



TRANSPOWER

Keeping the energy flowing

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21 October 2014

Hearing Commissioners
Thames Coromandel District Council
Private Bag
Thames, 3540
Via email: lisa.madgwick@tcdc.govt.nz

Dear Sir/Madam

**HEARING REPORT: PROPOSED THAMES COROMANDEL DISTRICT PLAN –
SECTION 24 - RURAL AREA
Transpower Submission point 832.11**

We write in relation to the hearing commencing on 22 October 2014 on Section 24 – Rural Area provisions of the Proposed Thames Coromandel District Plan (**PDP**).

In addition to wider provisions relating to the ongoing operation and maintenance of the National Grid, Transpower New Zealand Limited (Transpower) submitted on Section 24 Rural Area. In its submission, Transpower was supportive of the following three objectives/policies and requested they be retained (Submission point 832.11).

- Objective 24.3.1
- Policy 24.3.1a and
- Objective 24.3.3

We have reviewed the Section 42A Report on the above provisions and note the general retention of the provisions as notified (albeit a modification to Policy 24.3.1a). As a result, and given Transpower's limited submission on this part of the PDP, we are writing to confirm that Transpower does not wish to be heard. Instead, we request that this letter be tabled at the hearing, in support of its position.

Objective 24.3.1

Transpower supports the retention of Objective 24.3.1¹ as notified as the objective recognises the range of activities within the rural area.

Policy 24.3.1a

Transpower notes Policy 24.3.1a has been amended by the reporting officer as follows:

Primary production and rural industrial activities and other activities that have a functional need to locate in the Rural Zone should occur where adverse effects on rural character are remedied or mitigated and adverse effects on outstanding landscapes and natural character are avoided and the natural environment area remedied or mitigated.

¹**Objective 24.3.1.** A variety of land uses occur in the Rural Area without conflict, making efficient use of natural and physical resources.

Transpower accepts the amendment recommended in the S42A Report provided that the word “should” is retained to ensure that it is consistent with the National Policy Statement on Electricity Transmission (NPSET). In accordance with Policy 8 of the NPSET Transpower must seek to avoid outstanding natural landscapes, but when the NPSET is read as a whole it is also recognised that there can be some instances where this is not feasible or not the best option when all of the effects are considered. Transpower accepts the amendment recommended in the S42A Report on the basis that further guidance on the appropriateness of network utilities locating within outstanding landscapes is provided in Policy 19.2.1f² (Section 19 Network Utilities) and that Policy 1f be retained as notified (subject to the amendment to provision b) as sought by Transpower in its submission).

Objective 24.3.3

Transpower supports the retention of Objective 24.3.3³ as notified as the objective recognises the issue of reverse sensitivity in context of existing lawfully established activities.

Should you require clarification of any matter, please contact me (04 590 7244), or Jo Mooar Regulatory Environment Team Leader at Transpower (04 590 6060). Both of us can also be contacted on the following email: environment.policy@transpower.co.nz.

Yours faithfully



Mike Hurley
Senior Environmental Planner

Transpower New Zealand Ltd [The National Grid](#)

² **Policy 19.2.1f.** *New network utilities shall not be located in outstanding landscapes unless:*

a) The infrastructure is subject to a significant functional constraint and the adverse effects are outweighed by the overall economic, social and/or environmental benefits; and

b) The route/site selection process has identified no feasible alternative.

³ **Objective 24.3.3.** *The viability of existing lawfully established activities in the Rural Zone is not compromised by new sensitive land use activities that would create reverse sensitivity conflicts.*