

Your Comment on the Ōhoka Residential Subdivision

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.

1. 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		
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2. We will email you draft conditions of consent for your comment			
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Please provide your comments below, include additional pages as needed.

Thank you for your comment

1. Background

- 1.1 Transpower New Zealand Limited (Transpower) has been invited to comment on the Ōhoka Residential Subdivision 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 expansion of the existing Ōhoka settlement comprising of 879 residential allotments of varying sizes, a local centre and capacity for complementary activities, such as a retirement village and a polo ground and associated facilities, undertaken across eleven stages. The proposal also seeks to include open space networks, stormwater corridors, ecological restoration, wetlands, active mode connections, walkways and support roading infrastructure.
- 2.2 As shown on Transpower's Asset Map in Appendix A, the Islington to Southbrook A (ISL-SBK-A) 66kV National Grid transmission lines traverse the western portion of the site, within Stages 7, 9 and 11 of the proposed subdivision. 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 transmission line spans are supported by multiple double circuit steel structures (towers) located on the site (ISL-SBK-A0087 - ISL-SBK-A0088, and ISL-SBK-A0088 - ISL-SBK-A0089).
- 2.3 Transpower has engaged with the Applicant prior to lodgement of the Substantive Application. In early 2025, Transpower provided high level advice regarding the National Grid assets and guidance on land use and development near those assets to inform the proposed subdivision. A copy of this advice is included in Appendix 8 of the Substantive Application.
- 2.4 Transpower's general position is neutral in relation to the merits of the Project. However, Transpower wishes to ensure that construction works, permanent buildings and structures, and any land use activities in proximity to the ISL-SBK-A transmission line, including its support structures, do not adversely impact on Transpower's ability to operate and maintain these nationally significant assets, and that appropriate conditions are imposed on any consents granted.

3. Statutory context

National Policy Statement for Electricity Networks 2008 (NPS-EN) amended December 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.*

Waimakariri District Plan

3.5 The Operative Waimakariri District Plan 2005 (ODP) and Partially Operative Waimakariri District Plan 2025 – Appeals Version (PODP) 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 PODP gives effect to the NPS-EN. In particular, Objectives EI-O1 and EI-O3 of the Energy and Infrastructure chapter is as follows:

EI-O1 Provision of energy and infrastructure

Across the District:

1. *efficient, effective, resilient, safe and sustainable energy and infrastructure, including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, region and nation, including in response to future needs such as increased sustainability; ...*

EI-O3 Effects of other activities and development on energy and infrastructure

The safe, efficient and effective operation, maintenance, repair, upgrading and development of energy and infrastructure is not constrained or compromised by incompatible activities and development, including by reverse sensitivity effects.

3.7 Policy EI-P1 of the Energy and Infrastructure Chapter requires that:

Recognise the local, regional or national benefits of energy and infrastructure through:

1. *enabling the operation, maintenance, repair, renewal, removal and minor upgrade of energy and infrastructure;*
2. *providing for more than minor or significant upgrades to existing, and the development of new, energy and infrastructure;*
3. *providing for energy and infrastructure that serves as a lifeline utility during an emergency, including critical infrastructure, strategic infrastructure and regionally significant infrastructure;*
4. *providing for the effective, safe, secure and efficient electricity transmission, including on the National Grid, electricity distribution, and supply of fuel and energy; ...*

3.8 Policy EI-P6 of the Energy and Infrastructure Chapter requires that

Manage adverse effects, including reverse sensitivity effects, of incompatible other activities and development on energy and infrastructure, including by the following:

1. *ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and*

2. *with regards to major electricity distribution lines, in addition to (1) above, avoiding adverse effects, including reverse sensitivity effects, by ensuring that:*
 - a. *safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on major electricity distribution lines including support structures;*
 - b. *sensitive activity and development that may compromise major electricity distribution lines, are excluded from establishing within identified safe buffer distances to the extent reasonably possible;*
 - c. *changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, replacement, upgrading and development of major electricity distribution lines; and*
 3. *with regards to the National Grid, in addition to (1) above:*
 - a. *mapping the National Grid and identifying buffer corridors in the District Plan within which sensitive activities, including the expansion of an existing sensitive activity, are not provided for; and*
 - b. *to the extent reasonably possible, managing other activities to avoid reverse sensitivity effects, on the National Grid; and*

.....
- 3.9 Additionally, the policy direction in the ODP supports avoiding development and/or land use activities which might increase risks to health and safety from, and to the operation, maintenance and upgrading of, high voltage transmission lines (Policy 11.2.1.2).
- 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 outer 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) from the transmission 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 Activities associated with the project that can potentially impact the National Grid include activities undertaken in the NGY, the construction of physical infrastructure, earthworks and the planting of vegetation near the National Grid assets. Development or construction activities that may restrict or impede access to the National Grid assets can also affect the operation, maintenance, upgrading, and repair of the National Grid. Transpower considers that the Applicant's proposed conditions (Appendix 43 – Proposed District Council consent conditions, 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.

National Grid Yard Corridor and Setbacks from National Grid Assets

- 4.2 Based on the 'Scheme Plan Overview' provided in Appendix 26 of the Substantive Application, a number of residential and reserve lots will be located within the NGY. 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 buildings and structures, including those for sensitive activities (such as dwellings), within the NGY. The Applicant has proposed condition 93 in Appendix 43 which requires all future buildings

and structures within specified lots to comply with NZECP34:2001 requirements. In addition to this condition, Transpower requests a new consent notice condition which explicitly requires that no buildings or structures are located within the NGY.

- 4.3 Given the longer span lengths of the transmission lines traversing the site (in excess of 400 metres), 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 19 metres from the centreline of the transmission lines (i.e. beyond the NGY). Future buildings / structures located between 12 -19 metres from the centreline of the ISL-SBK-A National Grid transmission line (noting no buildings are permitted within the NGY) will be subject to height restrictions to comply with the required NZECP34:2001 building to conductor clearance requirements. The Applicant has proposed condition 93 in Appendix 43 which requires all buildings on these lots to demonstrate compliance with the NZECP34:2001 requirements. The intent of the condition is supported by Transpower, with amendments to the condition requested by Transpower to provide clarity, given the ongoing compliance requirements.
- 4.4 The scheme plans in Appendix 26 currently show a 19 metre NGY. As noted in para 4.3 above, this refers to the conductor blowout. Transpower requests that the NGY (12 metres from the centreline of the ISL-SBK-A transmission line) and the conductor blowout area (between 12 -19 metres from the centreline of the ISL-SBK-A transmission line) are separately and clearly shown on all scheme plans and that the scheme plan is updated in this regard to assist with correctly identifying lots located within the NGY and the conductor blowout extent and inform the consent conditions (refer to Appendix B).

Access to the National Grid

- 4.5 Transpower has a right to access its existing assets under s23 of the Electricity Act 1992. Any future buildings, structures, fencing, 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.
- 4.6 As shown on the drawings 16013-00-RC-1015 and 16013-00-RC-1017 (Appendix 26 – UPDATED Scheme Plan) the land underneath, and in proximity to, the National Grid assets is proposed to be used for a combination of residential and reserve purposes. National Grid support structures ISL-SBK-A0088 and ISL-SBK-A0089 will be located within proposed reserve lots. 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.
- 4.7 To ensure unimpeded access to the National Grid assets, Transpower requires access corridors to National Grid support structures to be at least 6 metres in width to accommodate vehicles and large mobile plant required for operation and maintenance activities, or in the event of an emergency. Where reserve land around National Grid support structures is to be fenced, the fencing shall include a gate at least 6 metres wide to allow vehicles and plant access. Additionally, a clear unobstructed working space extending 12 metres around the base of the National Grid support structure is required to enable the operation of plant and equipment, including cranes during operation and maintenance activities. Transpower requests amendments to the condition wording in this regard (see Appendix B).

NZECP34:2001 Requirements

- 4.8 Given the proximity of the proposed development to the National Grid transmission lines, including their support structures, construction will need to be managed carefully to avoid any impacts on the National Grid and minimise risks to people and plant. NZECP34:2001 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

- 4.9 In accordance with Section 5 of NZECP34:2001, 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 19 metres of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 5 metres. The Applicant has proposed a draft consent condition in this regard (Condition 86). Transpower requests amendments to the Applicant's draft condition as outlined in Appendix B.

Land disturbance around National Grid support structures

- 4.10 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 NZECP34:2001 sets out the restrictions on excavation within 12 metres of the outer edge of tower foundations. Specifically, no excavation shall:
- (a) exceed a depth of 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
 - (b) exceed a depth of 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.

This requirement has been included in the Applicant's proposed conditions as condition 87 of Appendix 43.

- 4.11 The Substantive Application seeks resource consent under Rules 23.3.2 of the ODP and EW-R9 of the PODP, for earthworks within 12 metres of a National Grid support structure (it is noted that these two rules are different – Rule 23.3.2 requires consent for excavation that exceed a depth of 300mm within 12 metres of any support structure foundation and Rule EW-R9 mirrors the NZECP34:2001 restrictions set out in paragraph 4.10). The rule assessment in Appendix 34 – ODP compliance assessment, states that the excavation infringement is 2.8 metres into the setback. Specifically, the existing ground level would be re-established with filling following a 600mm cut within 9.2 metres of the pylon foundations, and a low pressure sewer pipe requiring a 750mm cut 11 metres from the foundation. Transpower requests the Applicant clarify the excavation proposed within 12 metres of the National Grid support structure, noting that the rule assessment states the infringement is at a distance of 2.8 metres into the 12 metres setback but subsequently states the cut is within 9.2 metres of the foundations. Should proposed excavation not comply with NZECP34:2001, the infringing excavation will need to be redesigned to comply with NZECP34:2001.
- 4.12 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. These matters shall be demonstrated in the Construction Management Plan Transpower request is prepared for the Project (see para 4.21 and Transpower's requested condition in Appendix B).

Ground to Conductor Clearance

- 4.13 The proposal will involve changes to the ground level (such as road network formation, site preparation works 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.
- 4.14 In order to comply with NZECP34:2001 conductor to ground clearances, cannot be reduced to less than 7 metres for the ISL-SBK-A National Grid transmission lines. The Applicant has proposed condition 88 in Appendix 43 in this regard. Transpower requests amendments to this condition as outlined in Appendix B. In addition, Transpower does not support the stockpiling of materials or storage of equipment within 12 metres either side of the centreline of the National Grid transmission line or within 12 metres of any

National Grid support structure. The Applicant has proposed condition 89 in Appendix 43 in this regard. Transpower requests amendments to this condition as outlined in Appendix B.

Fencing

- 4.15 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

- 4.16 Landscape planting shall be designed cognisant of the National Grid transmission assets. As per Transpower's prior 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. The Applicant has proposed conditions 90, 91, 96 and 97 in Appendix 43 in this regard.
- 4.17 The updated Urban Design and Landscape Masterplan shows planting proposed within the NGY, including Landscape treatment A (Whites and Bradleys Road), street tree planting and planting within reserve areas. Transpower requests that landscape plans in Appendix 23 – Updated Urban Design and Landscape Masterplan are updated to show the ISL-SBK-A National Grid transmission lines, including their support structures, located within the site. From a review of proposed landscape treatment areas, reserve plant palettes, and street tree planting palettes, species such as Red Maple, Pin Oak (proposed street trees), Kahikatea, Kowhai and Totara (proposed in reserve areas) are listed, which have the potential to grow over 2 metres in height at maturity. Transpower requests that landscape plans are updated to reference Transpower's requested height restrictions for planting within, and in proximity, to the National Grid and support structure setbacks (Conditions 90, 91 and 92 in Appendix B) and recommend a separate segment in the planting palette is created that specifies the vegetation to be planted in the NGY to comply with the height restrictions. In addition, Transpower requests a copy of the final landscape plans are provided to Transpower for review and has proposed a new Condition 76A in this regard.
- 4.18 With respect to planting around National Grid support structures, Transpower had previously advised that any planting in proximity to support structures must be setback by at least 2 metres, with at least one side of National Grid Support Structure kept free from trees or vegetation in order to provide Transpower with access for operation and maintenance activities. The Applicant has proposed condition 92 in Appendix 43 in this regard. Since providing that advice, Transpower has reviewed its access and operational requirements and determined that a larger vegetation setback of 12 metres around support structures is necessary to provide a clear unobstructed working space, as outlined in paragraph 4.7. Transpower request an amendment to proposed condition 92 to require all vegetation (excluding grass) is set back at least 12 metres from National Grid support structures. Drawings D6 and E7 in the Urban Design and Landscape Master Plan, Revision K (Appendix 23 of the Application) show proposed buffer / landscape planting within 12 metres of the outer edge of the foundations of the National Grid support structure ISL-SBK-A0089, which conflicts with the requested setback.

Lizard Habitat

- 4.19 The Lizard Management Plan (LMP) (Appendix 24) confirms the presence of Canterbury grass skinks at the project site. Salvage and relocation of lizards on the site is proposed. A proposed relocation site is identified in the LMP, along with additional land in the southern portion of the site, in the event that a higher number of lizards are salvaged than anticipated. Drawing E7 'Lizard Planting' in the Urban Design and Landscape Master Plan, Revision K (Appendix 23 of the Application) shows the additional lizard habitat as being a

section of the reserve in which National Grid support structure ISL-SBK-A0089 will be located (the lizard habitat being setback 12 metres from the structure), and potentially within the reserve in which support structure ISL-SBK-A0088 is located. The lizard habitat shown on Drawing E7 is set back from the National Grid support structures by 12 metres. Transpower would not support the habitat encroaching within the 12 metre support structure setback as it could adversely impact the operation and maintenance of the National Grid.

Construction Management Plan

- 4.20 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 ISL-SBK-A National Grid assets. The CMP shall demonstrate how the works will comply with NZECP34:2001 minimum approach distances (i.e., minimum required distance between wires/conductors and mobile plant and any earthworks undertaken within 12m of National Grid support structures). The CMP shall also address how dust generation during earthworks will be managed so as to avoid adverse effects on the National Grid assets. The Applicant has proposed a Site Management Plan (Appendix 30 of the Substantive Application). Transpower request a standalone CMP be prepared relating to the National Grid assets, and provided to Transpower, for works within 50 metres of the ISL-SBK-A transmission assets located on the site. Transpower's standard CMP condition wording is provided in Condition 98G in Appendix B.

Earth Potential Rise

- 4.21 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. Transpower requests that the requirement for an EPR Assessment forms a land use consent condition and has proposed Condition 98H.

APPENDIX A – TRANSPOWER ASSET MAP



TRANSPOWER

Ōhoka Residential Subdivision Asset Map



Legend

Maximo Assets

Structure

 Double Circuit Steel Tower

Span

 11, 33, 66 kV

Land and Property

Easement Area



0 300 600
m

6-Oct-2026 Scale 1:9028 Plan size: A4L

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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 District Council consent conditions proposed by Carter Group Limited under the substantive application (Appendix 43 of 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 Expert Panel. Transpower’s additions to the condition set are shown in underline and deletions are shown in ~~striketrough~~. Transpower’s comments on the conditions are provided for context in the right-hand column of the conditions table.

Applicant’s proposed conditions and Transpower’s requested changes		Transpower’s comment
National Grid		
<u>Subdivision Consent - Consent Notice Conditions</u>		
<u>NOTE: the lot numbers referenced in the conditions below will need to be confirmed by the Applicant following an update to the Scheme Plan in Appendix 26 of the Application to show the NGY as 12 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines and the conductor blowout extending 19 metres from the centreline of the ISL-SBK-A National Grid transmission lines.</u>		
85	Any <u>land use activities, including the construction of new buildings/structures, earthworks, fences, and any operation of mobile plant and/or persons working near National Grid assets</u> ~~landscaping~~ in the vicinity of the National Grid shall <u>comply</u> ~~be designed and implemented to achieve compliance~~ with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ~~and the Electricity (Hazards from Trees) Regulations 2003, including when planting reaches maturity~~, <u>or any subsequent revision of the code.</u> <u>NOTE: Ongoing compliance with Condition 85 shall be ensured by way of a consent notice registered against the records of title for [Lots 427, 436-438, 439-445, 705, 731-733, 795, 800-811]. The consent notices shall be prepared and registered by Council’s solicitor at the request and expense of the consent holder.</u>	Transpower requests the condition is amended to focus solely on compliance with the NZECP34:2001. References to the Electricity (Hazards from Trees) Regulations 2003 are addressed within the relevant planting conditions and should be deleted from the condition. This condition shall be registered as a consent notice on the titles of all lots within 19 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines given the ongoing compliance obligations.
<u>85A</u>	<u>No buildings or structures (except non-conductive fencing) shall be located within 12 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines as shown on Drawing xxx.</u>	Transpower requests new Conditions 85A and 85B requiring buildings and structures to be located outside of the NGY for the transmission

	<u>NOTE: Ongoing compliance with Condition 85A shall be ensured by way of a consent notice registered against the records of title for [Lots, 439-445, 705, 795, 800-811]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</u>	lines, including their support structures. These conditions shall be registered as a consent notice on the titles of all lots within the NGY of the ISL-SBK-A National Grid transmission lines given the ongoing compliance obligations.
<u>85B</u>	<u>No buildings or structures shall be located within 12 metres of any outer visible edge of the foundation of any National Grid support structure as shown on Drawing xxx; except for non-conductive fencing, which must be located at least 6 metres from any outer visible edge of the support structure foundation.</u> <u>NOTE: Ongoing compliance with Condition 85B be ensured by way of a consent notice registered against the records of title for [Lots 5016 and 5027]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</u>	
<u>85C</u>	a) <u>Prior to the construction of any building or structure within the transmission line conductor blowout envelope (being 12 – 19 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines), plans and elevations demonstrating compliance with NZECP34:2001 shall be provided to Transpower for review.</u> b) <u>No building or structure shall be constructed within the transmission line conductor blowout until the Council is satisfied that compliance with NZECP34:2001 has been demonstrated, as confirmed by Transpower following review of the plans and elevations.</u> <u>NOTE: Ongoing compliance with Condition 85C shall be ensured by way of a consent notice registered against the records of title for [Lots 427, 436-438, 439-445, 705, 731-733, 795, 800-811]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</u>	Transpower requests a new condition that requires plans of any buildings or structure located within 12-19 metres of the centreline of the transmission lines (conductor blowout) to be provided to Transpower for review against NZECP34:2001 compliance. This Condition replaces the Applicant's draft Condition 93. This condition shall be registered as a consent notice on the titles of all lots located within 12-19 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines given the ongoing compliance obligations.
<u>85D</u>	<u>The Consent Holder shall ensure that:</u> <u>(a) vehicle access is maintained to National Grid support structures at all times for maintenance and emergency purposes;</u> <u>(b) no structures, earthworks, fencing, planting or other works impede access to the National Grid support structures;</u> <u>(c) access routes to National Grid support structures shall be a minimum of 6 metres in width and of a formation suitable for access by large mobile plant;</u> <u>(d) All gates on access routes or in fencing providing access to the National Grid support structures and associated transmission assets shall have a minimum clear opening width of 6 metres.</u>	Transpower requests new condition wording regarding the provision of access to the National Grid support structures. This Condition replaces the Applicant's draft Condition 95. This condition shall be registered as a consent notice on Lots containing a National Grid support structure.

	<u><i>NOTE: Ongoing compliance with Condition 85D be ensured by way of a consent notice registered against the records of title for [Lots 5016 and 5027]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</i></u>	
86	~~No mobile plant or large vehicles shall come within 4 metres of any transmission lines during construction. Accordingly, all machinery, mobile plant and vehicles operating within 12m of the ISL-SBK-A transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 5 metres.~~	Transpower requests this condition is deleted and moved to the Subdivision / Land Use Consent conditions, with amended wording
87	~~No excavation shall: a. exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of a National Grid support structure; or b. exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of a National Grid support structure; or c. create an unstable batter within 12 metres of a National Grid support structure.~~	Transpower requests this condition is deleted and moved to the Subdivision / Land Use Consent conditions, with amended wording
88	~~No fill or material shall be stockpiled or deposited so that the conductor to ground clearance is reduced to less than 7 metres.~~ <u><i>No land disturbance shall be undertaken within 19 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines that would reduce the conductor to ground clearance to less than 7 metres.</i></u> <u><i>NB: Stockpiling must not occur within 12 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines or within 12 metres of the outer visible edge of any National Grid support structure.</i></u> <u><i>NOTE: Ongoing compliance with Condition 88 shall be ensured by way of a consent notice registered against the records of title for [Lots 427, 436-438, 439-445, 705, 731-733, 795, 800-811]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</i></u>	Transpower requests amendments to this condition to reflect its standard condition approach relating to conductor to ground clearance requirements. This condition shall be registered as a consent notice on all lots located within 19 metres of the centreline of the ISL-SBK-A transmission lines, given the ongoing compliance obligations.
89	~~No stockpiling of materials or storage of equipment shall occur beneath the ISL-SBK-A National Grid transmission lines or within 12 metres of any National Grid support structure.~~	Transpower requests this condition is deleted and moved to the Subdivision / Land Use Consent conditions, with amended wording
90	~~Any new vegetation planted within the National Grid Yard shall be less than 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><i>12 metres either side of the centreline of the ISL-SBK-A National Grid transmission line 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.</i></u>	Transpower requests the condition be amended to include reference to the width of the NGY to provide clarity to the condition, and to include reference to the Electricity (Hazards from Trees) Regulations 2003. This condition shall be registered as a consent notice on the titles of all lots within 12 metres

	<u>NOTE: Ongoing compliance with Condition 90 shall be ensured by way of a consent notice registered against the records of title for [Lots, 439-445, 705, 795, 800-811]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</u>	either side of the centreline of the ISL-SBK-A National Grid transmission lines given the ongoing compliance obligations.
91	Any new trees <u>or vegetation</u> planted outside of the National Grid Yard <u>12 metres either side of the centreline of the ISL-SBK-A National Grid transmission line</u> shall <u>must</u> be setback sufficiently to ensure the tree cannot fall within 4 metres of the ISL-SBK-A transmission line. All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations. <u>NOTE: Ongoing compliance with Condition 91 shall be ensured by way of a consent notice registered against the records of title for [Lots 427, 436-438, 439-445, 705, 731-733, 795, 800-811]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</u>	Transpower requests the condition be amended to include reference to the width of the NGY to provide clarity to the condition. This condition shall be registered as a consent notice on the titles of all lots within 19 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines given the ongoing compliance obligations.
92	Any planting in proximity of National Grid Support Structures shall be setback by at least 2 metres, with at least one side of National Grid Support Structure kept free from trees or vegetation to provide Transpower with access for operation and maintenance activities. <u>Any proposed new trees or vegetation must be setback from the outer edge of the visible foundation of the National Grid Support Structures ISL-SBK-A0088 and ISL-SBK-A0089 by at least 12 metres.</u> <u>NOTE: Ongoing compliance with Condition 92 be ensured by way of a consent notice registered against the records of title for [Lots 5016 and 5027]. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.</u>	Transpower requests the condition be amended to reflect the support structure setback requirements outlined in its comments. This condition shall be registered as a consent notice on Lots containing a National Grid support structure, given the ongoing compliance obligations.
93	~~All future buildings on lots 535, 543-552, 700-702, 763 & 768, 870-880 shall comply with the building to conductor clearance requirements in accordance with New Zealand Electrical Code of Practice (NZECP 34: 2001). Given the longer spans of the ISL SBK A transmission line extending through the site, landowners shall consult with Transpower to determine compliance for any future buildings proposed within 19 metres of the centreline of the transmission lines.~~	Transpower requests this condition is deleted as Transpower has requested new Condition 85C to address this matter and follow Transpower's standard approach to managing buildings or structures located within the transmission line conductor blowout extent.
94	~~No mobile plant or large vehicles may come within 4 meters of any ISL SBK A transmission lines during construction activities or future use of lots 535, 543-552, 700-702, 763 & 768, 870-880. All machinery, mobile plant and vehicles operating within 12 metres of the transmission lines, and traversing beneath the lines, shall be limited to a maximum reach height of 5 metres.~~	Transpower requests this condition is deleted and included in the Subdivision / Land Use Consent conditions, with amended wording
95	~~Any future buildings, structures (including fencing), or vegetation planting within lots 535, 543-552, 700-702, 763 & 768, 870-880 must be located to ensure vehicle access is maintained to the ISL SBK A transmission line for maintenance at all reasonable times and emergency works at all times.~~	Transpower requests this condition is deleted as Transpower has requested new Condition 85D to address this matter and follow Transpower's

		standard approach to managing access to National Grid support structures.
96	~~Any new vegetation planted on lots 535, 543-552, 700-702, 763 & 768, 870-880 within the National Grid Yard shall be less than 2 metres in height at full maturity.~~	Transpower requests Conditions 96 and 97 be deleted as these duplicate the requirements already outlined in Conditions 90 and 91.
97	~~Any new trees planted on lots 535, 543-552, 700-702, 763 & 768, 870-880 outside of the National Grid Yard shall be setback sufficiently to ensure the tree cannot fall within 4 metres of the ISL-SBK-A transmission line. All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.~~	
98	~~Ongoing compliance with conditions 93—97 (inclusive) shall be ensured by way of a consent notices registered against the records of title to issue for the lots referenced in those conditions. The consent notices shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.~~	Transpower requests that this condition is deleted given the notes added to the individual consent notice conditions, which reflect the respective lots to which the conditions relate and are to be registered on the title.
<u>Subdivision / Land use consent conditions</u>		
98A	<u>Notification of Works</u> <u>The consent holder shall provide Transpower 10 working days' notice in writing prior to commencing the proposed work.</u> <u>Note: Written notice should be sent to: transmission.corridor@transpower.co.nz</u>	Transpower requests a new condition that requires it is notified prior to works commencing on-site.
98B	<u>NZEC34:2001 Compliance</u> <u>Any land use activities, including the construction of new buildings/structures, earthworks, fences, and any operation of mobile plant and/or persons working near National Grid assets in the vicinity of the National Grid shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZEC34:2001), or any subsequent revision of the code.</u>	New condition to reflect consent notice condition 85 as a subdivision / land use consent condition.
98C	<u>Mobile Plant Operation</u> <u>All machinery and mobile plant operated in association with the works shall maintain a minimum clearance distance of 4 metres from the conductors (wires) of the ISL-SBK-A National Grid transmission lines at all times.</u>	Transpower requests its standard mobile plant condition requiring all mobile plant remain at least 4 metres clearance from the conductors of the transmission line. The Applicant's draft mobile plant condition (Condition 86) conditioned the maximum allowable mobile plant reach height. This height may change with changes in ground level, so it is not appropriate

		to include this in the condition (it should be addressed in the Construction Management Plan).
<u>98D</u>	<u>Excavation near National Grid support structures</u> <u>No excavation or land disturbance around the ISL-SBK-A National Grid support structures located on site shall:</u> <u>(a) exceed a depth of 300mm within 6 metres of the outer edge of the visible foundations of a National Grid support structure; or</u> <u>(b) exceed a depth of 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of a National Grid support structure; or</u> <u>(c) create an unstable batter.</u>	Transpower requests its standard condition regarding excavation within 12 metres of a National Grid support structure (amendments made to the Applicant's draft Condition 87).
<u>98E</u>	<u>Land disturbance near the National Grid</u> <u>No land disturbance (excluding stockpiling which is addressed in Condition 98F) shall be undertaken within 19 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines that would reduce the conductor to ground clearance to less than 7 metres.</u>	Transpower requests its standard condition regarding land disturbance within the transmission line conductor blowout extent (amendments made to the Applicant's draft Condition 88).
<u>98F</u>	<u>Stockpiling near the National Grid</u> <u>Stockpiling of materials or storage of equipment must not occur within 12 metres either side of the centreline of the ISL-SBK-A National Grid transmission lines or within 12 metres of the outer visible edge of any National Grid support structure.</u>	Transpower requests its standard condition regarding stockpiling not permitted within the NGY (amendments made to the Applicant's draft Condition 89).
<u>98G</u>	<u>Construction Management Plan (CMP)</u> <u>(a) The Consent Holder shall submit a Construction Management Plan (CMP) 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> <u>(b) The CEMP shall be provided to Transpower NZ Ltd for comment at least 10 working days prior to being submitted to Council. The CMP shall be provided to Transpower via Patai - https://transpower.patai.co.nz/</u> <u>(c) The purpose of the CMP 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>	Transpower requests a new condition requiring the preparation of a CMP prior to the commencement of physical construction works within 50 metres of Transpower's National Grid assets. The condition sets out the purpose of the CMP and the matters that shall be addressed in the plan. Transpower requests a copy of the CMP is provided to Transpower for comment at least 10 working days prior to submission of the plan to the Consent Authority.

	<u>(d) The CMP shall include, as a minimum:</u> <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> <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> <u>i. Excavation near National Grid support structures (Section 2);</u> <u>ii. Building to conductor clearances (Section 3);</u> <u>iii. Ground to conductor clearances (Section 4);</u> <u>iv. Mobile Plant to conductor clearances (Section 5); and</u> <u>v. People to conductor clearances (Section 9).</u> <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> <u>(d) Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities.</u> <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> <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> <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> <u>(h) Details of proposed contractor training for those working near the transmission lines.</u> <u>(i) The CMP 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> <u>(e) All construction activities near the National Grid shall be undertaken in accordance with the CMP</u>	
<u>98H</u>	<u>Earth Potential Rise</u> <u>The Consent Holder shall ensure that:</u>	Transpower requests a new condition requiring the Consent Holder to obtain an EPR Assessment from Transpower, and to implement any

	(a) <u>An Earth Potential Rise (EPR) assessment is obtained from Transpower prior to the detailed design and construction of any building or structure (including fencing and underground services) located within 50 metres of a National Grid support structure;</u> (b) <u>The assessment shall identify:</u> i. <u>the EPR risk associated with the proposed buildings and structures; and</u> ii. <u>any mitigation measures that shall be implemented in the design and construction of the buildings and structures to minimise EPR risk;</u> (c) <u>Any mitigation measures identified in the EPR assessment shall be incorporated into the detailed design and construction of the proposed buildings and structures within 50 metres of a National Grid support structure at the full expense of the consent holder; and</u> (d) <u>Construction of buildings and structures within 50 metres of a National Grid support structure shall not commence until:</u> i. <u>any mitigation measures identified in the assessment have been incorporated into the detailed design; and</u> ii. <u>written confirmation has been provided to the Council by Transpower that it is satisfied that the design and construction of the buildings and structures implements the mitigation measures identified in the EPR assessment.</u>	mitigation measures outlined in the Assessment as part of the detailed design and construction of proposed buildings and structures within 50 metres of a National Grid support structure.
<u>76A</u>	<u>Landscape Plans for Transpower comment</u> <u>The Consent Holder must submit the Landscape Plan and Drawings required by Condition 76 to Transpower for comment in relation to planting proposed within 19 metres of the ISL-SBK-A National Grid transmission lines or within 12 metres of a support structures, at least 20 working days before submission to Waimakariri District Council.</u>	Transpower requests new Condition 76A that requires the Consent Holder to provide Transpower with a copy of the Landscape Plan to confirm the proposed plant species near the National Grid transmission assets.