

## Your Comment on the Waikanae North Development

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz).

|                                                                                                            |                                                                      |            |  |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------|--|
| Contact Details                                                                                            |                                                                      |            |  |
| Please ensure that you have authority to comment on the application on behalf of those named on this form. |                                                                      |            |  |
| Organisation name (if relevant)                                                                            | Transpower New Zealand Limited                                       |            |  |
| First name                                                                                                 | Andy                                                                 |            |  |
| Last name                                                                                                  | Eccleshall                                                           |            |  |
| Postal address                                                                                             | Transpower New Zealand Ltd, PO Box 21154, Edgware, Christchurch 8143 |            |  |
| Home phone / Mobile phone                                                                                  |                                                                      | Work phone |  |
| Email ( <i>a valid email address enables us to communicate efficiently with you</i> )                      |                                                                      |            |  |

|                                                                |                                                      |                          |                                                          |
|----------------------------------------------------------------|------------------------------------------------------|--------------------------|----------------------------------------------------------|
| We will email you draft conditions of consent for your comment |                                                      |                          |                                                          |
| <input checked="" type="checkbox"/>                            | I can receive emails and my email address is correct | <input type="checkbox"/> | I cannot receive emails and my postal address is correct |

Please provide your comments below, include additional pages as needed.

**Thank you for your comments**

## **1. Background**

- 1.1 Transpower New Zealand Limited (**Transpower**) has been invited to comment on the Waikanae North Development project (the **Project**) under section 53(3) of the Fast-track Approvals Act 2024 (**FTAA**) as the owner of adjacent land. Transpower is an occupier of the land to which the Substantive Application relates. Thank you for the opportunity to provide comments.
- 1.2 Transpower is the State-Owned Enterprise that plans, builds, maintains, and operates New Zealand's high voltage transmission network - The National Grid. The National Grid comprises around 11,000 km of transmission lines and cables, and some 164 substations. It links generators to distribution companies and major industrial users from Kaikohe in the North Island to Tiwai Point in the South Island. Transpower's principal role is to ensure the reliable supply of electricity throughout the country and, therefore, has a significant interest in ensuring that development does not adversely affect the operation, maintenance, upgrading and development of the existing transmission network.

## **2. The Project and Transpower's engagement to date**

- 2.1 The Project proposes to establish a master-planned urban development comprising of over 1000 residential dwellings of diverse typologies, a local centre and capacity for complementary activities such as a retirement village and a school. The proposal also seeks to include open space networks, stormwater corridors, ecological restoration, dune systems, wetlands, active mode connections, walkways and support roading infrastructure.
- 2.2 As shown on Transpower's Asset Map in Appendix A, the Bunnythorpe – Haywards A (BPE-HAY-A) and the Bunnythorpe – Haywards B (BPE-HAY-B) 220kV National Grid transmission lines traverse the eastern portion of the site. These lines are not designated and, Transpower relies on Policy 11 and 12 of the National Policy Statement for Electricity Networks 2008 (NPS-EN) to protect the lines. These spans are supported by multiple single steel circuit structures (towers) located on the site (BPE-HAY-A0244 - BPE-HAY-A0246, and BPE-HAY-B0230 – BPE-HAY-B0231).
- 2.3 Transpower has engaged with the Applicant prior to lodgement of the Substantive Application. In late 2024, Transpower provided high level advice regarding the National Grid assets and guidance on land use near those assets to inform the proposed development. Further detailed advice was provided in 2025 and 2026 in response to information and plans of the proposal provided by the Applicant.
- 2.4 Through this pre-lodgement engagement, Transpower identified a number of information gaps in the material provided by the applicant, along with a number of matters of concern, regarding development in proximity to the National Grid assets. Notwithstanding the pre-lodgement advice provided, Transpower consider several of these matters remain unresolved in the Substantive Application as lodged and have the potential to result in adverse effects on its assets. These include:
  - a) Flooding effects on the National Grid support structures;
  - b) Planting of vegetation near the National Grid assets;
  - c) Ground to conductor clearance that does not comply with the requirements of the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001);
  - d) Land disturbance around National Grid support structures; and
  - e) The provision of access to the National Grid assets, particularly the support structures, required for the operation, maintenance, upgrading and development of Transpower's assets.
- 2.5 Transpower considers that the Application does not adequately identify or assess the potential effects of the proposed development on National Grid assets. While a number of these matters can be managed through appropriate consent conditions (refer to Appendix B), a key concern for Transpower is the absence of an assessment of the potential effects of flooding associated with the proposal on the integrity and stability of National Grid support structures. In the absence of this information, Transpower seeks that consent is not granted until sufficient information is provided in this regard. Transpower requests the Applicant undertake an assessment of the potential flooding effects on Transpower's National Grid assets, which must be provided to Transpower for review to determine whether mitigation measures are required to avoid, remedy, or mitigate adverse effects on the National Grid assets located within the site. Transpower reserves

the right to seek additional consent conditions based on the outcome of the assessment of flooding effects on Transpower's National Grid infrastructure.

### 3. Statutory context

#### **National Policy Statement for Electricity Networks 2008 (NPS-EN) amended 2025**

- 3.1 The provisions of the NPS-EN must be taken into account by the Panel, in making its decision on the Project (FTAA, Sch 5, cl 17(1)(b) and Resource Management Act (**RMA**), s104(1)(b)(iii)), and the protection of it. The NPS-EN confirms:

*“the national significance of the National Grid (NPS-EN objective and policy 1); and  
the need to appropriately manage activities and development under, and close to, it to ensure that the Grid is not compromised (policy 11)”.*

- 3.2 The objective of the NPS-EN is as follows:

*The national significance of the electricity network is recognised, protected and provided for, so that the network:*

- (a) is upgraded, improved and resilient to provide for the social, economic and cultural wellbeing of present and future generations and their health and safety;*
- (b) is developed and operated in a timely, efficient and ongoing manner while managing adverse effects from or on the EN; and*
- (c) supports achievement of New Zealand's climate change mitigation and renewable energy targets.*

- 3.3 The NPS-EN contains 14 Policies. In particular, Policy 1 requires decision-makers to:

- (a) recognise and provide for the national significance of the EN; and*
- (b) provide for the ongoing benefits of the EN to be realised at national, regional and local scales, relative to any localised adverse effects.*

- 3.4 Policy 11 requires that all decision-makers:

*Manage adverse effects of activities undertaken by third parties on the EN, including by:*

- (a) avoiding direct effects on the EN;*
- (b) avoiding reverse sensitivity effects on the EN, to the extent reasonably possible; and*
- (c) ensuring that the effective operation, maintenance, upgrading and development of the EN is not compromised.*

#### **Kapiti Coast District Plan 2021**

- 3.5 The Kapiti Coast Operative District Plan (**Plan**) must also be taken into account by the panel (FTAA, Sch 5, cl 17(1)(b) and Resource Management Act (**RMA**), s104(1)(b)(vi)). The Plan gives effect to the NPS-EN and also contains policies that recognise the significance of the National Grid and the need to protect it.

- 3.6 The Kapiti Coast District Plan gives effect to the NPS-EN. In particular, Objective 13 (Infrastructure) of the District Objectives chapter is as follows:

*To recognise the important and national, regional and local benefits of infrastructure and ensure the efficient development, maintenance and operation of an adequate level, of social and physical infrastructure and services throughout the District that:*

- 1. Meets the needs of the community and the region; and*
- 2. Builds stronger community resilience, while avoiding, remedying or mitigating adverse effects on the environment.*

- 3.7 Policy INF-GEN-P1 of the Infrastructure Chapter requires that:

*The national, regional or local importance and benefits of sustainable, secure and efficient provision of the following infrastructure will be recognised:*

2. *Activities, buildings, structures, lines and masts associated with the operation, maintenance and upgrade of the national grid, local electricity distribution and transmission networks, and connections between local community supplies and the electricity distribution and transmission networks.*
- 3.8 Policy INF-GEN-P2 of the Infrastructure Chapter requires that:  
*Reserve sensitivity effects on infrastructure from subdivision, land use and development will be avoided, as far as reasonably practicable, by ensuring that:*
  1. *Corridors are identified and effects upon those corridors from subdivision, land use and development are considered in all resource management decision-making;*
  2. *...*
  3. *the establishment of, or changes to, sensitive activities are avoided, and incompatible buildings and structures within the national grid yard and subdivision within the national grid subdivision corridor are appropriately managed, to ensure that the operation, maintenance, upgrading and development of the national grid is not compromised;*
  4. *...*
  5. *Any new planting does not prevent the operation of existing infrastructure*
  6. *All parties are aware of constraints under other regulations, including the Electricity (Hazards from Trees) Regulations 2003, NZS/AS 2885 Pipelines – Gas and Liquid Petroleum, NZS 5258:2993 Gas Distribution Network, and the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001);*
- 3.9 Policy INF-MENU-P23 of the Infrastructure Chapter requires that  
*When considering subdivision, land use or development proposals, the following will be taken into account:*
  1. *the extent to which the proposal could compromise the operation, access, maintenance, upgrading and development of the national grid or gas pipelines;*
  2. *the potential cumulative effects of the proposal on the national grid or gas pipeline;*
  3. *the risk and extent of potential harm to people and property arising from the proposal's proximity to the national grid or gas pipeline in the event of an infrastructure fault or emergency;*
  4. *whether the proposal will permanently physically impede vehicular access to the utility.*
- 3.10 The National Grid Yard (NGY) is a 12-metre setback either side of the centreline of a National Grid transmission line, and 12 metres from the closest visible edge of all support structures.

***The New Zealand Electrical Code of Practice for Electrical Safe Distances - NZECP34:2001***

- 3.11 NZECP34:2001 is a mandatory code of practice pursuant to the Electricity Act 1992, which sets minimum safe distances from overhead transmission lines to protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards. The Code establishes safe clearance distances to buildings and structures, the ground (including stockpiles of earth and filling activities), and other lines, as well as how close buildings, structures and excavations can occur to National Grid support structures. All works proposed by the Project must comply with the NZECP34:2001 requirements.

#### **4. Matters of interest / concern to Transpower**

- 4.1 Project activities that can potentially impact the National Grid include activities in the NGY, the construction of physical infrastructure, changes to the flood management regime that can result in adverse flooding effects, earthworks and the planting of vegetation near the National Grid assets, along with development or construction activities that can impede access to the National Grid assets. Transpower considers that the Applicant's proposed conditions (Appendix 33 – Proposed Draft Conditions of Consent, of the Substantive Application), along with Transpower's requested amendments, will be sufficient to address most matters of concern to Transpower. Transpower's requested changes/additions to the conditions are outlined in Table B1 in Appendix B and discussed below in more detail. However, as discussed in paragraphs 2.5 and 4.12 – 4.15, Transpower considers that the Application does not adequately identify or assess the potential

effects of flooding associated with the proposed development on National Grid assets. Transpower requests the Applicant undertake an assessment of the potential flooding effects on Transpower's National Grid assets. This must be provided to Transpower for review to determine whether mitigation measures are required to avoid, remedy, or mitigate adverse effects on the National Grid assets located within the site.

#### ***National Grid Yard Corridor and Setbacks from National Grid Assets***

- 4.2 In accordance with the policy directive of the NPS-EN, Transpower seeks to keep the NGY free of activities which may directly or indirectly impact the National Grid, and compromise its operation, maintenance or upgrading. Transpower opposes the establishment of any sensitive activities (such as houses) to be located within the NGY. Based on the 'Scheme Plan Overview' provided in Appendix 04A of the Substantive Application, the proposed private lots (a mix of residential and mixed use lots) will be located outside of the NGY. Transpower requests the NGY Corridor is clearly shown on all scheme plans.
- 4.3 Given the longer span lengths of the transmission lines traversing 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 23 metres from the centreline of the transmission lines (i.e. beyond the NGY). Future buildings / structures located within 23 metres from the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines will likely be subject to height restrictions to comply with the required building to conductor clearance requirements. The Applicant has proposed a consent notice condition which requires all buildings on these lots to demonstrate compliance with the NZECP34:2001 requirements, which is supported by Transpower given the ongoing compliance requirements. The Condition refers to a drawing of the blowout corridor. Transpower requests the plan referred to in the corresponding consent Conditions (regional consent condition 140 and land use consent condition 12) is prepared and forms part of the Substantive Application.

#### ***Access to the National Grid***

- 4.4 Transpower has a right to access its existing assets under s23 of the Electricity Act 1992. Any future buildings, structures, wetlands, stormwater management areas or vegetation planting must be located to ensure vehicle access is maintained to the National Grid transmission lines and National Grid support structures, for maintenance at all reasonable times, and emergency works at all times.
- 4.5 As shown on the drawing 2911-ALL-P-1 (Appendix 04A – Scheme Overview) the land underneath, and in proximity to, the National Grid assets is proposed to be used as a combination of Recreational Reserve, Local Purpose Reserve Stormwater and Local Purpose Reserve (Ecological Site). Specifically, wetland areas / stormwater ponds will be established within the proposed reserve meaning National Grid support structures BPE-HAY-A0244 - BPE-HAY-A0246, and BPE-HAY-B0230 – BPE-HAY-B0231 will be located within the proposed reserve area noted above. As per its pre-lodgement advice to the Applicant, Transpower does not oppose the establishment of green space and recreational reserve within the National Grid corridor, provided the space is appropriately designed and managed, so as to avoid adverse effects on the operation, maintenance, development and upgrading of Transpower's National Grid assets located within the site.
- 4.6 As part of its pre-lodgement engagement, Transpower advised the Applicant that the proposed layout of the reserve land within the National Grid Corridor should be designed to provide unimpeded access to the National Grid assets. Transpower requires access to the National Grid support structures must be at least 6 metres in width to allow for access by large mobile plant required for tower operation and maintenance activities, or in the event of an emergency. Similarly, any gates providing access to the National Grid assets shall be at least 4 metres wide to allow access for large mobile plant required for tower maintenance. Transpower advised the Applicant it was concerned with National Grid support structures being located near wetlands and stormwater ponds, should water pond around the structure, meaning the ground conditions are not suitable for vehicles and mobile plant to access the structures. Transpower requests that a flat area, with only grass ground cover, be provided around each National Grid support structure extending 12 metres from the outer edge of the tower foundations to allow adequate space for operation and maintenance activities (e.g., bringing in cranes and other mobile plant as needed).

- 4.7 As part of its pre-lodgement engagement, Transpower requested that the Applicant provide plans showing the proposed access through the areas of reserve / open space to each of the National Grid support structures. This detail is not included in the Substantive Application
- 4.8 From a review of the Landscape Plan drawing set, it does not appear that adequate consideration has been given to the provision of access to the National Grid assets. Transpower requests the relevant Landscape Plans are updated to show the intended access tracks to assess suitability and ensure there are no impediments to access, such as vegetation, fencing or reserve infrastructure, such as bench seats. As an example, Transpower is concerned around the provision of access to National Grid support structure BPE-HAY-A0247 within the Eastern Wetlands area, which is shown as being compromised due to wetland buffer planting and stream riparian planting. An access track from the adjacent road to the north, through to National Grid support structure BPE-HAY-A0247, with 12 metre working space around the structure, shall be shown on the Landscape Plan. Transpower is also concerned around the provision of access to the National Grid support structure located within the dog park, as outlined in paragraph 4.9.

#### *Proposed Dog Park*

- 4.9 The layout of the proposed dog park, including the perimeter fencing and planting (amenity planting and specimen trees), shown on Plan LA4.03 in Appendix 11 Part 1, does not give adequate consideration as to how access will be maintained to National Grid support structure BPE-HAY-A0244, located within the proposed dog park. A gate should be provided within the road frontage fence, of sufficient width to allow a vehicle to access the support structure. A suitably formed access track will also be required from the road frontage to the National Grid support structure. Transpower recommends the Applicant consider establishing an unimpeded access corridor along the southern boundary of the dog park, with a gravel track and vegetation limited to grass cover only, to ensure ongoing access. Transpower note that the amenity planting shown around the park perimeter does not appear to be included in the planting palettes.

#### *Proposed Walkways / Shared Paths and Park Infrastructure*

- 4.10 Transpower recommends that any walkways / shared paths are setback from the National Grid support structures to the extent practicable, in order to minimise impacts on Transpower's ability to access the structures for operation and maintenance activities. Additionally, directing the movement of people near support structures can result in an increased risk of the structures being climbed on or used for unintended purposes, which can create safety risks.
- 4.11 The plan of the proposed dog park (Plan LA4.03 in Appendix 11 Part 1) shows that bench seats are proposed to be located frequently along the pathway that extends through the dog park. Transpower requests all bench seats are located outside of the NGY corridor for health and safety reasons and the plan of the dog park is updated in this regard.

#### ***Flooding Effects on the National Grid assets***

- 4.12 As per its pre-lodgement advice to the Applicant, Transpower is concerned about the potential effects of the proposed development on the foundations of National Grid support structures located within the site, as a result of changes to drainage patterns and the management of stormwater runoff and flood water. The proposed development will convert the site from a predominantly rural to an urbanised catchment, resulting in increased impervious surfaces, modified stormwater runoff patterns, stream realignments, and the establishment of wetlands and stormwater management areas within the National Grid Yard Corridor.
- 4.13 Transpower is concerned that these changes may alter floodwater depths, duration of ponding, and surface flow patterns in the vicinity of National Grid support structures. In particular, there is potential for increased flooding around support structure foundations, which could adversely affect their long-term structural integrity. These potential effects have not been adequately assessed in the Substantive Application.
- 4.14 Transpower acknowledges that land within the National Grid Corridor is identified as Flood Storage Area in the Kapiti Coast District Plan, where temporary ponding of flood water during significant rainfall events is

anticipated as part of the wider flood management regime. However, from a review of Appendix 20 – Flood Hazard Assessment of Effects of the Substantive Application, Transpower is unable to determine:

- a) *The predicted change in flood water levels around the National Grid support structures compared with the existing situation.*

While the assessment appears to indicate an increase in flood water levels of approximately 0.1 – 0.25m for the 2YR event (2% AEP), to 0.5 – 0.75m (or greater) for the 100YR event (1%AEP), the National Grid support structures are not identified on the "Existing Situation Peak Depth" or "Design Situation Peak Depth" figures. Nor does the assessment specifically address potential effects on National Grid infrastructure.

- b) *The extent to which the proposed development will affect the depth, duration, and frequency of ponding around National Grid support structures.*

Increased ponding depth and duration around the National Grid support structure foundations may adversely affect foundation performance through increased hydraulic loading, prolonged saturation of foundation materials, or accelerated corrosion of structural components. Depending on the magnitude of any changes, mitigation measures such as enhanced corrosion protection, foundation strengthening, or raising foundation plinth levels may be required.

- 4.15 Accordingly, Transpower requests that the Applicant provide a site-specific assessment of the effects of the proposed development on floodwater levels and ponding around National Grid support structures BPE-HAY-A0244, BPE-HAY-A0245, BPE-HAY-A0246, BPE-HAY-B0230, and BPE-HAY-B0231. This assessment should quantify any change in floodwater depth, extent, duration, and frequency at each support structure location. In turn Transpower will consider the actual effects and implications of those changes for the ongoing operation, maintenance, development, upgrading, and structural integrity of the National Grid assets. The assessment must be provided to Transpower for review to determine whether mitigation measures are required to avoid, remedy, or mitigate adverse effects on the National Grid assets located within the site. In the absence of this information, Transpower cannot determine whether these new effects could result in more than minor effects on the operation and maintenance of the National Grid.

#### ***NZEC34:2001 Requirements***

- 4.16 Given the proximity of the proposed works to the National Grid transmission lines, construction will need to be managed carefully to avoid any impacts on the National Grid and minimise risks to people and plant. NZEC34:2001 sets out requirements for matters, including mobile plant working near the transmission lines, land disturbance near the National Grid. These matters are detailed below.

#### ***Mobile Plant operation***

- 4.17 In accordance with Section 5 of NZEC34:2001, no mobile plant or large vehicles may come within 4 metres of the conductors of any transmission lines during construction. Accordingly, all machinery, mobile plant and vehicles operating within 23 metres of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 4.1 metres.

#### ***Land disturbance around National Grid support structures***

- 4.18 Earthworks near National Grid support structures need to be carefully managed so as to not adversely impact the stability of the structures. Section 2.2.3 of NZEC34:2001 sets out the restrictions on excavation within 12 metres 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.

- 4.19 The Substantive Application seeks resource consent under Rule INF-MENU-R36 of the Kapiti Coast District Plan, for non-compliance with the standards of Rule INF-MENU-R34 (earthworks within 12 metres of a National Grid support structure). Whilst resource consent is sought in this regard, should the excavation

not be able to comply with Section 2.3.3 of NZECP34:2001 a dispensation will be required from Transpower (separate from the resource consent). There is no guarantee the dispensation will be provided, particularly for a greenfield development, and Transpower may require the design of the infringing excavation to be redesigned to comply with NZECP34:2001.

- 4.20 Any earthworks undertaken in proximity to National Grid support structures shall avoid the damming or ponding of water around the tower foundation. Similarly, any changes to the stormwater drainage patterns and runoff characteristics arising from the works shall not result in any adverse effects on the foundations of the tower.

#### Ground to Conductor Clearance

- 4.21 The proposal will involve changes to the ground level (such as road network formation, earthworks to construct the new areas of reserve land, wetlands and stormwater basins etc). In some areas this may reduce the distance between the conductors and the lines and therefore reduce the conductor to ground separation distances required by NZECP34:2001.
- 4.22 In order to comply with NZECP34:2001 conductor to ground clearances, cannot be reduced to less than 8 metres (7.5 metres in accordance with Table 4 of NZECP34:2001 plus a 0.5 metre tolerance as required by Transpower) for the BPE-HAY-A and BPE-HAY-B National Grid transmission lines. Transpower requests new land use consent Condition 14c in this regard.
- 4.23 No fill or material shall be stockpiled or deposited such that the aforementioned conductor to ground clearance would be infringed. Additionally, Transpower does not support the stockpiling of materials or storage of equipment beneath the National Grid transmission line or within 12 metres of any National Grid support structure. Transpower requests new land use consent Condition 14b in this regard.
- 4.24 As per Transpower's pre-lodgement Advice to the Applicant, Transpower's lines clearance assessment of the pre-lodgement plans provided to Transpower, found that the ground to conductor clearance of the road located to the south of the dog park (proposed lot 4049) will not comply with the NZECP34: 2001 requirement of 7.5m plus the 0.5m tolerance required by Transpower. Transpower requested the design of this road was revised to lower the road by at least 0.4 m to meet the NZECP34:2001 clearance requirements. It does not appear that this matter has been addressed in the Substantive Application and remains outstanding. Transpower requests new land use consent Condition 14a in this regard. Ground to conductor clearance over other areas will comply with the NZECP34:2001 requirements.

#### **Fencing**

- 4.25 Transpower does not support the installation of long lengths of conductive fencing parallel to transmission lines for electrical safety reasons. Fencing should be designed to be non-conductive or appropriately designed to be well-earthed, such as including timber section breaks in the fence. Transpower recommends fencing in proximity to towers is made of non-conductive (non-metallic) materials. No conductive fencing shall be installed within 5 metres of a National Grid support structure. Any fencing in proximity to towers must be made of non-conductive (non-metallic) materials (i.e. PVC or wooden).

#### **Vegetation planted near the National Grid**

- 4.26 Future landscape planting shall be designed cognisant of the National Grid transmission assets. As per Transpower's pre-lodgement advice to the Applicant, 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 transmission line. All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
- 4.27 Any planting in proximity to National Grid support structures must be setback by at least 12 metres in order to provide Transpower with access for operation and maintenance activities.



- 4.28 Transpower requests that landscape plans are updated to show the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and support structures located within the site. From a review of proposed plant palettes (Appendix 11 – Combined Landscape Drawings), species such as Kahikatea, Kowhai and Totara, which have the potential to grow over 2 m in height at maturity, could be planted within NGY. Transpower requests that landscape plans are updated to reference Transpower’s requested height restrictions for planting within, and in proximity, to the NGY. In addition, Transpower requests it is provided with a copy of the final landscape plans for review, and has proposed land use consent Conditions 18, 18a and 18b in this regard.

#### ***Construction Management Plan***

- 4.29 Given the proximity of the proposed works to the National Grid assets, Transpower will require the preparation of a Construction Management Plan (CMP) prior to commencing any construction works and earthworks within 50 metres of the BPE-HAY-A and BPE-HAY-B National Grid assets. The purpose of the CMP will be to 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 National Grid support structures). The Applicant has proposed a CEMP with a corresponding land use consent Conditions 15-17. Transpower has requested amendments to the Applicant’s proposed Condition 15 to reflect Transpower’s standard CEMP condition wording and that the CEMP is provided to Transpower prior to being provided to the Consent Authority for certification.

#### ***Earth Potential Rise***

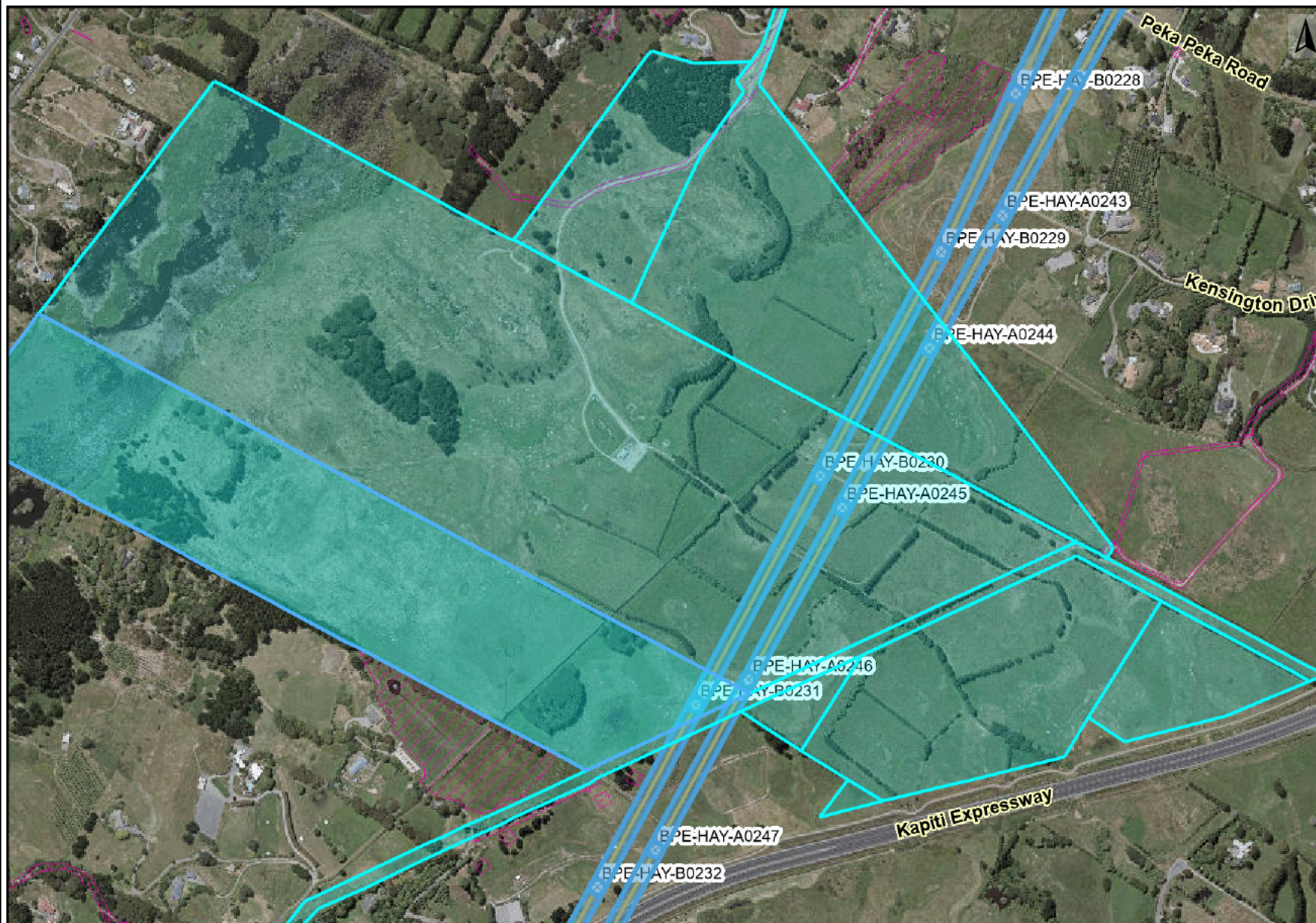
- 4.30 Due to the close proximity of proposed buildings, structures and infrastructure to the National Grid transmission line support structures located within the site, any development within the site may be subject to potential Earth Potential Rise (EPR). EPR is the potential for towers or poles to transfer high voltage and dangerous currents into the ground during a lightning strike or fault on the transmission line. This can affect, among other things, all new installed services such as pipelines, communication cables, fences, streetlights and housing placed in close proximity to transmission towers. An EPR Assessment will be required for all buildings and structures located within 50 metres of National Grid support structures. The Applicant has proposed land use Condition 19 in this regard.

## **APPENDIX A – TRANSPower ASSET MAP**



TRANSPOWER

# Waikanae North Development Asset Map



## Legend

Maximo Assets

Structure

☒ Single Circuit Steel Tower

Span

— 220 kV

Land and Property

Easement Area



0 300 600  
m

28-Jul-2026 Scale 1:9028 Plan size: A4L

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## APPENDIX B – TRANSPOWER’S REQUESTED AMENDMENTS TO THE PROPOSED CONDITIONS

**Table B1 – Transpower requested amendments to the Applicant’s proposed consent conditions**

Transpower has reviewed the set of consent conditions proposed by Waikanae North Developments Limited under the substantive application. Transpower New Zealand Limited requests that the following amendments to the applicant’s proposed consent conditions form part of any resource consent for the Project that may be granted by the Panel. Transpower’s additions to the condition set are shown in underline and deletions are shown in ~~strike through~~. Transpower’s comments on the conditions are provided for context in the right-hand column of the conditions table.

| Applicants proposed conditions and Transpower’s requested changes |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Transpower comment                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Electricity Transmission Corridor</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 140                                                               | <p>(a) all lots within the transmission line blowout envelope shown on [drawing ref] <u>being 23 metres from the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines</u> are subject to a consent notice;</p> <p>(b) the consent notice shall require that, prior to the construction of any building or structure on those lots <u>within the transmission line blowout envelope</u>, plans and elevations demonstrating compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) are provided to the Consent Authority (with a copy to Transpower);</p> <p>(c) no building or structure shall be constructed unless compliance with NZECP34:2001 has been demonstrated to the satisfaction of the Consent Authority.</p> <p><u>(d) Drawing ref xxx shall show the position of the National Grid Yard, 12 metres either side of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and 12 metres from the outer most edge of the National Grid support structures</u></p> <p>Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, condition 140 shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of lots 271–276, 573–580, 854–860, 877–889, 1086–1094, 1118–1124, 1162–1167, 1187, 1501, 2001–2002, of this subdivision.</p> | <p>As a general comment, this condition may be more appropriate as a land use consent condition only, noting it is Condition 12 of the land use consent.</p> <p>Transpower request clause (a) is updated to state the distance of the transmission line blowout envelope.</p> <p>Transpower request the plan referred to in clause (a) of this condition forms part of the Substantive Application drawing set.</p> <p>The drawing should also show the NGY.</p> |

| <b><del>Building Clearance / Blowout</del> National Grid Transmission Line Blowout Envelope (Consent Notice)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                 |
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| <b>12</b>                                                                                                        | <p>The Consent Holder shall ensure that:</p> <p>(a) all lots identified within the transmission line blowout envelope <u>shown on [drawing ref] being 23 metres from the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines</u> are subject to a consent notice;</p> <p>(b) the consent notice shall require that, prior to the construction of any building or structure on those lots, plans and elevations demonstrating compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) are provided to the Consent Authority (with a copy to Transpower);</p> <p>(c) no building or structure shall be constructed unless compliance with NZECP34:2001 has been demonstrated to the satisfaction of the Consent Authority.</p> <p><u>(d) Drawing ref xxx shall show the position of the National Grid Yard, 12 metres either side of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and 12 metres from the outer most edge of the National Grid support structures</u></p> <p><u>Note: Upon the issue of the certificate pursuant to section 224(c) or at such earlier time as may be required, for each relevant stage, condition 140 shall be complied with on an ongoing basis via a Consent Notice pursuant to Section 221 of the Resource Management Act 1991. The Consent Notice will be registered against the computer freehold register to issue in respect of lots 271–276, 573–580, 854–860, 877–889, 1086–1094, 1118–1124, 1162–1167, 1187, 1501, 2001–2002, of this subdivision.</u></p> | Transpower requests Condition 12 is updated to be the same as Condition 140                                                                                                                                                                                                                                                     |
| <b><u>Access to National Grid support structures</u></b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                 |
| <b>13</b>                                                                                                        | <p><u>To be registered on all lots containing a National Grid support structure or located within 12 metres of a National Grid support structure</u></p> <p>The Consent Holder shall ensure that:</p> <p>(a) vehicle access is maintained to all National Grid transmission line support structures at all times for maintenance and emergency purposes;</p> <p>(b) access routes <u>to National Grid support structures</u> shall be a minimum of 6 metres in width and <u>of a formation</u> suitable for <u>access by</u> large mobile plant;</p> <p><u>(bb) All gates on access routes providing access to the National Grid support structures and associated transmission assets shall have a minimum clear opening width of 4 metres.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Transpower requests amendments to the condition wording for clarity and new clauses (bb) regarding the provision of access to National Grid support structures.</p> <p>Transpower requests this condition forms a consent notice on all lots containing a National Grid support structure or located within 12 metres of</p> |

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|                                                                | <p>(c) no structures, earthworks, fencing, planting or other works shall impede access to the <u>National Grid</u> support structures;</p> <p>(d) Access routes <u>to National Grid support structures</u> shall be maintained in a trafficable condition under normal operating conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | a National Grid support structure given the ongoing compliance obligations.                                                                                                                                                         |
| <b><u>Earthworks near National Grid support structures</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                     |
| <b>14</b>                                                      | <p>The Consent Holder shall ensure that:</p> <p>(a) all earthworks undertaken near <del>transmission</del> <u>National Grid support</u> structures shall be designed and carried out <u>in accordance with NZECP34:2001</u>, to avoid any adverse effects on structure stability, <del>in accordance with NZECP34:2001</del>;</p> <p>(b) no excavation shall undermine or adversely affect the stability of any <del>transmission</del> <u>National Grid support</u> structure;</p> <p>(c) earthworks shall be designed and constructed to maintain stable batters (minimum 1V:3H unless otherwise certified by a suitably qualified engineer);</p> <p>(d) no works shall result in ponding of water around <del>transmission</del> <u>National Grid support</u> structure foundations;</p> <p>(e) any changes to ground levels or drainage patterns shall not adversely affect the integrity of <del>transmission</del> <u>National Grid support</u> structures.</p> | Transpower requests amendments to the condition wording for clarity.                                                                                                                                                                |
| <b><u>Road Level Formation</u></b>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                     |
| <b><u>14a</u></b>                                              | <u>The Consent Holder must submit a plan of the road level formation for any road located within 23 m of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines to demonstrate that the conductor to ground clearance is not reduced to less than 8 metres.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Transpower requests a copy of the road level formations for any roads located within 23m of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines to confirm compliance with the conductor to ground clearance requirements. |
| <b><u>Ground to Conductor Clearance and Stockpiling</u></b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                     |
| <b><u>14b</u></b>                                              | <u>No material shall be stockpiled within 12 metres from the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | New condition requested prohibiting stockpiles within 12 metres of the centreline of the National Grid transmission lines.                                                                                                          |

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| 14c                                                                    | <p><u>No land disturbance shall be undertaken within 12 metres of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines that would reduce the conductor to ground clearance to less than 8 metres.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>New condition requested to reflect the minimum ground to conductor clearance requirements for land disturbance within 12 metres of the centreline of the National Grid transmission lines.</p>                                                                                                                                                                                 |
| <p><b><u>Construction Environmental Management Plan (CEMP)</u></b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                   |
| 15                                                                     | <p><u>The Consent Holder shall submit a Construction Environmental Management Plan (CEMP) to the Consent Authority for certification at least [10] working days prior to the commencement of works within 50 metres of any National Grid asset.</u></p> <p><u>The CEMP shall be provided to Transpower NZ Ltd for comment at least 10 working days prior to being submitted to Council. The CEMP shall be provided to Transpower via Patai Form 5 'Submit a Management Plan' - <a href="https://transpower.patai.co.nz/">https://transpower.patai.co.nz/</a></u></p> <p><u>The purpose of the CEMP is to outline the construction methods, and management procedures to be implemented on site, so that works near the National Grid are undertaken safely and potential adverse effects on the National Grid assets are appropriately managed.</u></p> <p>The Consent Holder shall ensure that any Construction and Environmental Management Plan (CEMP) submitted in fulfilment of conditions of this consent addresses works within 50 metres of any National Grid asset, and shall include, as a minimum:</p> <ul style="list-style-type: none"> <li>(a) procedures to ensure compliance with NZECP34:2001;</li> <li>(b) minimum approach distances for plant and machinery;</li> <li>(c) restrictions on plant height (including maximum 4.1 m beneath transmission lines);</li> <li>(d) earthworks controls in proximity to transmission structures;</li> <li>(e) procedures to prevent stockpiling beneath transmission lines;</li> <li>(f) measures to maintain conductor to ground clearance;</li> <li>(g) emergency and contingency procedures.</li> </ul> <p><u>(a) The name, experience and qualifications of the person/s nominated by the consent holder to supervise the implementation of, and adherence to, the CEMP.</u></p> | <p>Transpower requests amendments to Condition 15 to reflect Transpower's standard condition wording for CEMPs, including the purpose of the CEMP and the matters that shall be addressed in the plan.</p> <p>Transpower requests a copy of the CEMP is provided to Transpower for comment at least 10 working days prior to submission of the plan to the Consent Authority.</p> |

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|                                                                                                 | <p><u>(b) Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; and</u></p> <ul style="list-style-type: none"> <li><u>i. Excavation near National Grid support structures (Section 2);</u></li> <li><u>ii. Building to conductor clearances (Section 3);</u></li> <li><u>iii. Ground to conductor clearances (Section 4);</u></li> <li><u>iv. Mobile Plant to conductor clearances (Section 5); and</u></li> <li><u>v. People to conductor clearances (Section 9).</u></li> </ul> <p><u>(c) Details of any areas that are “out of bounds” during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the consent holder’s cost).</u></p> <p><u>(d) Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities.</u></p> <p><u>(e) Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed.</u></p> <p><u>(f) Demonstrate how changes to the drainage patterns, runoff characteristics and stormwater will avoid adverse effects on the foundations of any support structure.</u></p> <p><u>(g) Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines or support structures.</u></p> <p><u>(h) Details of proposed contractor training for those working near the transmission lines.</u></p> <p><u>(i) The CEMP must clearly document the comments received from Transpower, along with a clear explanation of where any comments have not been incorporated, and the reasons why not.</u></p> |                                                                                                                                                                                                                                                                                                    |
| <b><u>Planting of Vegetation near the National Grid Transmission Lines (Consent Notice)</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                    |
| 18                                                                                              | <p><u>The following condition shall be registered on the titles of all lots subject to the National Grid Yard (12 metres either side of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines)</u></p> <p><del>The Consent Holder shall ensure that:</del></p> <p><u>(a) Any proposed new trees or vegetation within 12 metres either side of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines must not exceed 2 metres in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.</u></p> <p><del>(a) all vegetation within the National Grid Yard does not exceed 2 metres in height at maturity;</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Transpower requests Condition 18 is deleted and replaced with revised Condition 18 which reflects Transpower’s standard condition wording for the planting of vegetation in the NGY. This condition shall be registered as a consent notice on the titles of all lots within the NGY of the</p> |



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|                                                                                                 | <del>(b) vegetation planted outside the National Grid Yard is located such that it cannot fall within 4 metres of any transmission line;</del><br><del>(c) all vegetation is setback a minimum of 2 metres from the outer edge of transmission structure foundations;</del><br><del>(d) at least one side of each transmission structure is kept free from vegetation to allow access.</del>                                                                                                                                                                                                                                            | BPE-HAY-A and BPE-HAY-B National Grid transmission lines given the ongoing compliance obligations.                                                                                                                                                                                                                                                                            |
| <b>18a</b>                                                                                      | <u>The following condition shall be registered on the titles of all lots located within 23 metres from the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines</u><br>(a) <u>Any proposed new trees or vegetation outside of 12 metres either side of the centreline of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines, must be setback sufficiently to ensure the tree cannot fall within 4 metres of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.</u> | Transpower requests new Condition 18a which reflects Transpower's standard condition wording for the planting outside of the NGY but near the transmission lines. This condition shall be registered as a consent notice on the titles of all lots within 23 metres of the BPE-HAY-A and BPE-HAY-B National Grid transmission lines given the ongoing compliance obligations. |
| <b><u>Landscaping and Vegetation near National Grid support structures (Consent Notice)</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                               |
| <b>18b</b>                                                                                      | <u>To be registered on the titles of lots containing a National Grid support structure or located within 12 metres of a National Grid support structure</u><br>(a) <u>Any proposed new trees or vegetation must be setback from the outer edge of the visible foundation of the National Grid Support Structures BPE-HAY-A0244 - BPE-HAY-A0246, and BPE-HAY-B0230 – BPE-HAY-mB0231 by at least 12 metres.</u>                                                                                                                                                                                                                           | Transpower requests new Condition 18b that reflects Transpower's standard condition wording for vegetation to be setback at least 12 metres from support structures. This condition shall be registered as a consent notice on the titles of all lots containing a National Grid support structure or located within 12 metres of a National Grid support structure.          |
| <b><u>Earth Potential Rise (EPR)</u></b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                               |
| <b>19</b>                                                                                       | The Consent Holder shall ensure that:<br>(a) an Earth Potential Rise (EPR) assessment is undertaken for any building or structure located within 50 metres of a <u>National Grid</u> support structure;<br>(b) the assessment is prepared by a suitably qualified person;                                                                                                                                                                                                                                                                                                                                                               | Transpower requests an amendment to the condition wording for clarity.                                                                                                                                                                                                                                                                                                        |

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|                   | <p>(c) the assessment demonstrates that risks associated with EPR are appropriately managed;</p> <p>(d) no building consent shall be issued until compliance with this condition has been demonstrated to the satisfaction of the Consent Authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                             |
| 20                | <b><u>General Compliance with the National Grid requirements</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                             |
|                   | <p>All works shall be undertaken in a manner that:</p> <p>(a) does not compromise the operation, maintenance, upgrading or development of the National Grid;</p> <p>(b) maintains safe separation distances in accordance with NZECP34:2001;</p> <p>(c) does not create any safety risk to persons, property or infrastructure associated with the National Grid.</p>                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |
|                   | <b><u>Notification of the Commencement of Works</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                             |
| <b><u>20a</u></b> | <p><u>The consent holder shall provide Transpower 10 working days' notice in writing prior to commencing the proposed work.</u></p> <p><u>Note: Written notice should be sent to: <a href="mailto:transmission.corridor@transpower.co.nz">transmission.corridor@transpower.co.nz</a></u></p>                                                                                                                                                                                                                                                                                                                                                                           | Transpower requests new Condition 20a requesting it is notified prior to works commencing.                                                                                                                                                                  |
|                   | <b>Ecological Planting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |
| <b><u>61a</u></b> | <p><u>The Consent Holder must submit the following to Transpower NZ Ltd for comment in relation to planting proposed near the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and support structures, at least 20 working days before submission to Kapiti Coast District Council for certification:</u></p> <p>a) <u>Landscape Plan and Drawings;</u></p> <p>b) <u>Ecological Restoration Management Plan; and</u></p> <p>c) <u>The information required by Condition 61.</u></p> <p><u>Advice note: planting near the BPE-HAY-A and BPE-HAY-B National Grid transmission lines and support structures shall comply with Conditions 18, 18a and 18b.</u></p> | Transpower requests new Condition 61a that requires the Consent Holder to provide Transpower with a copy of the Landscape Plan and Ecological Restoration Management Plan to confirm the proposed plant species near the National Grid transmission assets. |