

## APPENDIX 8 – OTHER CONSULTATION DOCUMENTS AND RECORDS

<b>Other consultation documents and records</b>			
<b>MainPower New Zealand Limited</b>			
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**MAINPOWER NEW ZEALAND LIMITED**  
172 Fernside Road, Rangiora 7472, New Zealand  
PO Box 346, Rangiora 7440  
0800 30 90 80

**Reference: MACK00075079**

21 May 2026 - via email

Carter Group Limited  
Level2, ASB House, The Crossing  
P.O. Box 2726  
Christchurch 8140

Dear T Carter,

**Re: Power connection for proposed subdivision. Lot 2 DP 318615, 535 Mill Road Ohoka**

Based on the information available to MainPower on the date of this letter, capacity can be made available on the High Voltage Network to supply the proposed subdivision.

Please be advised, capacity is allocated based on the order that applications are received and approved. MainPower does not guarantee that the current capacity will remain available.

Additionally, available capacity does not guarantee that there is an electrical supply to the boundary of the proposed development. Additional infrastructure may be required to facilitate supply.

If you have any questions, please do not hesitate to contact the MainPower Network Services Team on 03 311 8311 or [NSR@mainpower.co.nz](mailto:NSR@mainpower.co.nz)

Yours sincerely



Moria van Greunen  
**Network Services Representative**



28<sup>th</sup> March 2025

Re: PATAI001385 – 236 Bradleys Road, Ohoka

We understand that this proposal is for a proposed subdivision involving public roading, drainage, utilities (including associated earthworks) as shown on the latest scheme plan titled 'Ohoka Fast Track Application - General Layout Plan' (Drawing No. X-160-E Rev E, dated 03.03.25). The western extent of the site / proposal is located within the National Grid Yard (NGY) of the ISL-SBK-A National Grid transmission line. Transmission towers ISL-SBK-A0089 and ISL-SBK-A0088 are located in the west of the site, adjacent to proposed Lots 799 and 801 and proposed lots 486 and 487 respectively.

Transpower's engineers and planners have undertaken a review of the proposal with respect to the NGY and the mandatory clearance requirements of the New Zealand Electrical Code of Practice (NZECP 34: 2001) and provide the following comments:

- Transpower does not support any new activities sensitive to the National Grid (habitable buildings) being located within the NGY. Based on a review of the proposed subdivision scheme plan, Transpower considers that the size of the proposed lots traversed by transmission lines (with the potential exception of proposed Lot 795 which does not appear suitable for a site) will allow for future housing or building development to be positioned away from the NGY. Given the shape of proposed Lot 795 and the area of the lot that will be within the NGY, it does not appear feasible to accommodate a building platform on this lot that will be located outside the NGY. Transpower recommend the lot is used for reserve purposes.
- In addition to the NGY restrictions, all buildings must comply with the NZECP building to conductor clearance requirements. Given the longer spans of the transmission line extending through the site, the conductor blowout extent (the area where the conductors (wires) are physically present as the lines can swing out this far in high wind conditions) extends beyond the NGY. Future buildings located outside the NGY but within 7m from the NGY extent (i.e. between 12-19 m from the centreline of the transmission lines) will be located within the blowout extent and will likely be subject to building height restrictions. Specifically, buildings located within the blowout extent on the following lots will likely be subject height restrictions (i.e., may be limited to single-story dwellings):
  - 659-660
  - 485-490
  - 796-799
  - 801-804
- Building located beyond 19 m from the centreline of the National Grid transmission lines on these lots will not be subject to building height restrictions.
- Should any future building platforms be located within 19 m of the centreline of the transmission lines on the above listed lots, we recommend the landowners contact Transpower for assessment of the proposed dwellings against the NZECP building to



conductor clearance requirements. Transpower request a consent condition on the aforementioned lots that requires all future buildings comply with the building to conductor clearance requirements in accordance with NZECP.

- In accordance with Section 5 of NZECP, no mobile plant or large vehicles may come within 4 meters of any transmission lines during construction or future use of any proposed dwellings. Accordingly, all machinery, mobile plant and vehicles operating within 12m of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 5 metres.
- Section 2.2.3 of NZECP sets out the restrictions on excavation within 12m of the outer edge of tower foundations. Specifically, no excavation shall:
  - a. exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
  - b. exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
  - c. create an unstable batter.
- In order to comply with NZECP34: 2001 conductor to ground clearances, no fill or material shall be stockpiled or deposited so that the conductor to ground clearance is reduced to less than 7 metres. Additionally, Transpower does not support the stockpiling of materials or storage of equipment beneath the ISL-SBK-A National Grid transmission lines or within 12 metres of any National Grid support structure.
- Transpower has a right to access its existing assets under s23 of the Electricity Act 1992. Accordingly, any future buildings, structures (including fencing), or vegetation planting must be located to ensure vehicle access is maintained to the National Grid transmission lines, including support structures ISL-SBK-A0088 and A0089, for maintenance at all reasonable times and emergency works at all times.
- Any new vegetation planted within the NGY should be less than 2 metres in height at full maturity. Any proposed new trees or vegetation outside of the NGY must be setback sufficiently to ensure the tree cannot fall within 4 metres of the ISL-SBK-A transmission line. All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
- Any planting in proximity of National Grid Support Structures must be setback by at least 2 metres, with at least one side of National Grid Support Structure kept free from trees or vegetation in order to provide Transpower with access for operation and maintenance activities.
- Given the proximity of the proposed development to the National Grid transmission assets, we request that a Construction Management Plan (CMP) be prepared prior to the commencement of earthworks and construction. The CMP shall demonstrate how the works will comply with NZECP34:2001 minimum approach distances (i.e., minimum required distance between wires/conductors and mobile plant and any earthworks undertaken within



12m of towers). Please refer to the attached recommendation document for more details. Transpower request the CMP forms a consent condition if there is scope, otherwise the CMP should still be prepared as risk mitigation given the proximity of works to the transmission lines. Once completed, please upload the CMP for comment via Patai Form 5.

Earth Potential Rise (EPR) is the potential for towers or poles to transfer high voltage and dangerous currents into the ground during a lightning strike or fault on the transmission line, which can present earthing safety issues with respect to the tower located within the site. Once building platforms have been identified, we recommend contacting Transpower for advice on EPR and any mitigation measures that may need to be implemented during the design and construction phase of any future development in order to manage EPR risk.

**Inovo Projects**

18 May 2026

Level 1,93 Manchester Street  
8011 Christchurch  
Christchurch New Zealand

**Patrick Edwards**

[REDACTED]  
+64210348169

**UFB Fibre delivery to Ohoka Estates**

In response to your email requesting confirmation from Enable of fibre delivery to the proposed lots at Ohoka Estates - Mill Road, Bradleys Road & Whites Road, Ohoka. I am pleased to be able to confirm the following:

These lots can be provisioned to provide full UFB fibre from Enable. Standard design, implementation and fees will apply.

I trust that the above confirmation allows you to continue the planning and consenting of this lot. Please let me know if you require any other information.

**Yours sincerely**



**Chris Gant**

Business Development Manager



Enable Networks Limited

Iwikau, Level 3

93 Cambridge Terrace

Christchurch, 8013

New Zealand

31 March 2026

Ministry for the Environment  
Fast-track Approvals Team

**By email:** [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

Floor 2  
The Regent Building  
33 Cathedral Square  
Christchurch 8011

PO Box 13831  
Christchurch 8140  
New Zealand

[al.nz](http://al.nz)

Tēnā koutou

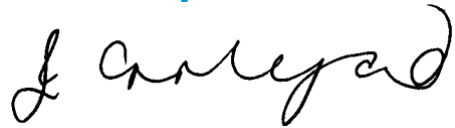
**ŌHOKA RESIDENTIAL SUBDIVISION PROJECT – PRE-LODGE-MENT NOTIFICATION OF SUBSTANTIVE APPLICATION UNDER THE FAST-TRACK APPROVALS ACT 2024**

- 1 We act for Carter Group Limited (**Carter Group**).
- 2 Carter Group is the authorised person for the Ōhoka Residential Subdivision Project (**Ōhoka Project**) which is a listed project with significant regional or national benefits in Schedule 2 of the Fast-track Approvals Act 2024 (**FTAA**).
- 3 The purpose of this letter is to notify the Ministry for the Environment (**MfE**), as the relevant administering agency under the Resource Management Act 1991 (**RMA**) for the purposes of the FTAA, that:
  - (a) pursuant to clause 11(3) of Schedule 1 of the FTAA (as amended by the Fast-track Approvals Amendment Bill 2025 (**Amendment Bill**)), Carter Group has not commenced consultation with MfE in relation to the Ōhoka Project;
  - (b) pursuant to sections 11(1)(b)(iii) and 29(1)(aa) of the FTAA (as amended by the Amendment Bill), Carter Group intends to lodge a substantive application for the Ōhoka Project in the near future. The Ōhoka Project will provide for the subdivision and development of approximately 154 hectares of rural zoned land adjoining the Ōhoka settlement in the Waimakariri District. The substantive application will seek the following approvals under section 42(4)(a) of the FTAA that would have otherwise been applied for under the RMA, including:
    - (i) Subdivision consent for 875 residential lots, two commercial lots, allotments to accommodate a retirement village and a polo ground and facilities, and service lots (a non-complying activity);
    - (ii) Land use consent for future activities, buildings and site improvements (a non-complying activity);
    - (iii) Land use consent for earthworks, constructing and maintaining wetlands, removal of wetlands, and vegetation clearance within wetlands and rivers and riparian margins (a prohibited activity – due to removal of wetlands);
    - (iv) Land use consent for activities in the bed of rivers, including culvert removal and installation, reclamation and realignment of rivers (a discretionary activity);

- (v) Water permits for the take and use of water during construction, dewatering, works in waterways, groundwater interception, diversions of waterways, drainage of wetlands, and to establish a community water drinking supply (prohibited activity – due to drainage of wetland);
  - (vi) Discharge permit for the discharge of construction phase stormwater, dewatering water, minor contaminants, discharge of sediment due to works in waterways and vegetation clearance, and the discharge of operational phase stormwater from a reticulated system (non-complying activity);
  - (vii) Resource consent for subdivision and change of use is required under the NES Soil due to the presence of soil contamination above the applicable standards in regulation 7 (restricted discretionary activity);
  - (viii) Resource consent for disturbance of contaminated soil under the NES Soil at volumes possibly higher than stipulated at the applicable standards in regulation 8 (controlled activity); and
  - (ix) Resource consents under the NES Freshwater regulations for:
    - (A) activities relating to earthworks, vegetation removal and discharge within 100 metres of a natural inland wetland under regulation 52(1) and (2) as well as the removal and drainage of natural inland wetlands (non-complying activities);
    - (B) the drainage of a natural inland wetland under regulation 53 (prohibited activity); and
    - (C) the reclamation of a rivers under regulation 57 (discretionary activity).
- 4 In addition to the resource consents described above, approvals are sought for:
- (a) Wildlife Act Authority Permit under section 42(4)(h) of the FTAA for disturbing native lizard habitat and for the capture and relocation of any native lizards, and
  - (b) Archaeological authority under section 42(4)(i) relating to an archaeological site being remnants of the pre-existing Ōhoka railway station.
- 5 The Applicant confirms that the substantive application for the Ōhoka Project will include an assessment of the project against any relevant national policy statements and national environmental standards.
- 6 In accordance with sections 11(1)(c) and 29(1A) of the FTAA (as amended by the Amendment Bill), MfE has 20 working days from receipt of this notification to provide any response. However, Carter Group would welcome receiving MfE's response as soon as practicable, as it intends to lodge the substantive application in the near future.

7 Please let us know if MfE requires any further information at this stage.

Yours faithfully  
**Anderson Lloyd**



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**Meg Davidson**  
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## Meg Davidson

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**From:** Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>  
**Sent:** Tuesday, 7 April 2026 12:18 PM  
**To:** Meg Davidson  
**Cc:** Alison McLaughlin; Info at MfE; Rebecca Partridge; FTAreferalls  
**Subject:** Re: Ōhoka residential subdivision project – pre-lodgement notification of substantive application under the Fast-track Approvals Act 2024

**Categories:** Filed to ND

Kia ora,

Following the Fast-track Approvals Amendment Act 2025 last December, MfE is no longer a relevant administering agency for the RMA. The requirements for pre-lodgement consultation with us under section 29 have been removed.

Prior to these changes, we would usually provide a letter to prospective applicants alerting them to national directions that may be relevant to their application. There's information you may find useful on the new national direction and changes to the existing national direction, which recently came into effect here: [RMA National Direction updated | Ministry for the Environment](#)

Please let us know if there's anything else we can assist with.

Ngā mihi nui,

Systems Operations  
Ministry for the Environment | Manatū Mō Te Taiao



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**From:** Meg Davidson <[meg.davidson@al.nz](mailto:meg.davidson@al.nz)>  
**Sent:** Tuesday, 31 March 2026 3:47 pm

To: Fast-Track Info <[info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)>

Cc: Jo Appleyard <[jo.appleyard@al.nz](mailto:jo.appleyard@al.nz)>; Info at MfE <[infoatmfe@mfe.govt.nz](mailto:infoatmfe@mfe.govt.nz)>

Subject: Ōhoka residential subdivision project – pre-lodgement notification of substantive application under the Fast-track Approvals Act 2024

### MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Good afternoon,

Please find **attached** letter relating to substantive application for the Ōhoka residential subdivision project.

Kind regards,

Meg

**Meg Davidson**

Solicitor

**Anderson Lloyd**

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