panel direction and outlines specific National Grid policies in relation to the effects of third-party activities.
- 1.15. Given the Direction does not specify the number of plans to be reviewed, the plans reviewed reflect those provided in the table attached as Appendix C to the Hearing Stream 7 evidence of Ms Whitney.
- 1.16. The table outlines the relevant policies (with objectives provided where relevant). The provision of a separate National Grid specific policy is consistent with the approach adopted in 16 of the 18 plans reviewed in the attached table. Of the two which provide generic policies, the policy used within the Proposed Porirua District Plan was amended significantly through the S42 Hearing report with further changes sought in Transpower's hearing evidence; and that provided in the Proposed Waimakariri District Plan is subject to the submission and upcoming hearing process.
- 1.17. Only four of the 18 plans use the term as far as 'practicable' or 'possible'. For ease of reference, the term is highlighted yellow in the attached table. A summary of the use of the term is as follows:
- i. Auckland uses the term 'as far as practicable' in relation to reverse sensitivity effects. It is noted the Auckland context differs significantly from that of the Central Hawke's Bay in that there are existing lines through urban areas which are already compromised significantly by reverse sensitivity.
  - ii. The Proposed New Plymouth District Plan uses the term 'as far as practicable' in relation to reverse sensitivity effects – noting the policy is subject to change through the s42A report and Transpower evidence.
  - iii. Waikato uses the terms 'extent reasonably possible' in the policy.
  - iv. Marlborough uses the term 'extent reasonably possible' in the explanatory text to the policy but not within the policy itself.
- 1.18. Transpower is happy to clarify any aspect in the attached or provide any further specific analysis including review of any other District Plans the panel consider relevant and comparable.

**Pauline Whitney**

**13 January 2023**

## Appendix A – Example of a National Grid stand alone policy within other district plans

Plan reference and link	Policy
<p>Central Hawkes Bay Proposed District Notified 2021</p> <p><a href="https://eplan.chbdc.govt.nz/draft/#Rules/0/233/1/8875/0">https://eplan.chbdc.govt.nz/draft/#Rules/0/233/1/8875/0</a></p>	<p>NU-P5 To protect network utilities from the adverse effects of subdivision, use and development that may constrain or compromise the safe, effective, secure and efficient operation, maintenance, upgrading and development of network utilities, and the safety and amenity values of people and the community, including by:</p> <ol style="list-style-type: none"> <li>1. managing new activities through setbacks and design controls, where necessary, to achieve appropriate protection of a network utility;</li> <li>2. managing new activities that are sensitive to noise adjoining the railway corridor, the national and regional road network, and within any defined noise contour to avoid reverse sensitivity effects;</li> <li>3. managing access to the railway corridor and to the national and regional road network;</li> <li>4. managing light spill and glare from activities on road users;</li> <li>5. managing land disturbance and activities in the vicinity of gas transmission pipelines;</li> <li>6. managing land use development (including sensitive activities), buildings, structures and subdivision near the National Grid, within the National Grid Yard, or around a designated National Grid substation;</li> <li>7. managing land disturbance, land use development and buildings to maintain safe electrical clearance distances under electricity distributions lines and support structures; and</li> <li>8. ensuring subdivision of sites containing a network activity retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the network utility.</li> </ol>
<p>Auckland Unitary Plan</p> <p>Operative in Part (as at 12 June 2017)</p> <p><a href="https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20D%20Overlays/6.%20Infrastructure/D26%20National%20Grid%20Corridor%20Overlay.pdf">https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20D%20Overlays/6.%20Infrastructure/D26%20National%20Grid%20Corridor%20Overlay.pdf</a></p>	<p>D26.2. Objective [rcp/dp]</p> <p>(1) The efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development.</p> <p>D26.3</p> <p>(1) Require subdivision, use and development within the National Grid Corridor Overlay to be undertaken so that it:</p> <ol style="list-style-type: none"> <li>(a) meets the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);</li> <li>(b) does not compromise security of supply and/or the integrity of National Grid assets;</li> <li>(c) does not compromise ongoing access to conductors and support structures for maintenance and upgrading works;</li> <li>(d) does not foreclose future cable routes into substations in roads in urban areas;</li> <li>(e) does not foreclose operation and maintenance options or the carrying out of planned upgrade works;</li> <li>(f) manages all activities to avoid exposure to health and safety risk from the National Grid;</li> </ol>

	<p>(g) manages activities sensitive to the National Grid to minimise exposure to nuisance, such as noise and line drip from the National Grid;</p> <p>(h) avoids the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and around substations;</p> <p>(i) provides for use and development, except for activities sensitive to the National Grid, in the National Grid Yard (Compromised);</p> <p>(j) avoids new structures and buildings within the National Grid Yard (Uncompromised), except for buildings for low intensity rural activities and minor structures; and</p> <p>(k) limits, <b>as far as practicable</b>, potential reverse sensitivity effects.</p> <p>(2) Require structure plans to take into account the National Grid Corridor overlay to ensure that the National Grid is not compromised by reverse sensitivity and other effects from future subdivision, use and development.</p>
<p>Hamilton City Operative District Plan</p> <p>Operative October 2017</p> <p><a href="https://hamilton.isoplan.co.nz/ep/lan/#Rules/0/34/1/0/0">https://hamilton.isoplan.co.nz/ep/lan/#Rules/0/34/1/0/0</a></p>	<p>Objective 25.7.2.1 The importance of network utilities to support the development and functioning of Hamilton is recognised.</p> <p>25.7.2.1a The positive effects and importance of network utilities, including the Electricity National Grid Corridor, for the social and economic wellbeing of Waikato region and Hamilton shall be recognised.</p> <p>25.7.2.1b The operation, maintenance and upgrading of and access to existing network utilities shall not be adversely affected by subdivision, land use and development.</p> <p>25.7.2.1c Subdivision, use and development in the Electricity National Grid Corridor shall not adversely affect the safe and efficient operation, maintenance of and access to the electricity transmission network.</p> <p>25.7.2.1d Sensitive Land Uses including schools, childcare facilities, residential buildings or hospitals, shall not establish close to high-voltage electricity transmission lines.</p> <p>25.7.2.1e The alteration or extension of existing development already within the Electricity National Grid Corridor shall be provided for where it does not compromise the electricity transmission network.</p> <p>25.7.2.1f Reverse-sensitivity effects shall be avoided.</p>

<p>New Plymouth Proposed District Plan</p> <p>Notified 2019</p> <p><a href="https://districtplan.npdc.govt.nz/eplan/#Rules/0/17/1/0/0">https://districtplan.npdc.govt.nz/eplan/#Rules/0/17/1/0/0</a></p>	<p>NU-O3 The efficient operation, maintenance, repair or upgrading of network utilities is not constrained or compromised by other activities.</p> <p>Policy NU-P6 Require activities within the National Grid Yard and National Grid Corridor to be undertaken so that it:</p> <ol style="list-style-type: none"> <li>1. ensures that the safe and efficient operation, maintenance, repair, upgrading or development of the National Grid is not compromised</li> <li>2. avoids establishment or expansion of activities sensitive to transmission lines in the National Grid Yard</li> <li>3. achieves compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</li> <li>4. provides security of supply and/or maintains the integrity of National Grid assets</li> <li>5. maintains ongoing access to conductors and support structures for maintenance and upgrading works</li> <li>6. manages all activities to avoid exposure to health and safety risks from the National Grid</li> <li>7. limits, <b>as far as practicable</b>, potential for reserve sensitivity effects on the National Grid.</li> </ol> <p><i>Note: the policy was amended significantly through the S42 Hearing report with further changes sought in Transpower’s hearing evidence.</i></p> <p>NU-P8 Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on network utilities, where necessary, including by requiring compliance with NZECP 34:2001.</p>
<p>Opotiki Operative District Plan</p> <p>Operative 2021</p> <p><a href="https://www.odc.govt.nz/repository/libraries/id:2bpcqtp1b1cxb13k9b0b/hierarchy/sitecollectiondocuments/our-council/policies-plans-bylaws/operative-district-plan/Chapters%202021/Chapter%2017%20-%20Infrastructure%20and%20Network%20Services">https://www.odc.govt.nz/repository/libraries/id:2bpcqtp1b1cxb13k9b0b/hierarchy/sitecollectiondocuments/our-council/policies-plans-bylaws/operative-district-plan/Chapters%202021/Chapter%2017%20-%20Infrastructure%20and%20Network%20Services</a></p>	<p>Issue 7. The operation, maintenance, development, replacement and upgrade of regionally significant infrastructure, including the National Grid, can be constrained by adverse effects from other activities.</p> <p>Policy</p> <p>17.2.3.1 To ensure that buildings and activities do not compromise the maintenance, upgrade, replacement, development and operation of existing network utilities, including the National Grid.</p> <p>17.2.3.2 To recognise the significance of regionally significant infrastructure and renewable electricity generation and associated structures.</p> <p>17.2.3.3 To manage subdivision within the electricity transmission corridors, including the National Grid.</p> <p>17.2.3.4 To avoid reverse sensitivity effects arising from sensitive activities and inappropriate buildings and structures within the National Grid Yard.</p>

<p>Palmerston North Operative District Plan</p> <p>Operative 13 May 2019</p> <p><a href="https://www.pncc.govt.nz/files/assets/public/documents/council/district-plan/district-plan-operative/section-23-utilitiesv2.pdf">https://www.pncc.govt.nz/files/assets/public/documents/council/district-plan/district-plan-operative/section-23-utilitiesv2.pdf</a></p>	<p>Policy 2.4</p> <p>To avoid the establishment or intensification of sensitive activities, incompatible new subdivision, use and development within defined National Grid Yards and National Grid Subdivision Corridors.</p>
<p>Porirua Proposed District Plan</p> <p>Notified August 2020</p> <p><a href="#">Proposed District Plan - Proposed District Plan (porirua.govt.nz)</a></p>	<p>Policy INF-P5</p> <p>Adverse effects on Regionally Significant Infrastructure</p> <p>Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by:</p> <ol style="list-style-type: none"> <li>1. Avoiding sensitive activities and building platforms located within the National Grid Yard;</li> <li>2. Only allowing subdivision within the National Grid Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, remedied or mitigated, taking into account: <ol style="list-style-type: none"> <li>a. The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid;</li> <li>b. The ability of any potential future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</li> <li>c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided outside of the National Grid Yard for each new lot;</li> <li>d. The risk to the structural integrity of the National Grid;</li> <li>e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets;</li> </ol> </li> <li>3. Only allowing sensitive activities within the Gas Transmission Pipeline Corridor where these are of a scale and nature that will not compromise the Gas Transmission Network;</li> <li>4. Requiring sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor and State Highways are avoided, remedied or mitigated;</li> <li>5. Requiring any buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances within the National Grid and Gas Transmission Network;</li> <li>6. Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including:</li> </ol>

	<p>a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure;</p> <p>b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided;</p> <p>c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and</p> <p>7. Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.</p> <p><i>Note: the policy was amended significantly through the S42 Hearing report with further changes sought in Transpower’s hearing evidence.</i></p>
<p>South Taranaki Operative District Plan</p> <p>Operative 22 January 2021</p> <p><a href="https://www.southtaranaki.com/repository/libraries/id:27mlbegko1cxbyf94es5/hierarchy/Documents/District%20Plan/District%20Plan%202015/Sections/Section%20%20Objectives%20and%20Policies.pdf">https://www.southtaranaki.com/repository/libraries/id:27mlbegko1cxbyf94es5/hierarchy/Documents/District%20Plan/District%20Plan%202015/Sections/Section%20%20Objectives%20and%20Policies.pdf</a></p>	<p>Objective 2.11.3 Protection of network utilities from the actual or potential adverse effects of incompatible subdivision, land use or development.</p> <p>Policy 2.11.11 Manage any adverse effects of subdivision, land use and development on the National Grid including substations by ensuring that:</p> <p>(a) Areas are identified in the Plan to establish buffer distances for managing subdivision, development and land use near the National Grid;</p> <p>(b) Sensitive activities and large-scale structures are restricted from establishing within the National Grid Yards and are appropriately managed around substations;</p> <p>(c) Subdivision is managed within the National Grid Subdivision Corridor to avoid subsequent land use activities from restricting the operation, maintenance, upgrading and development of the National Grid; and</p> <p>(d) Changes to existing activities within a National Grid Yard and around National Grid substations do not further restrict the operation, maintenance, upgrading and development of the National Grid.</p> <p>2.11.12 Promote the design of subdivisions and land use development or redevelopment in a manner that enables the efficient use of land within the identified National Grid Yard, National Grid Subdivision Corridor and around substations without introducing sensitive activities or structures that would inhibit the operation, access, maintenance or upgrade of the National Grid infrastructure.</p>
<p>Waikato District Plan Decisions Version 2021</p> <p><a href="https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-">https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-</a></p>	<p>AINF-04 National Grid. The national significance of the National Grid is recognised, and protected and provided for.</p> <p>AINF-P19 Adverse effects on the National Grid. (1) Manage subdivision, use and development to the <b>extent reasonably possible</b> so that the operation, maintenance, upgrading and development of the National Grid is not compromised by ensuring that:</p>

<p><a href="https://www.govt.nz/assets/Uploads/policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-(decisions-version)/part-2-district-wide-matters/signs/part-2_3-ainf-all-infrastructure.pdf?sfvrsn=76e19ac9_2">policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-(decisions-version)/part-2-district-wide-matters/signs/part-2_3-ainf-all-infrastructure.pdf?sfvrsn=76e19ac9_2</a></p>	<p>(a) The National Grid is identified on the planning maps and the National Grid Yard and National Grid Subdivision Corridor establish buffer distances for managing land use development and subdivision near the National Grid;</p> <p>(b) Land uses (including sensitive land uses) and structures that may compromise the National Grid, including intensive farming activities, are excluded from establishing within the National Grid Yard;</p> <p>(c) Subdivision is managed within the National Grid Subdivision Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid; and</p> <p>(d) Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.</p>
<p>Christchurch Operative District Plan</p> <p>Operative 19 December 2017</p> <p><a href="https://districtplan.ccc.govt.nz/pages/plan/book.aspx?exhibit=DistrictPlan">https://districtplan.ccc.govt.nz/pages/plan/book.aspx?exhibit=DistrictPlan</a></p>	<p>11.2.2 Objective - Adverse effects</p> <p>The adverse effects of new or upgraded utilities on other activities and the environment are managed, whilst having regard to the technical and operational requirements of utilities.</p> <p>The protection of utilities from the adverse effects of other activities.</p> <p>11.2.2.2 Policy - Adverse effects on utilities</p> <ol style="list-style-type: none"> <li>a. Avoid adverse effects on utilities, including reverse sensitivity effects, that may compromise their operation, maintenance, upgrade and development.</li> <li>b. Avoid adverse effects, including reverse sensitivity effects, on the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, through the management of activities within an identified buffer corridor.</li> </ol>
<p>Dunedin Second Generation Plan Appeals Version</p> <p>National Grid Corridor provisions Consent Order signed February 2022</p> <p><a href="https://2gp.dunedin.govt.nz/plan/pages/plan/book.aspx?exhibit=DCC2GP">https://2gp.dunedin.govt.nz/plan/pages/plan/book.aspx?exhibit=DCC2GP</a></p>	<p>Objective 5.2.X</p> <p>The national significance and benefits of the National Grid are recognised and provided for; National Grid infrastructure is able to be established, operated, maintained and upgraded efficiently and effectively; and the operation, maintenance, upgrading and development of the National Grid is not compromised by other activities.</p> <p>Policy 5.2.X.5</p> <p>Avoid activities within the National Grid Yard, including but not limited to National Grid sensitive activities, where these will:</p> <ol style="list-style-type: none"> <li>a. compromise the operation, maintenance, upgrading and development of the National Grid; or</li> <li>b. result in reverse sensitivity effects on the National Grid.</li> </ol>

<p>Hurunui Operative District Plan</p> <p>Operative 21 June 2018</p> <p><a href="https://dp.hurunui.govt.nz/eplan/#Rules/0/0/0/0/0">https://dp.hurunui.govt.nz/eplan/#Rules/0/0/0/0/0</a></p>	<p>Policy 9.7 To avoid significant adverse effects from subdivision and land development on National Grid infrastructure to ensure the safe, secure and efficient operation of the National Grid and that the National Grid operators ability to maintain, develop and upgrade the National Grid network is not compromised.</p> <p>Explanation Subdivision and development within the vicinity of National Grid infrastructure and associated infrastructure can adversely affect the efficient and safe operation of this infrastructure, as well as compromise the safety of the community. National Grid infrastructure are important in ensuring that the National Grid network can continue to operate and be maintained as necessary. As such, the Council has set minimum setback requirements for buildings and structures from all National Grid high voltage lines and substations.</p> <p>Policy 9.8 To avoid, or as appropriate, remedy or mitigate reverse sensitivity effects from land development and subdivision on utilities to ensure the safe, secure and efficient operation of such utilities.</p> <p>Explanation The potential for reverse sensitivity effects may arise when the pattern and density of land use activities changes through the rezoning or subdivision of land. Inappropriate new subdivision, use or development in proximity to existing utilities has the potential to compromise the efficient operation and use of the utilities and results in the benefits of the utilities being reduced. Additionally, the safety and amenity values of the community may be adversely affected by the close proximity to regionally significant utilities. Reverse sensitivity effects on utilities are required to be appropriately managed, with priority given to avoiding adverse effects on those utilities. Any subdivision or land use applications that involve potential intensification located in proximity to utilities will require assessment in regards to the potential effects on those utilities as well as consultation with the relevant utility operator.</p>
<p>Invercargill City District Plan</p> <p>Operative 30 August 2019</p> <p><a href="#">SECTION ONE (icc.govt.nz)</a></p>	<p>INF-P4 Management of Activities around the National Grid: To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that:</p> <ol style="list-style-type: none"> <li>1. National Grid Corridors and National Grid Yards are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near National Grid lines, including support structures;</li> <li>2. Sensitive activities and buildings and structures that may compromise the National Grid, including those associated with intensive farming activities, are excluded from establishing within National Grid Yards;</li> <li>3. Subdivision is managed within National Grid Corridors to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid; and</li> <li>4. Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.</li> </ol>

<p>Marlborough Environment Plan Appeals Version</p> <p>Consent order August 2020</p> <p><a href="#">Appeal Version - Policy - Chapter 4 - Sustainable Management of Natural and Physical Resources (Updated 16 November 2022) (marlborough.govt.nz)</a></p>	<p><b>Policy 4.2.2 – Protect regionally significant infrastructure from subdivision, use and development activities that may compromise its operation, including the maintenance, upgrade and development of the National Grid.</b></p> <p>The effective and efficient operation of regionally significant infrastructure can be ensured by avoiding the establishment of incompatible activities in locations (for example those in close proximity to the infrastructure) and including where reverse sensitivity effects may arise. This policy recognises that there has already been significant investment in the infrastructure and that there are usually considerable difficulties relocating the infrastructure in the event of conflict with other land uses. In respect of the electricity transmission network, it is a requirement of the National Policy Statement on Electricity Transmission (NPSET) for decision makers to the <b>extent reasonably possible</b> to manage activities to avoid reverse sensitivity effects on the network to ensure that the National Grid is not compromised.</p> <p>Method 4.M. 9 A buffer corridor for the National Grid transmission lines will be established through rules within which activities will be managed to reduce the risk of electrical hazard, avoid reverse sensitivity effects and ensure that the National Grid is not compromised. The width of the corridor will vary depending on the activity, type of National Grid asset and the sensitivity of the network to the activity. This method gives effect to Policy 10 and 11 of the NPSET.</p>
<p>Queenstown Lakes Proposed District Plan Decisions Version April 2022</p> <p><a href="https://www.qldc.govt.nz/media/v3wnfzgd/pdp-chapter-30-energy-and-utilities-apr-2022.pdf">https://www.qldc.govt.nz/media/v3wnfzgd/pdp-chapter-30-energy-and-utilities-apr-2022.pdf</a></p>	<p>330.2.8 Objective - The ongoing operation, maintenance, development and upgrading of the National Grid subject to the adverse effects on the environment of the National Grid network being managed.</p> <p>30.2.8.1 Policies</p> <p>Enabling the use and development of the National Grid by managing its adverse effects by:</p> <ol style="list-style-type: none"> <li>a. only allowing buildings, structures and earthworks in the National Grid Yard where they will not compromise the operation, maintenance, upgrade and development of the National Grid;</li> <li>b. avoiding Sensitive Activities within the National Grid Yard;</li> <li>c. managing potential electrical hazards, and the adverse effects of buildings, structures and Sensitive Activities on the operation, maintenance, upgrade and development of the Frankton Substation;</li> <li>d. managing subdivision within the National Grid corridor so as to facilitate good amenity and urban design outcomes.</li> </ol>
<p>Proposed Waimakariri District Plan</p> <p>Notified September 2021</p> <p><a href="https://waimakariri.isoplan.co.nz/draft/#Rules/0/247/1/0/0">https://waimakariri.isoplan.co.nz/draft/#Rules/0/247/1/0/0</a></p>	<p>Policy EI-P6 Effects of other activities and development on energy and infrastructure</p> <p>Manage adverse effects of other activities and development on energy and infrastructure, including by the following:</p> <ol style="list-style-type: none"> <li>1. ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and</li> <li>2. with regards to the National Grid and major electricity distribution lines, in addition to (1) above, by ensuring that: <ol style="list-style-type: none"> <li>a. safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on the National Grid and major electricity distribution lines including support structures;</li> <li>b. sensitive activity and development that may compromise the National Grid and major electricity distribution lines, including those associated with intensive farming activities, are excluded from establishing within identified safe buffer distances;</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>c. changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, repair, upgrading and development of the National Grid and major electricity distribution lines; and</li> <li>3. ensuring buildings, other structures and vegetation do not obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, including for radiocommunication associated with critical infrastructure, strategic infrastructure, regionally significant infrastructure, a lifeline utility, and for emergency purposes and day to day operations of an emergency service.</li> </ul>
<p>Operative Waimate District Plan</p> <p>Operative 28 February 2014</p> <p><a href="#">SECTION 11 - UTILITIES (waimatedc.govt.nz)</a></p>	<p>Policy 3B.</p> <p>To provide, through setback rules, for a buffer between existing high voltage transmission lines and sensitive activities and between existing lines and activities which could interfere with their operation and/or endanger people or property.</p>
<p>Proposed Waitomo District Plan 2022</p> <p><a href="https://www.waitomo.govt.nz/media/kfzdzgzd/18-national-electricity-and-gas-transmission.pdf">https://www.waitomo.govt.nz/media/kfzdzgzd/18-national-electricity-and-gas-transmission.pdf</a></p>	<p>NEGT-P1. Within the national grid yard avoid the establishment or expansion of transmission sensitive activities and buildings or structures used for these purposes in order to:</p> <ul style="list-style-type: none"> <li>1. Protect the national significance of the national grid; and</li> <li>2. Avoid the potential for reserve sensitivity effects on the national grid; and</li> <li>3. Reduce exposure to health and safety risks; and</li> <li>4. Ensure the safe and efficient operation, maintenance, repair, upgrading and development of the national grid is not compromised.</li> </ul> <p>NEGT-P2. Manage activities, buildings, structures and earthworks for any other activity within the national grid yard to:</p> <ul style="list-style-type: none"> <li>1. Ensure the safe and efficient operation, maintenance, repair, upgrading or development of the national grid is not compromised; and</li> <li>2. Provide security of supply and/or integrity of national grid assets; and</li> <li>3. Maintain ongoing access to conductors and support structures for maintenance and upgrading works; and</li> <li>4. Manage all activities to avoid exposure to health and safety risks from the national grid; and</li> <li>5. Avoid potential for reverse sensitivity effects on the national grid.</li> </ul>

