

27 August 2026

Fast-track Panel – Waikanae North Development
Via Email - Substantive@fasttrack.govt.nz

Attention: Sue Simons

Dear Sue

RE: WAIKANAЕ NORTH DEVELOPMENT [FTAA-2603-1194] – MINUTE 7 OF THE EXPERT PANEL

This letter responds to Minute 7 of the Expert Panel, which requests assistance from those parties who provided comments on the Waikanae North Development Limited Substantive Application (the Application) under section 53 of the Fast-track Approvals Act, in identifying matters that may warrant expert conferencing.

Transpower NZ Limited's (Transpower) comments identified that the Application does not adequately identify or assess the potential effects of the proposed development on its National Grid assets. Transpower therefore requested amendments to the Applicant's proposed consent conditions, to address a number of these matters. Transpower also requested the Applicant undertake an assessment of the potential flooding effects on the National Grid assets as a result of the development, which is to be provided to Transpower for review, to determine whether mitigation measures are required to manage adverse effects on assets located within the site. The latter remains a key concern for Transpower, and is necessary to ensure the integrity of its assets is not compromised by the proposed development.

Consent Conditions

As detailed in the Applicant's response to Transpower's comments, the Applicant has accepted a number of Transpower's requested changes to the proposed consent conditions. This is reflected in the 'Applicant's Proposed Draft Conditions Version 2 21 August 2026'. However, the Applicant has also proposed some departures from Transpower's requested conditions, which are not supported by Transpower and would benefit from expert conferencing.

The table in Appendix A has been prepared to assist the Expert Panel in understanding the conditions that Transpower is generally comfortable with, based on current drafting, and those that remain unsupported by Transpower and would benefit from further discussion.

Flooding Effects on the National Grid Support Structures

The Applicant's response to Transpower's comments provides some further information on potential flooding effects on the National Grid support structures located within the site. It confirms that support structure BPE-HAY-B-0230 (Pylon 3) and BPE-HAY-A-0245 (Pylon 4) are within the existing

flood-affected area, and that “the increased depth of flooding at pylons 3 & 4 is approximately 0.7m”. Furthermore, it states that “under the design scenario, modelled peak levels exceed all recorded footing levels at both structures for the 50YR and 100YR events, and exceed three of Pylon 4’s four top of footing levels (RL 6.30–6.39 m) at the 10YR event; the design therefore increases the existing ponding to reach the footings directly in the larger events”.

In its response¹, The Applicant agreed to refined flood modelling at detailed design and refers to GWRC Condition 74 and KCDC Condition 26. However, in the 21 August Condition set, the aforementioned conditions relate to other, unrelated matters. The Applicant has proposed an addition to KCDC Condition 14(d) regarding changes to ground levels or drainage patterns impacting National Grid support structures. The Applicant’s proposed addition is not acceptable to Transpower. Given the importance of this matter to the ongoing safe and reliable operation of the National Grid, and Transpower’s concerns regarding the matter, this issue would benefit from expert conferencing.

Expert Conferencing

Should the Expert Panel arrange for expert conferencing on the matters identified above, Transpower proposes the following attendees:

- Jo Mooar, Transpower Senior Corporate Counsel. Area of expertise – resource management law. Contact details – [REDACTED]
- Andy Eccleshall, Transpower Technical Lead Landowner Development Enquiries. Area of expertise – managing land use impacts on the National Grid. Contact details – [REDACTED]
- Shelley Le Roux, Transpower Transmission Lines Engineer. Area of expertise – lines engineer. Contact details – [REDACTED]

Andy is unavailable from 31 August to 4 September. However, he is generally available from 7 September to 11 September. Jo and Shelley are generally available from 31 August to 11 September.

Yours faithfully,



Andy Eccleshall

**Technical Lead Landowner Development Enquiries
TRANSPOWER NZ LTD**

¹ Page 7 of Attachment J ‘National Grid’ of the Applicant’s s53 Response

APPENDIX A: SUMMARY OF TRANSPOWER'S POSITION ON THE PROPOSED CONSENT CONDITIONS RELEVANT TO ITS INTERESTS – 21 AUGUST VERSION

Please note:

- The below table captures conditions to which Transpower requested changes in its comments on the Application. It does not serve as a review of all conditions.
- Transpower reserves its position to request further amendments to the proposed conditions, following any further iterations of the conditions, expert conferencing, or receipt of additional information.



Condition	Transpower's requested changes accepted by WNDL	Transpower's position on the 21 August Condition version
Subdivision Consent		
180	In part	Transpower makes the following comments on the drawings referred to in clauses (a) and (d): - Drawings 2911-P0-100, 055 & 056-Rev A 'Transpower Coordination Plans' do not show the proposed lot numbers. The proposed lot numbers should be shown so that future lot owners, and the Consent Authority, can identify those properties which are subject to the transmission line conductor blowout extent, and enable the consent notices to be registered on the relevant lots. It would be beneficial for the conductor blowout extent to be shown on the Scheme Plans. - The label 'cable blowout extents - Transpower' should be updated to reflect the condition wording 'transmission line blowout envelope'.
181	Yes	Transpower is generally comfortable with the condition based on current drafting. However, Transpower notes that the last sentence in the advice note is incomplete.
182	Yes	Transpower is generally comfortable with the condition based on current drafting.
183	Yes	Transpower is generally comfortable with the condition based on current drafting.
184	In part	Transpower does not support the Applicant's amendments to this condition to allow groundcover and low shrub planting to be retained within 12 metres where existing landform limits practical machine access. Such planting will impede Transpower's ability to access and maintain the National Grid support structures. This condition would benefit from further discussion with the Applicant.
Land use consent		
12	In part	This condition appears to duplicate Condition 180. Transpower considers that it may be more appropriate as a consent notice condition.

Condition	Transpower's requested changes accepted by WNDL	Transpower's position on the 21 August Condition version
13	Yes	This condition appears to duplicate Condition 181. Transpower considers that it may be more appropriate as a consent notice condition.
14	In part	The Applicant's proposed addition to clause (d) is not acceptable to Transpower. Given the importance of understanding potential flooding effects from the proposal on Transpower's National Grid support structure as outlined in this letter, this issue would benefit from discussion with the Applicant.
15	Yes	Transpower is generally comfortable with the condition based on current drafting.
16	Yes	Transpower is generally comfortable with the condition based on current drafting.
17	Yes	Transpower is generally comfortable with the condition based on current drafting.
18	In part	The Applicant's proposed addition to clause (f) is not acceptable to Transpower as it relates to potential flooding effects on National Grid support structures, and would benefit from discussion with the Applicant.
21	Yes	Transpower is generally comfortable with the condition based on current drafting.
22	Yes	Transpower is generally comfortable with the condition based on current drafting.
23	Yes	Transpower is generally comfortable with the condition based on current drafting.
65	Yes	Condition 65 may need to be updated in light of new Condition 69, which requires the preparation of a Landscape Management Plan. As a general comment, the relationship between the combined landscape drawings in Appendix 11 Parts 1 and 2, and the proposed conditions is unclear. In particular, the conditions do not appear to refer to the LA2 and LA4 series drawings, other than in Appendix 1 to the Conditions. It is also unclear which of the LA2, LA4 and LA5 series drawings are intended to form part of the Landscape Management Plan, and which are intended to form part of the Ecological Restoration Management Plans. Transpower requests to review all final drawings that form part of the Landscape Management Plan and Ecological Restoration Management Plan.

Condition	Transpower's requested changes accepted by WNDL	Transpower's position on the 21 August Condition version
69-74	New conditions	Transpower will likely seek amendments to these conditions in the future. As per the comments on Condition 65, it is not clear which drawings are intended to form part of the Landscape Management Plan referred to in Condition 69.