

21 May 2026

Cannon Point Development Ltd
c/- Derive Consulting Group
Via Email – **s 9(2)(a)**

Dear Charlie,

RE: FAST TRACK REFERRAL APPLICATION FOR CANNON POINT DEVELOPMENT AT TOTARA PARK, UPPER HUTT

This letter forms part of Transpower New Zealand Limited's ('Transpower') initial review comments in relation to the proposed Cannon Point East Block development on Lot 2001 DP 588162 and Lot 301 DP 588162, which are held in Records of Title 1146505 and 1137297 ('the Site'). Transpower understands that the proposal is for a multi stage residential and commercial subdivision, associated site establishment works and construction of dwellings. Stage 1 and 2 have been completed, with Stage 3 and East Block to be developed.

Transpower understands that Cannon Point Development Ltd intends to submit a Referral application under the Fast-track Approvals Act 2024 ('FTAA'). Initial comments were provided to Cannon Point Development on 11 May 2026 that identified proposed dwellings within the National Grid Yard. Transpower was provided with an updated drawing set titled "Cannon Point East Block Totara Park Upper Hutt", prepared by Aymac Architecture Limited, dated 14/05/26, sheets A101-A201. ('updated site layout') for comment. Most of the comments in the 11 May letter are still applicable. However, comments on the revised site layout are provided.

As shown on the attached Asset map (Appendix A), the Haywards to Upper Hutt A (HAY-UHT-A) 110kV National Grid transmission line traverses East Block, with span lengths of approximately 427.17m (HAY-UHT-A0024-0025) and 669.23m (HAY-UHT-A0023-0024) respectively. Support structures HAY-UHT-A0024 and HAY-UHT-A0025 (double circuit steel towers) are also located on site. Accordingly, the areas traversed by the transmission lines are subject to the National Grid Yard (NGY). The NGY is a 12-metre setback either side of the centreline of the transmission line spans supported by towers, and 12 metres from the closest visible edge of all support structures. Please note that the 12-metre setback from the closest visible edge of the support structure foundations is not in Appendix A and will need to be physically measured on site.

Cannon Point Development Ltd. has been engaging with Transpower regarding the proposal since October 2024, during which time the design and site layout has evolved (including the updated site layout). Transpower will need to assess the final design / layout of the proposed development and will seek consent conditions relating to the protection of the National Grid. Transpower may also provide additional written comments on the referral and substantive application(s) as this application is progressed through the Fast-Track process.

Transpower's Operational Engineers and Planners have reviewed the updated site layout and provide the following initial comments with respect to the NGY and the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). These comments are based on the information provided to Transpower as of the date of this letter and is limited to the East Block as it is traversed by the National Grid. The HAY-UHT-A line requires reconductoring, which is scheduled to begin in early to mid-2027. The reconductoring could have implications for

the heights of any buildings/structures located near the National Grid. Depending on the timing of any future substantive application / commencement of the project, a future review of the available clearances both during and following reconductoring of the National Grid infrastructure will be required.

1.1 National Grid Yard

Transpower seeks to keep the NGY free of activities which may impact the National Grid, in particular activities sensitive to the National Grid, and provide for the operation and maintenance of the National Grid.

In order to manage land use activities that could pose a risk to human safety and to the safety and efficiency of the National Grid operation, Transpower does not support any new buildings or structures (including any activities sensitive to the National Grid) being located within the NGY as it would be contrary to the policy direction of the National Policy Statement for Electricity Networks (NPSN) Policy 11 and 12 and the Upper Hutt City Operative District Plan (in particular Policy NU-P3 and NU-P4). The updated site layout shows indicative dwelling and building locations on Lots 80, 83, 97, 100, 104, 117, 128, and 129 as now being located outside of the NGY.

The updated site layout now shows the 12m NGY corridor; however, it is recommended that the label be updated on future plan revisions to refer to the 12m NGY corridor, as opposed to the 12m line in order to avoid any confusion.

1.2 Access to National Grid Assets

Transpower has a right to access its existing assets under section 23 of the Electricity Act 1992. Any development / land use activities must not preclude or obstruct this right of access. Access to the National Grid transmission lines and support structures shall be maintained to ensure maintenance can be undertaken at all reasonable times and emergency works can be undertaken at all times.

The updated site layout shows an access road (Track 1) extending close to (but not all the way to) support structure HAY-UHT-A0024. This access road would need to be extended up to support structure HAY-UHT-A0024 to ensure access is maintained for vehicles and mobile plant.

Additionally, Transpower require internal accessways that provide access to the National Grid assets to have a clear physical space 6 metres in width to allow for access by large mobile plant (such as a crane) as required for National Grid support structure operation and maintenance activities. Accordingly, a 4-metre accessway formation width is acceptable provided there is at least 1 metre either side of the formation width to provide a physical width of 6 metres. Any fences or gates proposed at the site shall not impede Transpower's access to the National Grid assets. Where gates provide access to National Grid assets, they shall be at least 6 metres wide to allow access for large mobile plant.

1.3 New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) Requirements

All development near the National Grid must comply with the mandatory clearance requirements of NZECP34:2001. Key matters to inform the site layout and design development are as outlined below. NZECP34:2001 also contains restrictions related to construction management (such as mobile plant setbacks from transmission lines), which are not captured in this letter.

Building/structure to conductor clearance

Activities undertaken in proximity to the National Grid must comply with the building / structure to conductor separation distances set out in Section 3 of NZECP34:2001.

Transpower's Engineer notes that based on an initial assessment of the updated site layout, a number of buildings will be located within 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). Any buildings or tall structures located within the conductor blowout extent will be subject to building height restrictions in order to comply with the NZECP34:2001 requirements. Transpower is able to undertake this assessment once the final site layout is available.

Disturbance of land around National Grid lines and support structures

The proposal will involve changes to the ground level (such as road network formation) which can reduce the ground level beneath the lines and reduce the conductor to ground separation distances required by NZECP34:2001. In order to comply with NZECP34:2001 conductor to ground clearances, the conductor to ground clearance shall not be reduced to less than 7 metres (6.5 metres in accordance with Table 4 of NZECP34:2001 plus 0.5 metres tolerance as required by Transpower). Land disturbance near National Grid support structures must also comply with the safe separation distances for excavation within 12 metres of the outer edge of tower foundations as set out in Section 2.2.3 of NZECP34:2001.

1.4 Planting in proximity to National Grid assets

Future landscape planting shall be designed cognisant of the National Grid transmission assets. 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.

Additionally, 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.

The above setbacks should be reflected in landscape plans included in any future substantive application

1.5 Earth Potential Rise

Due to the close proximity of the proposed development to transmission line support structures, 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 newly installed services such as pipelines, communication cables, fences, streetlights, and housing placed in close proximity to transmission towers. Once building plans have been finalised, we recommend contacting Transpower for advice on EPR and any mitigation measures that may need to be implemented during the design and construction phase of any future development in order to manage EPR risk.

Once you have developed more detailed plans of the proposal, Transpower will need to assess the final design/layout of the proposed development with respect to the NGY and to assess compliance with the requirements of NZECP34:2001 and that Transpower's National Grid assets are appropriately protected.

Please contact me on s 9(2)(a) or s 9(2)(a) should you wish to discuss this letter.
Thank you again for contacting Transpower.

Yours faithfully,



Andy Eccleshall
Technical Lead – Land Development Enquiries
TRANSPower NZ LTD

Please note: Transpower reserves its right to revisit the abovementioned assessment should the proposal change or should a substantial amount of time pass following this assessment. This letter cannot be relied upon if any site details and/or the nature of the development changes from that indicated in this correspondence. Please note that this letter is not intended to be, and

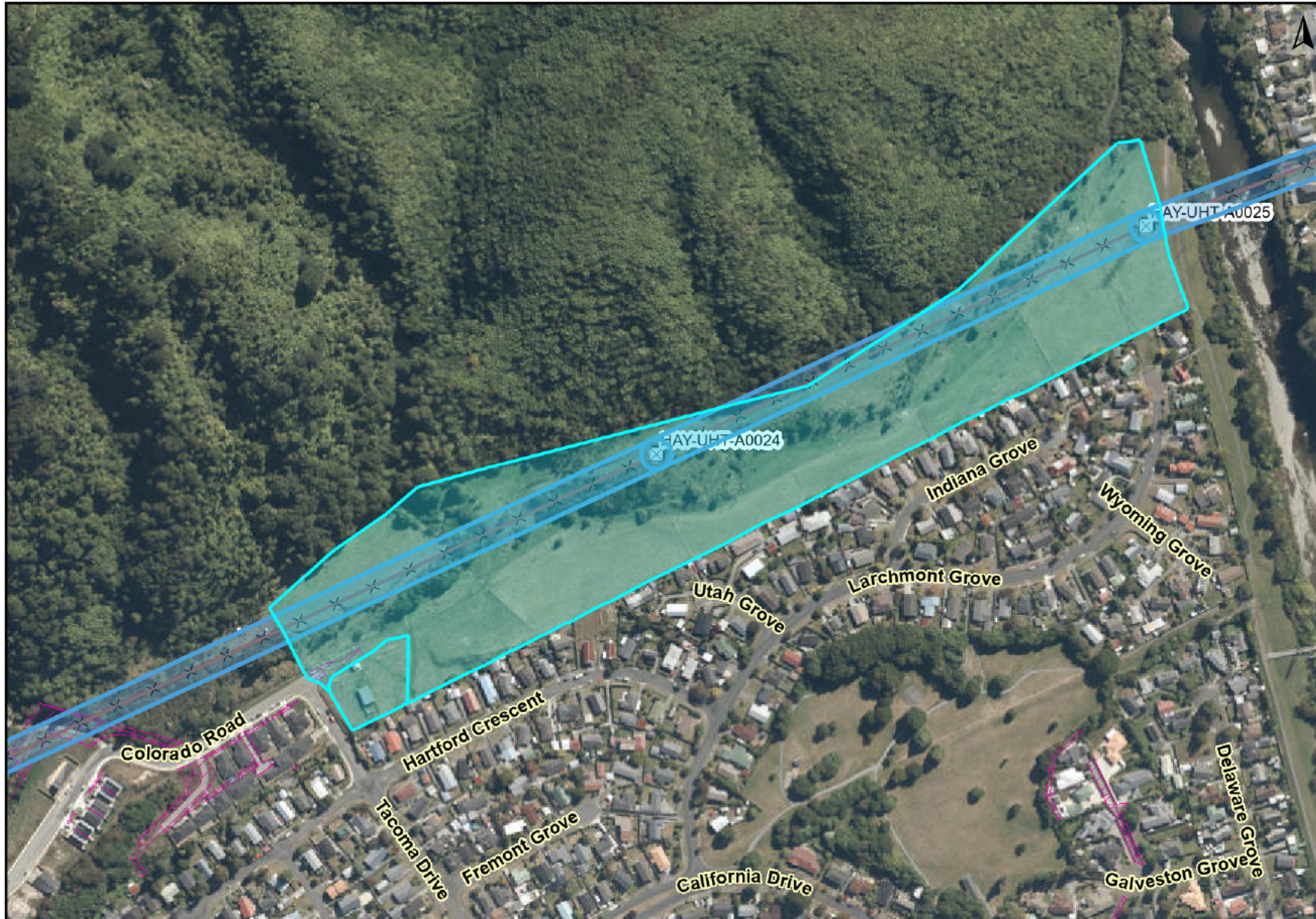
does not constitute, legal advice in relation to your legal obligations under New Zealand legislation, including under the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).

Appendix A Transpower Asset Map



TRANSPOWER

Cannon Point East Block Asset Map



Legend

Maximo Assets

Structure

- Double Circuit Steel Tower

Earthwire

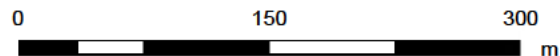


Span

- 110 kV

Land and Property

Easement Area



5-May-2026 Scale 1:4514 Plan size: A4L

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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