

Before the Proposed Plan Change 42: Hearings Panel

Under the Resource Management Act 1991 (the Act)

In the matter of Taupō District Council Proposed Plan Change 42 –
General Rural and Rural Lifestyle Environments

Between **Taupō District Council**
Local authority

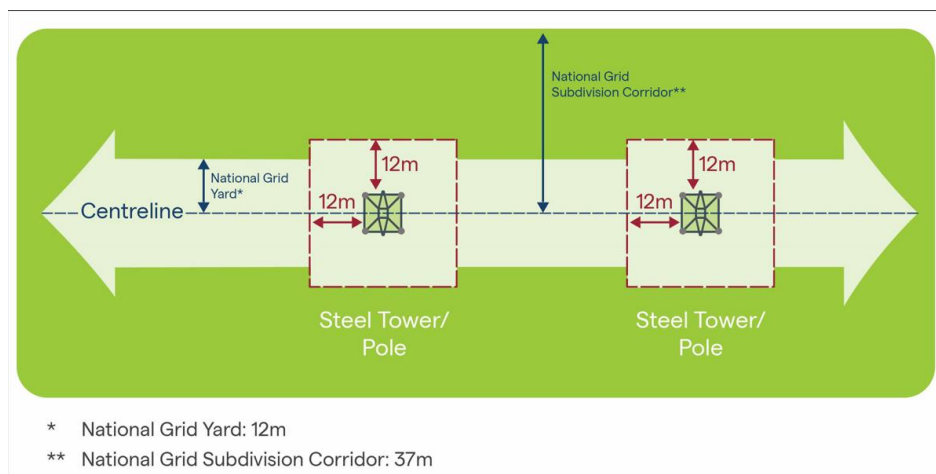
And **Transpower New Zealand Limited**
Submitter 110 and Further Submitter FS225

Post Hearing Response to Panel

Dated 30 August 2023

1.1. Following on from Transpower's appearance on Tuesday 22 August before the hearings panel on PC42, the following responds to requests from the panel.

1. In response to the question to Ms Eng regarding the percentage of energy generated and used in the district as opposed to being distributed outside the district network, the grid exit point load (demand) in the district is 90 megawatts (MW). The total generation is 1811MW. This equates to a significant difference where local generation exceeds local demand.
2. In response to liaison between Ms Whitney and Mr Sharman regarding any agreed provisions (from the hearing appearance by Transpower), contact has been made and Transpower is awaiting contact from council for potential further discussions.
3. As outlined in the appearance by Ms Whitney, included below is a new diagram for the National Grid Yard and National Grid Subdivision Corridor definitions (to replace that provided in the Transpower submission). A JPEG of the diagram can readily be provided to council staff if required.



4. Attached is Appendix F of Ms Whitney's evidence, updated to include cross references to relevant explanatory text paragraphs in the main body of the evidence. It also shows the two amendments verbally conveyed at the hearing (being removal of reference to cables within the National Grid Yard definition and showing strikethrough text within Objective 3b.2.6 to reflect the S42A officer recommendation). A separate word document can readily be provided to council staff.

Appendix F

PC42: Amendments sought through evidence

Plan Change 42: General Rural and Rural Lifestyle environments

Amendments recommended in the S42A report are shown as red text. Further amendments sought through this evidence are shown as blue text:

Definitions - For a full explanation of the relief sought and reasoning, refer **Paragraphs 10.8 – 10.12** of the main body of evidence.

Insert a new definition as follows:

Sensitive Activities (in the National Grid Yard) means:

a. residential activity.

b. marae;

c. hospital;

d. healthcare activity;

e. educational facility and preschools;

f. retirement village;

g. guest or visitor accommodation activity; or

h. place of assembly.

Amend the definition of National Grid Yard as follows:

National Grid Yard – The area located within:

12m in any direction from the visible outer edge of a National Grid tower; ~~or 10m in any direction from a National Grid single pole or pi-pole; or the area located within 12m either side of the centre line of any overhead National Grid line on towers.~~

The national grid yard does not apply to ~~underground cables or any transmission lines (or sections of line) that are designated.~~

Amend the definition of National Grid Subdivision Corridor as follows:

National Grid Subdivision Corridor – means the area measured either side of the centreline of above ground National Grid transmission lines as follows (and illustrated in Appendix):

• ~~37 metres for 220kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);~~

• 39 metres for 350kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers).

National Grid Subdivision Corridor – means the area measured 37m either side of the centreline of above ground National Grid 220kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers)

Objectives - For a full explanation of the relief sought and reasoning, refer **Paragraphs 10.16 – 10.18 and 10.22 – 10.23** of the main body of evidence.

Insert a duplication of objective 3b.2.6 within the Rural Lifestyle Environment as follows:

Objective 3b.2.6 Impacts on infrastructure

The impacts ~~on infrastructure~~ arising from subdivision and development are managed do not compromise the safe and efficient function of infrastructure.

Policies - For a full explanation of the relief sought and reasoning, refer **Paragraphs 10.19 – 10.23** of the main body of evidence.

Insert the following policy within the General Rural Environment and Rural Lifestyle Environment chapters as follows:

Policy - Effects on the National Grid

Ensure that subdivision, use and development does not compromise the safe and efficient operation, maintenance, repair, upgrading, removal and development of the National Grid, including by mapping the National Grid and identifying buffer corridors within which:

a. the establishment or expansion of sensitive activities and intensive, large scale land uses will be avoided;

b. subdivision and other development is managed to ensure the National Grid is not compromised and reverse sensitivity effects are avoided.

Land Use Rule - For a full explanation of the relief sought and reasoning, refer **Paragraphs 10.32 – 10.38** of the main body of evidence.

Delete the following rules:

4b.1.7 High voltage transmission lines and 4b.3.7 High voltage transmission lines

4b.1.7 High voltage transmission lines

~~a. Any building (except network utilities) located within 0-12 metres of a high voltage transmission or sub transmission line is a restricted discretionary activity.~~

~~When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:~~

~~a. The location of the structure in relation to high-voltage transmission or sub transmission line.~~

~~b. Any effects on the safe and efficient functioning of the transmission or sub transmission line.~~

Insert a new rule for buildings, structures and activities in the National Grid Yard for each rural zone as follows:

4b.1.x Buildings, structures and activities in the National Grid Yard

a) Any building, structure and activity in the National Grid Yard which complies with the performance standards in 4b.x.x is a permitted activity.

b) A building, structure or activity which does not comply with the performance standards in 4b.x.x or is not otherwise provided for, is a non-complying activity.

Notification:

Transpower will be considered to be an affected party where consent is required under the National Grid specific rules. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

Insert new performance standards for buildings, structures and activities in the National Grid Yard for each rural zone as follows:

4b.x.x Performance standards – Buildings, structures and activities in the National Grid Yard

1. The activity, building or structure is not for a sensitive activity.

2. The building or structure meets the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) under all transmission line operating conditions and is:

a. a fence or artificial screen not exceeding 2.5 metres in height measured from ground level.

b. an uninhabited farm or horticultural structure or building (but not intensive indoor primary production, commercial greenhouses, wintering barns, produce packing facilities, or milking/dairy sheds (excluding ancillary stockyards and platforms)).

c. irrigation equipment used for agricultural or horticultural purposes including the reticulation and storage of water where it does not permanently physically obstruct existing vehicular access to a National Grid support structure.

d. undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid.

3. The building or structure does not permanently physically impede existing vehicular access to any National Grid support structure.
4. The building or structure is not for the handling or storage of Class 1-4 hazardous substances (Hazardous Substances (Hazard Classification) Notice 2020) with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic scale quantities).
5. The building or structure is located at least 12 metres from the outer visible edge of a foundation of a National Grid transmission line support structure, except where it:
 - a. is a fence or artificial screen not exceeding 2.5 metres in height that is located at least 6 metres from the outer visible edge of a foundation of a National Grid transmission line tower.
 - b. meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).
 - c. undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid.

Earthworks Rule - For a full explanation of the relief sought and reasoning, refer **Paragraphs 10.39 – 10.42** of the main body of evidence.

4b.1.X General Rural Environment and 4b.1.X Rural Lifestyle Environment
Earthworks within the National Grid Corridor

Delete the following rules:

4b.1.X Earthworks within the National Grid Corridor

~~*Earthworks in and around high voltage transmission National Grid corridor that*~~

~~.....~~

~~*Exceptions*~~

~~....~~

~~*The Council restricts the exercise of its discretion to the following matters:*~~

~~a-~~

~~.....~~

~~f-~~

And replace with the following rule (to apply to both rural environments):

4b.1.X Earthworks or vertical holes in the National Grid Yard

i. Earthworks or vertical holes in the National Grid Yard which comply with the performance standards in 4b.2.X are a permitted activity.

ii. Earthworks or vertical holes which do not comply with the performance standards in 4b.2.X are a non-complying activity.

4b.2.X. Performance Standards - Earthworks or vertical holes in the National Grid Yard

Earthworks or vertical hole/s must not:

- a. Exceed 300mm in depth within 6m of the outer visible edge of a National Grid support structure;
- b. Exceed 3 m depth where located between 6m and 12 m of the outer edge of the visible foundation of any National Grid support structure;
- c. Result in a reduction of the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663;
- d. Result in the permanent loss or obstruction of vehicular access to a National Grid support structure; and
- e. Compromise the stability of a National Grid support structure.

The following earthworks or vertical holes activities are exempt from Rule 1.a and Rule 1.b above:

- a. earthworks or vertical holes/s, excluding mining and quarrying, that are undertaken by a network utility operator as defined by the Resource Management Act 1991;
- b. earthworks or vertical hole/s, excluding mining and quarrying, as part of agricultural or domestic cultivation, or for the repair, sealing or resealing of a road, footpath, driveway or farm track;
- c. earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.

Notification:

Application for resource consent under this rule will be decided without public notification. Transpower is likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991.

Subdivision Rule - For a full explanation of the relief sought and reasoning, refer **Paragraphs 10.44 – 10.49** of the main body of evidence.

4b.5 Subdivision Rules

Delete the following assessment matter:

~~For the purposes of Rules 4b.5.1.i, 4b.5.2.i, and 4b.5.3.i, 4b.5.Xi and 4b.5.4i, the matters over which the Council reserves control for the purpose of assessment are: ...~~

~~j) Subdivision within the National Grid Corridor is able to accommodate a building platform for any building which is located entirely outside of the National Grid Corridor.~~

Insert the following into 4b.5 Subdivision Rules

4b.5.x1 Any subdivision of land in the National Grid Subdivision Corridor is a restricted discretionary activity provided the subdivision complies with the following standards:

- i. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building platform for the likely principal building(s) and any dwelling or sensitive activity located entirely outside of the National Grid Yard.
- ii. Existing vehicle access to National Grid assets is maintained.

For the purposes of Rule 4b.5.x1 the Council restricts the exercise of its discretion to the following matters:

- a. The risk of electrical hazards affecting public or individual safety, and the risk of property damage, including the extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.
- b. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.
- c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.
- d. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines.
- e. The ability to provide a complying building platform outside of the National Grid Yard.
- f. The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid.
- g. The outcome of any consultation with Transpower.
- h. The risk to the structural integrity of the National Grid.

4b.5.x2 A subdivision that does not meet the standards within 4b.5.x1 is a non-complying activity.

Notification:

Transpower will be considered to be an affected party where consent is required under the National Grid specific rules. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.