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11 May 2022

Proposed Porirua District Plan Hearings Panel
Porirua City Council
PO Box 50218
Porirua 5240

Attention: District Plan Review Hearings Administrator

Via email: dpreview@porirua.govt.nz

HEARINGS ON THE PROPOSED PORIRUA DISTRICT PLAN – HEARING STREAM 5

SUBMITTER REFERENCE: TRANSPOWER NEW ZEALAND LIMITED 60

Transpower New Zealand Limited (“Transpower”) writes in relation to Hearing Stream 5, scheduled to commence on Monday 16 May 2022.

A number of submission points of relevance to Transpower are being considered as part of Hearing Stream 5. Transpower generally agrees with the recommendations given in the Section 42A Report for this topic. Two referencing amendments/corrections are sought within Policy SUB-P1 and Rule SUB-R15. On that basis, Transpower has withdrawn its request to be heard and has not filed evidence. That said, Transpower is available to respond to any questions the Hearings Panel may have.

For completeness, Transpower records its position in respect of its submission points in the table at **Attachment 1**.

Transpower requests that this letter be tabled for the Panel’s consideration.

Should you require clarification of any matter, please contact Trudi Burney (03 590 7126 or trudi.burney@transpower.co.nz).

Yours faithfully

Trudi Burney
Senior Environmental Planner

Attachment 1: Proposed Porirua District Plan Hearing 5: Table 1 - Response to Section 42A Report Officers Recommendations

Sub Ref	Relief Sought in Transpower Submission (with relief sought shown in red text)	s42A Report Recommendation and Reasoning Recommendations of the S42A report are shown as blue text	Transpower response to S42A Report Referencing/amendments sought by Transpower are shown as yellow highlighted text
GRUZ Zone – General Rural Zone			
60.101 Transpower	Retain Objective GRUZ-O1	Recommendation: <i>Accept</i> Amend PDP: <i>No</i> s42A Reference and reasoning: <i>N/A</i>	Transpower supports the recommendation
Subdivision			
60.83 Transpower	Relocate the relevant National Grid Rule (Sub-R15) into the infrastructure Chapter	Recommendation: <i>Reject</i> Amend PDP: <i>No</i> s42A Reference and reasoning: <i>Paragraph 316</i>	The location of the relevant National Grid rules was addressed in Hearing 4: Infrastructure. Transpower’s evidence and position on the matter stands.
60.84 Transpower	Retain Policy SUB-P1.	Recommendation: <i>Accept in part</i> Amend PDP: <i>Yes, in response to other submissions.</i> s42A Reference and reasoning: <i>Paragraph 186.</i> <i>Amend SUB-P1 as follows:</i> <i>SUB-P1 Creation of allotments</i> <i>Provide for subdivision where it results in allotments that:</i> <i>.....</i> <i>4. Ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner, and the matters in INF-P5;</i>	Transpower supports the recommendation. However, for the same reasons ¹ as provided in the section 42A Report, Transpower seeks cross reference to the officer recommended National Grid policy INF-P6. Such a cross reference would provide clarity to plan users and is even more important should Rule SUB-R15 not be relocated to the infrastructure Chapter as sought by Transpower in submission point 60.83 above. Transpower seeks SUB-P1 be amended as follows: <i>Provide for subdivision where it results in allotments that:</i> <i>.....</i> <i>4. Ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner, and the matters in INF-P5 and INF-P6;</i>
60.85 Transpower	Retain Policy SUB-P11.	Recommendation: <i>Accept in part</i> Amend PDP: <i>Yes</i> s42A Reference and reasoning: <i>n/a Accept in part</i>	Transpower supports the recommendation
60.86 Transpower	Amend SUB-R15 as follows: <i>SUB-R15 INF-Ry Subdivision of land to create new allotment(s) within the National Grid</i>	Recommendation: <i>Accept in part</i> Amend PDP: <i>Yes</i> s42A Reference and reasoning: <i>Refer paragraphs 311 - 322</i>	Subject to the decision version of the suite of the National Grid provisions, Transpower accepts the officer recommendation, noting the three points below:

¹ S42A Officers Report: Part B – Subdivision, paragraph 186 “however, its location in the INF-Infrastructure chapter means that plan users may not be aware of its contents. A cross-reference provides a simple and effective method for ensuring plan users are aware of the policy”.

Sub Ref	Relief Sought in Transpower Submission (with relief sought shown in red text)	s42A Report Recommendation and Reasoning Recommendations of the s42A report are shown as blue text	Transpower response to s42A Report Referencing/amendments sought by Transpower are shown as yellow highlighted text
<p>Opposed by Kainga Ora FS65.266</p>	<p><u>Subdivision</u> Corridor or National Grid Pāuatahanui Substation Yard 1. Activity status: Restricted discretionary Where: a. All resulting allotments, except allotments for access or a public work, demonstrate A proposed building platform is identified for each proposed allotment they are capable of accommodating a the principal building and any dwelling or sensitive activity which is located entirely outside of the National Grid Yard and or National Grid Pāuatahanui Substation Yard. <u>b. Vehicle access to National Grid assets is maintained.</u></p> <p>Matters of discretion are restricted to: 1. The matters in INF-P5. 2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R15-1.a <u>or b</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</u> <u>When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited.</u></p>	<p>Amend Sub-R15 as follows (noting the rule is proposed to be renumbered Sub-R14) SUB-R145 Subdivision of land to create new allotment(s) within the National Grid <u>Subdivision</u> Corridor or National Grid Pāuatahanui Substation Yard</p> <p>All zones 1. Activity status: Restricted discretionary Where: a. A proposed building platform is identified for each proposed allotment, <u>other than allotments for access or infrastructure</u>, that is capable of accommodating a building which is located entirely outside of the National Grid Yard and National Grid Pāuatahanui Substation Yard. Matters of discretion are restricted to: 2. The matters in INF-P5. <u>Note: This rule applies in addition to SUB-R1 to SUB-R5</u> <u>Notification:</u> • <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</u> • <u>When deciding whether any person is affected in relation to this rule, for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited.</u></p> <p>All zones 2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R15-1.a. <u>Notification:</u> • <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</u> • <u>When deciding whether any person is affected in relation to this rule, for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited.</u></p>	<p>1. In respect of the s42A amendment to clause 1.a, while Transpower accepts the recommendation, it prefers the wording sought in its submission, which would substitute a requirement to demonstrate ‘capability’, as opposed to the actual identification of the building platform. The s42A report amendment still requires ‘identification’.</p> <p>2. In respect of clause 2. “The matters in INF-P5”, this requires updating to refer to the Hearing 4 s42A recommended National Grid specific policy INF-P6, as INF-P5 no longer applies to the National Grid. Transpower seeks the clause be amended as follows: 2. <u>The matters in INF-P56.</u></p> <p>3. In respect of the reference to maintaining vehicle access (clause 1.b) sought by Transpower in its submission, Transpower accepts the recommendation to not include the condition on the basis:</p> <ul style="list-style-type: none"> - The requirement for vehicle access is imposed at the land use and earthworks stage (for activities within the National Grid Yard). This requirement was sought by Transpower and addressed in Hearing Stream 4 evidence. - The matters of discretion (provided in the Hearing 4 s42A recommended policy INF-P6) requires “reasonable access requirements” be taken into account (INF-P6.2.a.) - The consideration of Transpower as an affected party is clearly identified within the recommended notification clause, with a matter of discretion being “The outcome of any consultation with, and technical advice from, Transpower.” (INF-P6.2.g.)
Future Urban Zone			
60.117 Transpower	Amend Objective FUZ-O3, clause 4	<p>Recommendation: Accept in part Amend PDP: Yes s42A Reference and reasoning: Paragraphs 243-249 Agree with Transpower however, with minor rewording</p>	Transpower supports the recommendation