

Appendix A

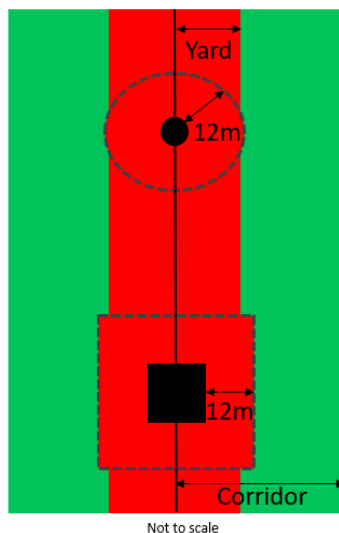
NPSET-mandated corridors: rules Transpower seeks in relation to primary production activities

Transpower seeks provisions that control specific types of farming and horticultural buildings and structures directly under its transmission lines (including associated support structures) in district plans. These controls are provided through a corridor management approach, and sought across New Zealand to give effect to policies 10 and 11 of the NPSET. The approach is made up of a framework of objectives, policies, rules and definitions which manage activities, buildings and structures within a specified distance of the National Grid lines and substations. The rules relate to land use, subdivision and earthworks.

The buffer corridor approach has been developed based on a standard width depending on the voltage of the National Grid line and structure type. In summary, the width for land use (defined as the National Grid Yard) is calculated as the distance from the centreline between the support structures to the point where the conductor would swing under everyday conditions, typically 12 metres (10 metres for some lower voltages).

The subdivision 'National Grid Subdivision Corridor' width is based on the distance from the centreline between the support structures to a point where the 95th percentile conductor would swing under high wind conditions. It is important that the swing of conductors can be taken into account in the subdivision process so that the allotment(s) can be safely developed and used. The width varies, but is up to 37m from the centreline. Land use could occur within this wider area, provided safe separation distances are maintained from the conductors (wires) and access to the support structures is maintained.

The image below depicts the National Grid Yard (in red) and Subdivision Corridor (in green).



LEGEND

- Centreline
- Pole
- Tower

Transpower is satisfied that some primary production activities are appropriate within the Yard due to their nature and small scale, and because they will not compromise the operation, maintenance or any upgrade of the Grid. Certain structures (such as rural hay barns, pump sheds and implement sheds) are less problematic within 10-12 metres of the line (noting that they will still need to be set back from the support structures) on the basis they are unlikely to “build out” a line.

The access or use of these primary production structures can be restricted (due to work occurring on a line) without causing animal welfare or business disruption issues, and do not introduce intensive infrastructure or heavily frequented workplaces with long durations of exposure to risk.

The provisions proposed by Transpower would allow for paddocks, fencing (as high as deer fences), landscaping and small sheds, and larger farm buildings in proximity to conductors not used for intensive farming purposes. Grazing, cropping, car parking activities, and mobile irrigators are not restricted.

Conversely, examples of development that have severely restricted or blocked Transpower’s ability to effectively access its assets include dairy sheds, piggeries, poultry sheds and commercial greenhouses, as well as sensitive activities (eg residential activities) and certain earthworks. As these activities can cover an extensive area of land and it may be expensive and impractical to disrupt or require these activities to be relocated while Transpower carries out work on its assets. The rules Transpower seeks should prevent these types of activities from establishing under National Grid lines.