



# Te Tai o Poutini Plan Proposed Plan Submission form

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

## Your details:

First name: Rodger Surname: Griffiths

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): Westpower Limited

Would you gain an advantage in trade competition through this submission?  Yes  No


If you **could** gain an advantage in trade competition through this submission please complete the following:

I am  /am not  directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: C/- West Coast Planning Ltd, 6 Dowling Road, Paroa 7805

Attention: Martin Kennedy

Email: MartinK@xtra.co.nz Phone: 0274596036

Signature:  for Westpower Ltd Date: 11 November 2022

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- Strategic Direction
- Energy Infrastructure and Transport
- Hazards and Risks
- Historical and Cultural Values
- Natural Environment Values
- Subdivision
- General District Wide Matters
- Zones
- Schedules
- Appendices
- General feedback

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission  I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case  No, I would not consider presenting a joint case

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.





# Submission to Proposed Te Tai o Poutini Plan

**Submitter Name:** Westpower Limited

**Contact Person:** Martin Kennedy

**Contact Email:** [MartinK@xtra.co.nz](mailto:MartinK@xtra.co.nz)

## **Westpower Limited – The Submitter**

Westpower is a network utility operator and electricity generator undertaking work and activities throughout the West Coast Region, particularly within the Grey and Westland Districts but also extending into the Buller District. Westpower is a 100% West Coast community owned company with its head office in Greymouth. The Westpower network comprises some 2,298 circuit kilometres of lines and cables, with 17 zone substations and 2483 distribution substations, supplying approximately 14,024 consumer connections.

Since 1999, when it was required by legislation to divest itself of its generation assets within the West Coast, Westpower has principally been an electricity distribution company, responsible for transporting electricity from the national grid to consumers within the communities it serves on the West Coast. With the commissioning of the Amethyst Hydro scheme in 2013, and coinciding with a more favourable regulatory framework, Westpower has again become involved with developing local generation capacity to meet the needs of the West Coast communities that it services. Westpower continues to investigate potential renewable energy generation opportunities to benefit, and enhance, the communities it serves and assist with environmental outcomes sought at the national level through the use of such energy.

As a locally owned and operated network utility operator, with assets and networks across the West Coast, Westpower has an interest in the Proposed Te Tai o Poutini Plan and resource management objectives, policies and rules as they are developed for the 3 District's as a whole. Westpower, as an operator throughout the Region, also has an interest in its energy and infrastructure activities across Local Authority boundaries. To this end Westpower is an active participant in resource management processes as the documents to ensure its ability to continually maintain and enhance the supply renewable energy throughout the region to the communities it serves.

Westpower is generally supportive of the approach to management of natural and physical resources with an emphasis on enabling use and development of these resources for the social, economic and cultural wellbeing of the community. Westpower also recognises that a balance is required to ensure that resources are managed in a sustainable manner for the benefit of both current and future generations. Westpower seeks to be actively involved in developing the Plan to achieve an outcome which suits the context of the region, across the 3 Districts. To this end Westpower provided initial comments on a draft set of provisions but has not had an opportunity to comment on or discuss the energy rules or any of the other provisions presented in this Plan Change to any great degree since that time. Westpower supports and encourages consultation in order to achieve appropriate outcomes and the submissions made reflect this and its current understanding of what is proposed.

General			
Provision	Position	Reason	Requested Decision
General	Oppose in Part	<p>(1) Westpower's activities are provided for in the "Energy Activities" chapter. A review of the plan shows that references to "<u>Energy Activities</u>" are limited and a range of different terms are used that may or may not include elements of energy activities; i.e. energy activities, infrastructure, network utilities, utility services, utilities, critical infrastructure, aspects of critical response facilities (dependent on definitions). It is noted, as an example, that the definition of "Infrastructure" includes elements of Westpower's electricity activities but the "Infrastructure" chapter does not apply to Westpower's activities. Later rules in the plan then cross-refer to "Infrastructure" rules which do not provide for Westpower's activities. To assist with plan administration and implementation it is submitted that terms should be rationalised as much as possible to avoid potential issues arising from misinterpretation and assist with implementation and compliance. Reference to a wide range of terms and definitions when determining compliance does not assist in that regard.</p> <p>(2) Westpower is concerned that the plan does not achieve Section 32 of the Act in an appropriate manner. This is particularly given the role of Westpower in providing for access and use of renewable electricity by the communities on the West Coast.</p> <p>(3) Westpower is concerned that the plan does not give effect to the operative West Coast Regional Policy Statement (<i>the RPS</i>), in particular with regard to the</p>	<p>(1) Rationalise and ensure consistency of terms related to activities undertaken by Westpower as far as is possible throughout the plan.</p> <p>(2) Amend provisions to meet the requirements of Section 32 of the Act.</p> <p>(3) In determining the plan matters arising ensure that Policy 2, Chapter 4 - Resilient and Sustainable Communities, is given effect.</p>

		development of the plan and Policy 2, Chapter 4 - Resilient and Sustainable Communities. It is understood that the national planning standards form the basis for the format/layout of the plan but it is important that the intent of the RPS is given effect to as far as is possible in developing the plan.	
--	--	---	--

Introduction Section			
Provision	Position	Reason	Requested Decision
<b>Description of the Districts</b>	Support in Part	Whilst giving a limited summary of the Districts the importance of Energy Activities and Infrastructure to the Districts, both historically and in to the future, is not discussed. Energy Activities and infrastructure are very important for the West Coast, being recognised as regionally significant infrastructure in the RPS. These activities enable the communities to provide for their social, economic and cultural wellbeing whilst achieving environmental outcomes. This includes access to, and use of, renewable energy.	(1) Add a paragraph at the end of the first general section (ie. new 6th paragraph),  <i><u>"Energy and Infrastructure have historically been, and will continue to be, important for the social, economic and cultural wellbeing of the communities of the West Coast. The construction and operation of energy activities and infrastructure provide for, and ensure, connections between communities and enables resilient and sustainable communities on an ongoing basis. Access to, and use of, renewable energy assists the community to achieve improved environmental outcomes."</u></i>

How The Plan Works Section			
Provision	Position	Reason	Requested Decision
<b>Step 2 – Locate the relevant zone rules</b>	Support in Part	Whilst advising that the “Energy Chapter” operates slightly differently to Zone Chapters it does not advise that the zone provisions do not apply to the energy chapter. This should be added to this “step” for clarity in using and implementing the plan.	(1) Amend second paragraph of Step 2 commentary by adding a sentence,  <i><u>"... will refer you to other chapters, as required. The Area Specific Provisions (Zone Chapters) do not apply to the Energy Activities and Infrastructure Chapters, and the provisions of the Infrastructure Chapter do not apply to Energy Activities."</u></i>
<b>Relationships between special layers</b>	Support in Part	The second sentence of the commentary only refers to "properties". The fact that Energy Activities may cross many properties or areas/overlays should be recognised in the commentary.	(1) Amend the second sentence to reference activities,  <i><u>"... planning maps. These will assist you in ... apply to a specific property <u>or activity</u>."</u></i>
<b>Electricity</b>	Support	The proposed description highlights the importance of	(1) Retain

<b>Transmission and Distribution Yard</b>		these activities in providing for the community.	
<b>Outstanding Natural Features Overlay</b>	Oppose in Part	Mapped areas of the outstanding natural features may include energy activities and assets which are not readily identified or accounted for in the plan assessments of such areas.	(1) Amend the overlay description by adding an additional sentence,  <i><u>"Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast."</u></i>
<b>Outstanding Natural Landscapes Overlay</b>	Oppose in Part	Mapped areas of the outstanding natural landscapes may include energy activities and assets which are not readily identified or accounted for in the plan assessments of such areas.	(1) Amend the overlay description by adding an additional sentence,  <i><u>"Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast."</u></i>
<b>Outstanding Coastal Environment Area</b>	Oppose in Part	Mapped areas of outstanding coastal environment include energy activities and assets which are not readily identified or accounted for in the plan assessments of such areas.	(1) Amend description by adding an additional sentence,  <i><u>"Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast."</u></i>
<b>High Coastal Natural Character Area</b>	Oppose in Part	Mapped areas of outstanding coastal environment include energy activities and assets which are not readily identified or accounted for in the plan assessments of such areas.	(1) Amend description by adding an additional sentence,  <i><u>"Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast"</u></i> .
<b>General Coastal Environment Area</b>	Oppose in Part	Whilst identification of the coastal environment is important for plan implementation the description of the area does not appear to match the map overlay or intent outlined in the description, i.e. the overlay includes urban areas as part of the coastal environment. It is unclear whether reference to “urban area” is the same as the “urban zone” defined in the plan. Mapped areas of the coastal environment also include energy activities and assets which are not readily identified or accounted for in the plan assessments of such areas.	(1) Clarify the definition of “urban area”.  (2) Amend maps to remove urban areas from the coastal environment overlay as currently mapped or, at the least, amend the description and add an advice note to Coastal Environment Chapter and relevant zone provisions to advise,  <i><b><u>"Advice Note: The coastal environment overlay does not apply in the Urban Area or Zone as defined in this plan."</u></b></i>  (note: if the “urban area” is intended to be different to the “urban zone” then clarification is required for the advice note.)  (3) Add an additional sentence,  <i><u>"Given the topography of the West Coast the Coastal Environment, including the Urban Area or Zone, may include Energy Activities and Infrastructure required for servicing the communities throughout the West Coast."</u></i>

<b>Natural Hazard Overlays</b>	Oppose in Part	Mapped areas of natural hazards include energy activities and assets which are not readily identified or accounted for in the plan assessments of such areas.	(1) Amend description by adding an additional sentence,  <i><u>"Given the topography of the West Coast such areas may include energy activities and infrastructure required for servicing the communities throughout the West Coast."</u></i>
--------------------------------	----------------	---	---

<b>Interpretation Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>ADDITIONS AND ALTERATIONS</b>	Support	Provides clarity in regard to activities in these areas.	(1) Retain
<b>APPROVED BUILDING PLATFORM</b>	Support in Part	The Building Act provides that network utility buildings do not require building consent under certain circumstances.	(1) Amend description by adding,  <i><u>"means a building platform approved by building consent (or otherwise allowed under the Building Act or Regulations), resource consent ..."</u></i>
<b>BROWNFIELD</b>	Support in Part	Given that energy activities have been split from infrastructure in terms of chapters amend to recognise these activities	(1) Amend sentence to read,  <i><u>"means land that has been developed, including energy activities and infrastructure."</u></i>
<b>BUILDING</b>	Support	Clearly defines "Building"	(1) Retain
<b>COMMUNITY SCALE</b>	Support	Clearly defines "Community Scale"	(1) Retain
<b>CRITICAL INFRASTRUCTURE</b>	Support	Clearly defines "Critical Infrastructure"	(1) Retain
<b>CRITICAL RESPONSE FACILITIES</b>	Oppose in Part	(1) Whilst the intent of the definition is supported it is noted that the activities listed includes reference to "Major Dams". There is however no definition of a "major dam" to assist with implementation. It is understood that the intent of reference to "major dams" is to dams of a scale the same or greater than the large dams associated with schemes set out in Clause 3.31 of the National Policy Statement for Freshwater 2020 – Clause 3.31.	(1) Add definition of <i><u>"Major Dam"</u></i> ,  <i><u>"means any dam of the same, or greater, scale as large dams associated with Large Scale hydro-electric generation schemes in Clause 3.31 of the Nation Policy Statement for Freshwater 2020"</u></i> .
<b>ENERGY ACTIVITY</b>	Support in Part	Given that energy activities have been split from "Infrastructure" from a "Chapter" perspective amend the definition to recognise these activities include all	(1) Amend definition,  <i><u>"means ... electricity generation and, in terms of distribution of electricity,</u></i>

		aspects of energy activities, including the supply of electricity to end users.	<i>connection and supply to consumers of electricity. Energy activities include all related infrastructure and assets."</i>
<b>FUNCTIONAL NEED</b>	Support in Part	Whilst it is recognised that the definition is from the National Planning Standards (NPS's) it should be clear that " <u>Functional Need</u> " includes the need to locate where the resource is available. It is noted that the NPS's do not preclude amendment in certain circumstances. It is also noted that this would be consistent with the terms used in the RPS. For consistency with wording of the RPS and wording used in various provisions in the plan technical requirements or constraints of activities to occur within or through an environment should also be recognised and provided for.	(1) Amend the definition to include additional aspects of locational need,  "... because the activity can only occur in that environment, <u>including the need for the activity to locate where the resource is available.</u> "  or in the alternative add a new definition of " <u>Locational Need</u> ",  " <u>means the need to locate a proposal or activity within or through that environment, including a need to locate where the resource is available.</u> "  (2) add " <u>Locational Need</u> " to all rules referring to "Functional Need" and/or "Operational Need".  (3) add " <u>Technical Need</u> " to all rules referring to "Functional Need" and/or "Operational Need".
<b>INFRASTRUCTURE</b>	Support in Part	Whilst this definition is generally supported it should be noted that item "d." is not provided for in the Infrastructure Chapter. The plan places all aspects of energy activities undertaken by Westpower within the "Energy Activities" chapter.	(1) Add an advisory note,  <b><u>Note:</u></b> <i>Whilst electricity activities in item (d) are defined as infrastructure they are not provided for or controlled in the "Infrastructure Chapter" but in the "Energy Activities Chapter". Reference should also be made to the definition of "Energy Activities" in that regard.</i>
<b>LARGE SCALE</b>	Support	Describes "Large Scale" generation activities.	(1) Retain
<b>MAINTENANCE</b>	Support in Part	Whilst "a." of the definition is understood, given the split of activities in the plan this should also include reference to "Energy Activities". Maintenance should also apply to all Energy Activities and Infrastructure and not just "existing" given that there are permitted activities able to occur. Repair is not defined elsewhere and is part of maintenance so should be referred to.	(1) Amend a.,  "... necessary to continue the operation and/or functioning of <u>energy activities and infrastructure</u> . It does not include upgrading <u>but does include repair.</u> "
<b>NETWORK UTILITY OPERATOR</b>	Support in Part	Whilst the definition is accepted there are numerous terms in the plan that include "energy activities". An advisory note should be added to highlight the split Chapters for Energy Activities and Infrastructure.	(1) Add an advisory note,  <b><u>Note:</u></b> <i>Whilst electricity activities in item (c) are defined as infrastructure they are not provided for in the "Infrastructure Chapter" but in the "Energy Activities Chapter" and reference should also be made to the definition of "Energy Activities" in that regard.</i>
<b>OPERATIONAL NEED</b>	Support in Part	Whilst it is recognised that the definition is from the National Planning Standards (NPS's) it should be clear that " <u>Operational Need</u> " includes the need to locate	(1) Amend the definition to include additional aspects of locational need,  "... because of technical, logistical or operational characteristics or constraints, <u>including the need for the activity to locate where the resource is</u>



		where the resource is available. It is noted that the NPS's do not preclude amendment in certain circumstances. It is also noted that this would be consistent with the terms used in the RPS. For consistency with the wording of the RPS and wording used in various provisions in the plan technical requirements or constraints of activities to occur within or through an environment should also be recognised and provided for.	<p><u>available.</u>"</p> <p>or in the alternative add a new definition of "<u>Locational Need</u>",</p> <p><u>"means the need to locate a proposal or activity within or through the environment, including the need to locate where the resource is available."</u></p> <p>(2) and add "<u>Locational Need</u>" to all rules referring to "Functional Need" and/or "Operational Need".</p> <p>(3) add "<u>Technical Need</u>" to all rules referring to "Functional Need" and/or "Operational Need".</p>
<b>RENEWABLE ELECTRICITY GENERATION</b>	Support	Defines the activity.	(1) Retain
<b>RENEWABLE ELECTRICITY GENERATION ACTIVITIES</b>	Support in Part	To avoid any ambiguity there should be reference to "Large Scale".	(1) Amend second sentence,  "... upgrading of structures associated with renewable electricity generation. This, <u>along with large scale activities</u> , includes small and community-scale ...."
<b>RIVER</b>	Support in Part	While the proposal to adopt the definition of the RMA in defining a "river" is understood it is submitted that there is some value in aligning the definition of "river" in the TTPP with the definition of "river" in the Regional Land and Water Plan for consistency and integration of management in relation to such waterbodies.	(1) Amend the definition of river to be consistent with the Regional Land and Water Plan'  <u>"River means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include an artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal) or ephemeral water bodies. A storm flowpath that carries flow only for a short period after heavy rain is not considered to be a river."</u>
<b>SENSITIVE ACTIVITY</b>	Support	Defines the activity.	(1) Retain
<b>SIGNIFICANT ELECTRICITY DISTRIBUTION LINE</b>	Support	Defines the activity.	(1) Retain
<b>STRUCTURE</b>	Support	Defines the activity.	(1) Retain
<b>SUBSTATION (DISTRIBUTION)</b>	Support	Defines the activity.	(1) Retain

<b>SUBSTATION (ZONE)</b>	Support	Defines the activity.	(1) Retain
<b>TEMPORARY ACTIVITY</b>	Support in Part	Given that the definition relates to buildings and structures reference to buildings should be made in item (e) to avoid ambiguity.	(1) Amend (e),  <i>"<u>buildings and</u> structures for ..."</i>
<b>UPGRADING</b>	Oppose in Part	<p>(1) Whilst it is accepted that there is a need to define "Upgrading" the current definition is inappropriate and will prevent Westpower from providing for the communities it serves, and managing and operating its network, given that the matters raised are part of standard operations. A new definition of upgrading is required that is appropriate for the activities undertaken by Westpower.</p> <p>(2) It is also noted that there is no definition for "minor upgrading" although that is a term used in rules. Some activities that may be considered "minor upgrade" may in fact be to achieve matters raised in the current upgrading definition. A definition of "minor upgrading" is required.</p>	<p>(1) Delete the existing definition of upgrading and replace with,  <i>"<u>Upgrading means:</u></i> <i><u>i. in the case of the distribution of electricity an increase in voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or</u></i> <i><u>ii. in the case of buildings and renewable energy generation activities means an increase in the character, scale and intensity of the activity,</u></i> <i><u>and</u></i> <i><u>iii. excludes maintenance and repair"</u></i>.</p> <p>(2) Add a new definition of "minor upgrading" for Distribution lines (including customer connections);  <i>"<u>Minor Upgrading means in relation to Distribution lines (including customer connections) :</u></i>  <i><u>a. Realignment, reconfiguration or relocation of an existing: electricity line, cable, pole, conductors, cross arms or cabinets that is within 5m of the existing alignment or location.</u></i> <i><u>b. All alterations and additions to overhead lines, including the placement of new lines on existing poles, that:</u></i> <i><u>– do not increase the number of conductors or wires by more than 100 per cent, or comprise new conductors or wires that do not have a diameter greater than 20 per cent of the combined diameter of the existing wires or conductors being replaced, or</u></i> <i><u>– include cross arms with a length exceeding the existing length by more than 100 per cent.</u></i> <i><u>c. The addition of earthwires, either overhead or underground, and underground earthgrids, which may contain telecommunications lines, and earthpeaks,</u></i> <i><u>d. Any pole which replaces an existing pole provided that:</u></i> <i><u>– it must not have a diameter that is more than the existing pole's</u></i></p>

			<p><i>diameter at its largest point plus 50 per cent, and</i></p> <ul style="list-style-type: none"> <li>– <i>it must not have a height greater than 25m, and</i></li> <li>– <i>it must be located not more than 5m from the existing pole.</i></li> </ul> <p><i>e. Modification of an existing pole:</i></p> <ul style="list-style-type: none"> <li>– <i>only where the mechanical loading requirements make this necessary in order to undertake reconductoring or the reconfiguration of equipment, such as staywires, anchor blocks, on existing overhead electricity and telecommunication lines, or</i></li> <li>– <i>when modifications to structures are required to meet mechanical loading requirements provided that the height and profile of any modified support structures remains the same as existed prior to the improvements.</i></li> </ul> <p><i>f. The installation of new mid-span electricity poles in existing networks to address clearances in NZECP 34:2001.</i></p> <p><i>g. An increase in the power carrying or operating capacity, efficiency or security of electricity lines, where this uses the existing network utility and meets the requirements of clauses (c)-(f) above.</i></p> <p><b><i>Minor Upgrading</i></b> <i>means in relation to energy activity buildings and renewable energy generation where the activities are the same or similar in character, scale or intensity. “</i></p>
--	--	--	---

Strategic Direction Section			
Provision	Position	Reason	Requested Decision
<b>STRATEGIC DIRECTION</b>	Support in Part	The list of matters under the heading does not refer to Energy Activities and Infrastructure, including Critical Infrastructure, yet this is discussed in the overview.	(1) Amend bullet points to add an additional bullet point, <ul style="list-style-type: none"> <li>• <i>Energy Activities and Infrastructure, including Critical Infrastructure.</i></li> </ul>
<b>Strategic Directions Overview</b>	Support in Part	(1) Item 4 refers to fostering use and development while protecting certain values, this bullet point should be more appropriately worded to manage adverse effects on those values as the plan does envisage activities taking place on or within areas containing such values.  (2) Item 6 refers to operation and maintenance of	(1) Amend item 4,  "... physical resources <i>whilst managing adverse effect on natural values, particularly those</i> that have been elevated ...".  (2) Amend Item 6,  " <i>Construction, operation, maintenance and upgrade of Energy Activities and Infrastructure, including Critical Infrastructure;</i> "

		critical infrastructure which overlooks that construction and upgrading may also be required throughout the region covered by the plan.	
<b>AG - O2</b>	Support in Part	It is unclear whether energy activities and infrastructure are part of the "services" referred. Such activities are an important component in agricultural development in the region and should be included.	(1) Amend AG-02,  "... And services, <u>including Energy Activities and Infrastructure</u> , needed to maintain ..."
<b>Connections and Resilience</b>	Support in Part	In the first sentence under the heading the reference should be to Energy Activities & Infrastructure, including Critical Infrastructure, given the split of provisions and multiple definitions in the plan.	(1) Amend sentence to read,  "... overarching direction for matters relating to <u>Energy Activities and Infrastructure, including Critical Infrastructure</u> , and resilience across ...".
<b>Connections and Resilience Strategic Objectives</b>	Oppose in Part	Whilst the objectives proposed are supported in part there are matters related to energy activities in the RPS that have not been provided. It is submitted that these matters are directly relevant to proposed strategic objectives, particularly Policies 3, 5 and 6 of Chapter 6 of the RPS. These matters should be included as strategic policies across the plan. An amendment to the last paragraph of this section will be required to include reference to new strategic policies.	(1) Add a new Section titled " <u>Connections and Resilience Strategic Policies</u> ".  (2) Add new strategic policy CR-P1,  <u>"Have particular regard to the constraints imposed by locational, technical, functional and operational requirements of Energy Activities, including energy aspects of Infrastructure and Critical Infrastructure, including within areas of natural character (including outstanding natural character), outstanding natural features or landscapes, or areas of significant indigenous vegetation and significant habitats of indigenous fauna."</u>  (3) Add a new strategic policy CR-P2,  <u>"When considering any adverse environmental effects of Energy Activities and Infrastructure, including Critical Infrastructure, that cannot be avoided, remedied or mitigated, other than effects on indigenous biological diversity, decision-makers must have regard to any offsets and compensation proposed which benefit the natural environment or the community affected."</u>  (4) Add new strategic policy CR-P3,  <u>"Provide for the operation, maintenance and upgrading of existing Energy Activities, including energy aspects of Infrastructure and Critical Infrastructure, in areas of natural character of wetlands, lakes and rivers and their margins (including outstanding natural character), outstanding natural features or natural landscapes, or areas of significant indigenous vegetation and significant habitats of indigenous fauna including the coastal</u>

			<p><i>environment.</i>".</p> <p>(5) Amend final paragraph,</p> <p>"For the purposes of preparing, ... in a manner consistent with these strategic objectives <u>and the following strategic policies.</u>".</p>
<b>CR - 01</b>	Support in Part	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure, given the split of provisions and multiple definitions in the plan.	<p>(1) Amend CR-01,</p> <p>"To build greater resilience in West Coast communities and <u>Energy Activities and Infrastructure, including Critical Infrastructure</u>, recognising the effects of climate ...".</p>
<b>CR - 02</b>	Support in Part	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure, given the split of provisions and multiple definitions in the plan.	<p>(1) Amend CR-02,</p> <p>"To enable and protect the continued function and resilience of <u>Energy Activities and Infrastructure, including Critical Infrastructure</u>, and connections ...".</p>
<b>CR - 03</b>	Support in Part	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure, given the split of provisions and multiple definitions in the plan.	<p>(1) Amend CR-03,</p> <p>"To ensure that new locations for <u>Energy Activities and Infrastructure, including Critical Infrastructure</u>, and connections ...".</p>
<b>CR - 04</b>	Support in Part	Reference should be to Energy Activities & Infrastructure, including Critical Infrastructure, given the split of provisions and multiple definitions in the plan.	<p>(1) Amend CR-04,</p> <p>"To enable the development of greater <u>self-sufficiency and backup of Energy Activities and Infrastructure, including Critical Infrastructure</u>, on the West Coast/Te Tai o Poutini".</p>
<b>NENV - 01</b>	Oppose in Part	There is no requirement in the Resource Management Act (the RMA) to protect all natural character, landscapes features etc, from all development. Given this is a strategic objective that must be applied across all activities in the region the wording should be amended to reflect sustainable management purposes.	<p>(1) Amend NENV-01,</p> <p>"To recognise <u>and manage adverse effects on</u> the natural character, ....".</p>
<b>NENV - 03</b>	Support in Part	Item "b" relates to the range of "areas". It should recognise the different activities given the split in the plan and consider both existing and new activities. This will assist in giving effect to the RPS and will also be complimentary to other strategic objectives and policies forming part of this submission.	<p>(1) Amend NENV-03,</p> <p>"<u>b. The need for existing and potentially new Energy Activities and Infrastructure, including Critical Infrastructure, to be located in significant and/or outstanding areas, including areas of high natural values.</u>"</p>
<b>NENV - 04</b>	Oppose in Part	Given that a wide range of activities, over a wide range of environments/overlays, are to be considered through	<p>(1) Amend NENV-04,</p> <p>"a. <u>Significant and/or outstanding</u> natural environment areas ... which must</p>

		resource consent processes it is important that the objective reflects that situation, i.e. that potentially activities may occur where effects are appropriately managed.	be protected from <i>inappropriate subdivision, use or development</i> ; and ..."
<b>POU - P3</b>	Support in Part	Objective POU-03 provides for management which implies that activities may occur presumably with some level of effect. The later provisions in the plan also provide for a managed approach to activities in relation to such areas, through direct consultation requirements. This policy should be amended to reflect that approach.	(1) Amend POU-P3,  "... provide for their <i>management</i> through the use ...".
<b>TRM - O1</b>	Support in Part	There are differing terms used in items 3 and 4 which appear to be about provision of, and connection to, infrastructure. Given the definition of infrastructure and the split of provisions in the plan amendments are required to these to items.	(1) Amend item 3,  "3. ... maintenance and upgrading of supporting <i>Energy Activities and Infrastructure, including Critical Infrastructure</i> ";  (2) Amend item 4,  "... are connected to existing services, <i>including Energy Activities and Infrastructure</i> ";
<b>UFD - O1</b>	Support in Part	(1) Item 8 refers to infrastructure, and given the split of provisions in the plan amendments are required to make it clear that it provides for all related activities.  (2) Item 9 relates to water quality matters which are currently managed through regional plans and the NPSFM. Given that this objective will form part of consideration of any resource consent under the plan there is potential for conflict between differing provisions. If the provision is only for consideration of plan changes then that should be clear.	(1) Amend item 8,  "... effective provision and use of <i>Energy Activities and Infrastructure, including Critical Infrastructure</i> , including the optimisation of the use of existing <i>Energy Activities and Infrastructure</i> and protection of Critical Infrastructure";  (2) Delete item 9. or in the alternative amend,  " <i>9. When considering proposed plan changes encourage integrated management of land and water resources to ensure water quality outcomes are achieved</i> ; and".

<b>Energy Activities Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Overview</b>	Support in Part	(1) The overview highlights various statutory requirements and recognition of the importance of	(1) Add new 2nd paragraph,

		<p>such activities as regionally significant in the RPS, but makes no comment about the actual West Coast situation. Further comment is needed in that regard.</p> <p>(2) The existing 2nd paragraph advises that renewable electricity is recognised in the National Policy Statement for Renewable Electricity Generation (the NPSREG) but does not state the importance of such activities. The statement should be amended to reflect the national significance of the issue.</p> <p>(3) The last paragraph provides that the "Infrastructure Chapter" and "Area Specific Provisions (Zone Chapters)" do not apply to Energy Activities. That clarification/statement is supported as it provides for energy activities and associated infrastructure in an appropriate manner. Zone provisions do not appropriately recognise or provide for these activities. Given the intent the requirements should be included in the "Other Relevant Provisions" section of this Chapter for plan interpretation and implementation purposes.</p>	<p><u>"It is also recognised that Energy Activities, including Critical Infrastructure, do already exist, and given the topography of the West Coast may in the future require location, within the full range of natural and built environments of the region. The establishment and provision of Energy Activities, including renewable generation, provides for the maintenance and enhancement of the communities cultural, economic and social wellbeing, including health and safety, and assists with developing resilient communities on the West Coast."</u></p> <p>(2) Amend existing 2nd paragraph (proposed 3rd paragraph in this submission),  <u>"The National Policy ... protection of the National Grid. The National Policy Statement for Renewable Energy Generation recognises the national significance of renewable electricity generation activities, including the need for, and benefits from, renewable electricity generation."</u></p> <p>(3) Retain the provision <u>"the Infrastructure Chapter and the Area Specific Provisions (Zone Chapters) do not apply to Energy Activities"</u> but move under the heading <b>"Other Relevant Te Tai o Poutini Provisions"</b>.</p>
<p><b>Other relevant Te Tai o Poutini Plan provisions</b></p>	<p>Support in Part</p>	<p>(1) Having separated "Energy Activities" from "Infrastructure" there is limited reference to "Energy Activities" in the other provisions referred to. It is unclear at times whether those provisions that do not refer to "Energy Activities" apply without cross-reference to multiple definitions.</p> <p>(2) Under the "Financial Contributions" bullet point there is reference to "Infrastructure", and this should be amended to "Energy Activities" given the chapter in which this provision is located.</p> <p>(3) It is understood that "Activities on the Surface of Water" under the "General District Wide Matters" bullet point was not meant to apply to Energy Activities and accordingly this reference should be</p>	<p>(1) Provide an explanatory note to clarify applicability of provisions that do not specifically reference Energy Activities.</p> <p>(2) Amend "Financial Contributions" bullet point,  "... activities which impact on <u>Energy Activities</u>."</p> <p>(3) Delete reference to "Activities on the Surface of Water".</p>

		deleted.	
<b>Energy Objectives</b>	Oppose in Part	<p>(1) The current wording of the objectives does not reflect or give effect to the RPS. It is noted that wording in the Infrastructure Section is more closely aligned with the RPS and it is unclear why there is a difference between outcomes sought for "Energy Activities" as compared with "Infrastructure"?</p> <p>(2) There is no objective for co-ordinating the provision and use of energy activities at the time of subdivision and/or development as is proposed for Infrastructure. It is unclear why that would be and does not assist with integrating development and provision of energy as sought through the RPS.</p>	<p>(1) Add new Objective, <i><u>"ENG-?? To enable the safe, efficient and integrated development, operation, maintenance and upgrading of Energy Activities, including related Infrastructure and Critical Infrastructure, to meet the needs of the West Coast/Te Tai o Poutini."</u></i></p> <p>(2) Add new objective, <i><u>"ENG-?? To ensure the efficient provision and use of Energy Activities, including Critical Infrastructure, for communities by co-ordinating the provision of Energy Activities with subdivision, use and development."</u></i></p>
<b>ENG - O1</b>	Support in Part	The matters raised in the objective are broadly supported however the objective is a mix of two different matters, i.e. recognition of benefits and undertaking of activities. These matters should be separated for clarity, with the new objective proposed providing for one aspect (i.e. undertaking activities).	<p>(1) Amend existing ENG-01, <i><u>"To recognise and provide for local, regional and national benefits of renewable electricity generation, transmission, distribution and supply activities."</u></i></p> <p>(2) Add the new objective set out under "Energy Objectives" above, <i><u>"ENG-?? To enable the safe, efficient and integrated development, operation, maintenance and upgrading of Energy Activities, including related Infrastructure and Critical Infrastructure, to meet the needs of the West Coast/Te Tai o Poutini."</u></i></p>
<b>ENG - O2</b>	Support in Part	<p>The matters raised in the objective are broadly supported however the objective is a mix of two matters, i.e. functional/operational needs and minimising effects.</p> <p>(1) The existing objective should be split into two objectives to provide for the two matters and enable a clear interpretation and understanding of the outcome sought. As discussed earlier in the submission "technical and locational" needs should be added to ensure consistency with the plan and with the RPS.</p> <p>(2) With regard to "minimising" effects it is unclear</p>	<p>(1) Amend existing ENG-02, <i><u>"To recognise and provide for the technical, functional, operational and locational needs of Energy Activities, including Critical Infrastructure."</u></i></p> <p>(2) Add a new Objective referring to amended ENG-01 &amp; ENG-02 above, <i><u>"ENG-?? To manage adverse effects of Energy Activities on the environment while recognising and providing for the matters in Objectives ENG-01 and ENG-02."</u></i></p>



		what definition is being used to determine whether effects are minimal. Given the requirements of energy activities it may not always be possible to achieve minimal effects; instead the effects must be managed.	
<b>ENG - O3</b>	Support in Part	The matters raised in the objective are broadly supported however the objective is a mix of two different matters, i.e. undertaking of activities and protection from incompatible activities. These matters should be separated for clarity, with the new objective proposed providing for one aspect (i.e. undertaking activities). This would also be consistent with the provisions of the RPS.	<p>(1) Add the new objective set out under "Energy Objectives" above,  <u>"ENG-?? To enable the safe, efficient and integrated development, operation, maintenance and upgrading of Energy Activities, including related Infrastructure and Critical Infrastructure, to meet the needs of the West Coast/Te Tai o Poutini."</u></p> <p>(2) With the new objective added amend existing ENG-03 to read,  <u>"To protect Energy Activities, including Critical Infrastructure, from the adverse effects of incompatible subdivision, use and development."</u></p>
<b>Energy Policies</b>	Support in Part	<p>(1) Whilst aspects of the policies are supported there are a number of amendments required as discussed in submissions below. The plan fragments "Energy Activities" from "Infrastructure" whilst using a range of terms to describe these activities. It is important that the plan is clear what is being provided for in this Chapter. There is also some inconsistency between the policies in this chapter and those under "Infrastructure" and, as there is no discussion of the differences in approach, it is unclear why that would be the case.</p> <p>(2) It is noted that ENG-P9 relates to the National Grid however there is also provision for the "Significant Electricity Distribution Line". A specific policy is required to be included in that regard.</p> <p>(3) It is noted that a policy for subdivision exists in the "Infrastructure" Chapter but not in this chapter. Given that energy activities are excluded from the "Infrastructure" chapter it is relevant to have policy provision in this chapter as integration of activities is a sought in the region.</p>	<p>(1) Ensure consistency of terms and provisions for energy activities throughout the plan.</p> <p>(2) Add a new Policy ENG-P10,  <u>"Manage activities in and around Significant Electricity Distribution Lines to:</u>  <u>a. Ensure the safe and efficient operation, maintenance, repair, upgrading and development of the lines are not compromised by subdivision, use and/or development;</u>  <u>b. Avoid incompatible land use;</u>  <u>c. Achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001) and avoid health and safety risks from distribution lines; and</u>  <u>d. Avoid potential reverse sensitivity effects on distribution lines."</u></p> <p>(2) Add new policy ENG-P11,  <u>"Ensure that subdivision and development is adequately serviced including:</u>  <u>a. supply of electricity using a method that is appropriate to the type of subdivision and/or development, including consideration of alternative methods on a case by case basis, and</u>  <u>b. where new energy infrastructure is developed and/or installed, that there is adequate provision for ongoing access, operation and maintenance, including through granting and reserving easements."</u></p>

		(4) It is noted that the "Infrastructure" chapter contains a policy (INF-P6) regarding the adoption of new technology and it is unclear why this would not apply to energy activities as well. That policy is supported and a new policy should be inserted in this chapter in that regard as the plan clearly states the "Infrastructure" chapter does not apply to "Energy Activities".	(4) Add new policy ENG-P12,  <i>"Provide flexibility for energy activities, including energy aspects of infrastructure and critical infrastructure, to adopt new technologies that:</i> <i>a. improve access to, and efficient use of, networks and services;</i> <i>b. allow for the re-use of redundant services and structures where they are safe and operating to required standards;</i> <i>c. increase resilience, safety or reliability of networks and services;</i> <i>d. result in environmental benefits and/or enhancements; or</i> <i>e. promote environmentally sustainable outcomes including green infrastructure and the increased utilisation of renewable resources."</i>
<b>ENG - P1</b>	Support in Part	Whilst the intent of this policy is supported an amendment is required to ensure that it includes all aspects of Energy Activities, particularly given the multiple terms and definitions that may apply to energy.	(1) Amend ENG-P1,  <i>"Provide for the development ... and upgrading of existing and new <u>Energy Activities, including energy related aspects of Infrastructure and Critical Infrastructure.</u>"</i>
<b>ENG - P2</b>	Support in Part	The intent of the policy is generally supported with the following amendments required,  (1) The first sentence could be seen to indicate that all energy activities require consent, and it is noted that the equivalent policy of the "Infrastructure" Chapter refers to management. Given that not all energy activities require a resource consent different terminology should be used.  (2) To give effect to Policy 1, Chapter 6, of the RPS item "a." under this policy should be amended and split as it has two distinct requirements to achieve.  (3) In terms of item "e." it is important that distribution is clearly identified as including supply to consumers.	(1) Amend the opening pre-amble of ENG-P2,  <i>"When <u>managing the development and operation of</u> new and existing energy activities ... from the proposal, including;"</i>  (2) Amend ENG-P2 "a." by splitting to create 2 new policy parts,  <i>"a. <u>Maintaining and/or increasing security of renewable electricity supply.</u>"</i>  and  <i>"aa. <u>Providing for a diversity of the type and location of renewable electricity generation.</u>"</i>  (3) Amend e., "e. Effective ... distribution of electricity supply, <u>including to consumer,</u> ".
<b>ENG - P3</b>	Oppose in Part	Whilst the intent of the policy is noted the wording is not sufficient to give effect to the issue, or indeed the RPS. It is also noted that wording is different to that used in the "Infrastructure" chapter and it is unclear why energy activities would be considered of lesser importance to other infrastructure in the region given	(1) Amend ENG-P3,  <i>"Protect energy activities, including energy aspects of infrastructure and critical infrastructure, from the reverse sensitivity effects arising from <u>incompatible new subdivision, use and development, and the adverse effects of other activities, which would compromise the effective operation,</u></i>

		the provisions of the RPS. Amendment is required to ensure the matter is appropriately and consistently managed.	<i><u>maintenance, upgrading or development of energy activities and associated infrastructure.</u></i> "
<b>ENG - P4</b>	Oppose in Part	<p>This policy requires some amendment to ensure the outcomes sought are achieved in a manner appropriate to energy activities, the role they play in the community, and the environment.</p> <p>(1) As discussed above there are potential issues with reference to a requirement to "minimise" all effects when the intent of the Act and the following parts of the policy is management. It is also noted that the wording differs to the equivalent "Infrastructure" policy, ie adverse effects on the environment, and amendment is required in that regard.</p> <p>(2) Item "a." is aimed at the overlay chapters but appears to have wording related to zone provisions (i.e. Urban Amenity, Recreational Areas) which the plan specifically advises the Energy Activity chapter is not subject to. This wording should be amended to reflect the intent of the proposed plan. Accordingly "a." should be amended to remove these matters.</p> <p>(3) Item "c." should be amended to appropriately provide for related infrastructure and assets, rather than elements and structures, and should also include maintenance of access for "operation".</p>	<p>(1) Amend the preamble to ENG-P4, <i><u>"Manage adverse effects on the environment from energy activities by:"</u></i></p> <p>(2) Amend item a., <i><u>"a. Having regard to the values associated with areas identified as having significant environmental values, outstanding and high natural character areas outstanding landscapes and features, Poutini Ngai Tahu and heritage sites, and significant natural areas;"</u></i></p> <p>(3) Amend item c., <i><u>"c. Maintaining ongoing access to grid and distribution <u>infrastructure and assets</u> for <u>operation</u>, maintenance and upgrading works; and"</u></i></p>
<b>ENG - P5</b>	Oppose in Part	<p>(1) The first sentence could be seen to indicate that all energy activities require consent and it is noted that the equivalent policy of the "Infrastructure" Chapter refers to management. Given that not all energy activities require consent, and for consistency, different terminology should be used.</p> <p>(2) Item "a." needs to be reworded to give effect to Policy 3, Chapter 6, of the RPS and to provide</p>	<p>(1) Amend the opening pre-amble of ENG-P5, <i><u>"When <u>managing the development, operation, maintenance and upgrading of</u> new and existing energy activities;"</u></i></p> <p>(2) Amend item a., <i><u>"a. <u>Have particular regard to function, location, technical and operation constraints and requirements of the related activities and infrastructure;</u> and"</u></i></p>

		consistency of wording and interpretation.	
<b>ENG - P6</b>	Support	Intent and wording of policy supported	(1) Retain
<b>Energy Rules</b>	Support in Part	<p>(1) Submissions are made on relevant rules aspects below. The section of "notes" is supported.</p> <p>(2) Given the plan complexity and number of rules which may apply to energy activities there is merit in considering summarising/relocating all relevant rules from throughout the plan in to this section to enable assessment of compliance. There would seem limited reasons not to undertake this formatting exercise given the plan is predominantly to be read as an electronic plan. This would also assist with the use of consistent terminology.</p>	<p>(1) Retain "Notes" section.</p> <p>(2) Consider reformatting the chapter to include all relevant rules from throughout the plan to enable a more efficient assessment of compliance, and ease of use and implementation of the plan.</p>
<b>Permitted Activities</b>	Support in Part	<p>A number of proposed activity rules are either supported or supported with amendments however there are two matters arising in submissions to these rules which, in themselves require separate permitted activity provisions.</p> <p>(1) Rule ENG-R4 provides for new distribution lines, including connection to consumers, and is silent as to when new lines are required to be placed underground or may be above ground. Westpower considers that it is appropriate to place new lines below ground in residential areas whilst providing for above ground lines in other areas or where above ground lines exist in residential areas. It is also considered that a height limit is appropriate for poles associated with above ground lines.</p> <p>(2) A submission is made below in regard to a universal requirement for consent for large scale generation activities. Westpower considers that it is not inappropriate to provide for such activities in industrial areas where matters related to building coverage, setback, height and landscaping are provided for. A new permitted activity rule is</p>	<p>(1) Add a new Rule ENG-4A, <b><u>"ENG-4A Distribution Lines (including connection to consumers) Activity Status Permitted Where:</u></b>  <u>1. New lines are underground where located in RESZ - Residential, or CMUZ- Commercial and Mixed Use Zones; or</u>  <u>2. Existing above ground lines are located within the zones identified in 1. and are extended by no more than 5 poles; or</u>  <u>3. are above ground within SASM sites within the zones identified in 1. for the purpose of maintaining the values of the SASM site, and</u>  <u>3. poles for above ground lines do not exceed a height of 25m.</u>  <b><u>Activity status where compliance is not achieved: Restricted Discretionary.</u></b>  (see submission to ENG-R12 regarding restricted discretionary rule).</p> <p>(2) Add new permitted activity Rule ENG-??, <b><u>"ENG-?? The construction, operation, maintenance and upgrade of community and large scale renewable energy activities excluding wind Activity Status Permitted Where:</u></b>  <u>1. Performance standards in Rule ENG-R1 are complied with;</u>  <u>2. The activity is located within the Industrial zone; and</u>  <u>3. all buildings and generating structures comply with building coverage, height and setback requirements for the zone; and</u>  <u>4. buildings and generating structures are screened by fencing and/or</u></p>

		proposed for large scale generation in the Industrial zone.	<p><u>landscaping (including earth bunds) along any road frontage and the side boundary of a site that adjoins a RESZ-Residential, SETZ-Settlement, OSZ-Open Space or MUZ-Mixed Use zone.</u></p> <p><b><u>Activity status where compliance is not achieved: Discretionary.</u></b></p> <p>(see submission to ENG-R15 regarding discretionary rule).</p>
<b>ENG - R2</b>	Oppose in Part	<p>(1) Whilst new zone substations are provided for in industrial zones, and certain activities are provided for in relation to existing substations in any zones, some amendments are required to adequately provide for those activities in other zones, i.e. new works related to upgrading and the potential for new buildings where an existing building is at the end of its design life.</p> <p>(2) Proposed item 3 provides for upgrading of zone substations in the industrial zone however this appears to be a double up of the upgrading provision in item 2. Where that is the case then “upgrading should be removed from item 3. As it is already provided for.</p> <p>(3) It is noted that the majority of substations owned and operated by Westpower are located within the Rural Zone, which has occurred given the extent of both the rural zone and the Westpower network on the West Coast. It is appropriate to provide for substations in the rural zone provided that screening is managed in the proposed rule, and applies to both the Industrial and Rural zone.</p> <p>(4) Clarification of requirements for screening in item 3.ii. are required in relation to permitted substations in the Industrial and Rural zone.</p>	<p>(1) Amend 2.,</p> <p>"2. This is the operation, maintenance repair and upgrade of an existing substation (zone) where any <u>new works and/or</u> upgrades are undertaken within existing switchyards or <u>the existing building envelope</u>, in any zone; or".</p> <p>(2) Amend 3., including the removal of reference to upgrading where already provided for in item 2.,</p> <p>"3. This is a new substation (zone) :</p> <ol style="list-style-type: none"> <li>i. Located in an Industrial <u>or Rural</u> zone; and</li> <li>ii. Screening is provided between any new substation and a road and any <u>existing</u> residential building <u>located outside the Industrial zone</u> by fencing and/or landscaping <u>(including earth bunds).</u>" </li></ol>
<b>ENG - R3</b>	Support	This rule provides for operation of the network to supply consumers	(1) Retain
<b>ENG - R4</b>	Support in Part	(1) The general intent of the rule is supported however it is considered that refinement of the layout of the	<p>(1) Amend ENG-R4 heading to clearly define permitted activities,</p> <ul style="list-style-type: none"> <li>• <u>Operating existing transmission and distribution lines, including</u></li> </ul>

		<p>matters provided for in the rule is required to ensure there is no ambiguity at the time of administration/implementation.</p> <p>(2) Some technical amendment is required to the items listed as “4.” and “5.” to enable the permitted activities provided for to be achieved in a safe and secure manner.</p> <p>(3) Based on the definition of minor upgrading submitted above review items “2.-9.” to remove any duplication.</p>	<p><u>connections to consumers.</u></p> <ul style="list-style-type: none"> <li>• <u>New distribution and transmission lines, including connections to consumers.</u></li> <li>• <u>Maintaining, repairing, minor upgrading, strengthening, upgrading and replacing of transmission and distribution lines, including connection to consumers and support structures and foundations not managed by the National Environmental Standard for Electricity Transmission Activities.</u></li> </ul> <p>(2) Amend items 4. and 5.,</p> <p>"4. The diameter or width of ... at its widest point and; where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed <u>5 metres</u> at its widest point."</p> <p>and</p> <p>"5. Additional conductors or lines ... of the original. <u>Where additional conductors or lines are installed any intermediate poles required to achieve electrical safety standards can also be installed.</u>"</p> <p>(3) Review items 2.-9. of the rule and delete duplication with matters provided for in the definition of “minor upgrading” submitted above.</p>
<b>ENG - R6</b>	Support in Part	<p>(1) The intent of the rule is supported with some minor amendments to ensure that the outcomes sought are achieved by the rule and correct reference to line type.</p> <p>(2) This rule relates to activities in an around significant electricity distribution lines and accordingly should be included in all zone provisions to ensure it is not overlooked when undertaking activities in those zones.</p>	<p>(1) Amend 3.iv.,</p> <p>"iv. Structures used for ... buildings for sensitive activities; <u>and</u>"</p> <p>(2) Amend 5. to refer to distribution lines rather than transmission lines,</p> <p>"5. Structures and activities located near <u>distribution</u> lines must comply with the safe distance ...".</p> <p>(2) Incorporate rule ENG-R6 into the rules in all zones, including the proposed rule for non-complying activities where compliance is not achieved as submitted below.</p>
<b>ENG - R8</b>	Support	Provides for electricity cabinets which are a standard and required part of the electricity network and supply to consumers.	(1) Retain.
<b>ENG - R9</b>	Support	Provides for emergency situations and the ongoing supply of energy.	(1) Retain.
<b>ENG - R10</b>	Support	Provides for monitoring and measurement facilities.	(1) Retain.
<b>ENG - R11</b>	Support	Whilst the general intent of the rule is supported, 2	(1) Amend item b.,

	in Part	<p>amendments are required in order for the rule to provide for the appropriate matters.</p> <p>(1) That item “b.” is amended to refer to "functional" matters as defined in the plan. This also ensures consistency of terms throughout the plan.</p> <p>(2) That item “e.” is deleted as it appears to relate to the potential for discharges which will be regulated by regional plan requirements where needed by that plan.</p>	<p>"b. Locational, technical, <i>functional</i> and operational constraints;"</p> <p>(2) Delete item e.</p>
<b>ENG - R12</b>	Support in Part	<p>Whilst the general intent of the rule is supported amendments are required to provide for the amendments and proposed new rules set out above.</p> <p>(1) Amend the rule heading to refer to the relevant rules to which this activity category relates.</p> <p>(2) That item “a.” is amended to refer to the proposed new rule ENG-4A for distribution lines, including customer connections.</p>	<p>(1) Delete existing heading and amend rule heading,  <i>"ENG-R12 Activities not meeting permitted activity standards of ENG-R4 and ENG-R4A"</i>,</p> <p>(2) Amend item a., "a. Degree of non-compliance with Rule ENG-R4 <i>and ENG-R4A</i>."</p>
<b>ENG - R13</b>	Support in Part	<p>Whilst the general intent of the rule is supported an amendment is required in order for the rule to provide for appropriate consideration matters.</p> <p>(1) To ensure consistency of wording and terminology item “a.” is to be amended to include reference to "functional" matters as defined in the plan.</p>	<p>(1) Amend item a., "a. Locational, technical, <i>functional</i> and operational constraints;"</p>
<b>ENG - R14</b>	Support in Part	<p>It is unclear what permitted community scale renewable generation activity in the proposed plan this rule is providing for. Having said that a new rule ENG-R?? is proposed in this submission which would make this Rule relevant in that regard. An amendment is required to item “d.” for consistency between plan provisions (see previous rules ENG-R11-R13).</p>	<p>(1) Amend item d., "d. <i>Locational, technical,</i> functional and operational constraints;"</p>
<b>ENG - R15</b>	Oppose in Part	<p>Whilst the general intent of this rule is understood an amendment is required as a result of the proposed new rule submitted above for large scale generation activities in the Industrial zone.</p>	<p>(1) Amend rule heading, " ENG-R15 Large scale ... excluding wind <i>not meeting Permitted Activity standards</i>."</p>

<b>Non-complying Activities</b>	Oppose	The proposed set of "non-complying activities" does not include reference to Rule ENG-R6 which advises that non-compliance with standards in that rule will result in a "non-complying" activity status. A new rule is required in that regard.	(1) Insert new Rule for activities not in compliance with Rule ENG-R6,  <b><u>"ENG-R?? Activities in and around the Significant Electricity Distribution Lines that do not comply with Permitted Activity standards"</u></b>  <b><u>Activity Status Non-Complying</u></b>  <b><u>Activity Status where compliance not achieved: N/A."</u></b>
<b>ENG - R20</b>	Neutral	Whilst the connection to Rules ENG-R12, ENG-R13 and ENG-R14 is understood it already seems to be provided for in proposed ENG-R18 as reference to the restricted discretionary rules shows that the only matter of compliance required for that category is ENG-R1.	(1) Consider whether this rule is required or could be incorporated into ENG-R18.

<b>Natural Hazards Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Natural Hazards</b>	Support in Part	While the general intent of the overview is supported there is no reference to the network of energy activities already occurring throughout the West Coast. Additional comments need to be included in that regard including some commentary regarding the practicability, given the extent and conditions in the region, of avoiding all natural hazards.	(1) Amend paragraph 3,  "The risks associated with natural hazards ... are considerably greater - hence risk is higher. <u>There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed taking into account the local conditions. This includes consideration of, and design for, natural hazard occurrence. Given the topography and conditions on the West Coast practical risk management solutions are required to ensure maintenance and enhancement of the energy supply to the communities. A risk-based approach ..."</u>
<b>Natural Hazards Objectives</b>	Support in Part	It is considered relevant to include an objective to recognise that energy activities may require location within areas of hazard due to the nature of the activity and the conditions on the West Coast.	(1) Add a new objective NH-??,  <b><u>"NH-?? To recognise and provide for the constraints imposed by the locational, technical, functional and operational requirements of energy activities, including energy aspects of infrastructure and critical infrastructure, with regard to natural hazards."</u></b>
<b>NH - O6</b>	Support in Part	While the intent of the objective is acknowledged it should be noted that the plan has split energy activities from infrastructure in terms of management. It is not	(1) Amend NH-06,  "Measures taken to ... other people, property, <u>energy activities and infrastructure, including critical infrastructure,</u> and the environment."



		clear why those matters would not be a part of this objective. The objective should be amended to include those activities to ensure consistency of approach.	
<b>NH - P2</b>	Support in Part	The general intent of the proposed policy is supported however it is considered that an amendment would assist in linking this policy with others by referring to managing natural hazard risk.	(1) Amend NH-P2,  "Where a natural hazard ... significant, apply a precautionary approach to <u>managing natural hazard risk</u> ".
<b>NH - P3</b>	Support in Part	The general intent of the policy is supported however it is submitted that,  (1) The wording between items "b." and "c." and  (2) A new item "d." is required.  These amendments are to provide for energy activities, both existing and new, and to ensure consistency of wording and approach for energy activity matters throughout the plan.	(1) Amend item c.,  "c. Recognising <u>and providing for</u> circumstances <u>where</u> hard engineering solutions may be the only practical means of protecting existing communities, <u>energy activities and infrastructure, including</u> critical infrastructure; <u>or</u> ".  (2) Add a new item d.,  " <u>d. recognising and providing for the locational, technical, functional and operational constraints and requirements of energy activities, including energy aspects of infrastructure and critical infrastructure.</u> ".
<b>NH - P6</b>	Oppose in Part	Whilst the intent of the policy is understood an issue arises regarding the definition of "critical response facility". The policy seeks to avoid the development of critical response facilities in the Earthquake Hazard overlay, presumably that is all parts of the overlay given the distances in items "b.-d."  (1) It is noted that major dams are included in the definition of "critical response facilities" however there is no definition of what is considered a major dam. A definition is required as previously submitted.  (2) It is understood that the intent, with regard to major dams, is that that the issue relates only to the dam itself. The Policy should advise that it is the dam itself that is being referred to and not other buildings and structures related to, or associated with, the dam. Such an amendment would be consistent with Policy NH-P7.	(1) Add a new definition for "major dam" as set out above.  (2) Amend NH-P6a.,  "a. Development of critical response facilities ( <u>note: in reference to "major dams" it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to.</u> )".  (3) Amend item a.,  "a. Development of critical response facilities, except where it is demonstrated that a site is needed due to the technical, locational, operational or functional constraints or requirements of an activity and earthquake hazard risk has been appropriately managed;"

		(3) There may be instances where a location is required due to the constraints or requirements of an activity and this exception should be recognised and provided for where appropriate risk management is undertaken.	
<b>NH - P7</b>	Support	The intent of the policy is supported	(1) Retain
<b>NH - P8</b>	Oppose in Part	<p>The same issue arises as set out in NH-P6 above. The policy seeks to avoid the development critical response facilities in the Coastal Tsunami Hazard overlay. Whilst the intent is understood there are issues arising dependent on definitions used.</p> <p>It is noted that major dams are included in the definition of "critical response facilities" however there is no definition of what is considered a major dam. A definition is required as previously submitted.</p> <p>(2) It is understood that the intent, with regard to major dams, is that that the issue relates only to the dam itself. The Policy should advise that it is the dam itself that is being referred to and not other buildings and structures related to, or associated with, the dam.</p>	<p>(1) Add a new definition for "major dam" as set out above.</p> <p>(2) Amend NH-P8,</p> <p>"Avoid locating critical facilities within the Coastal Tsunami Hazard overlay <u>(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to.)</u>".</p>
<b>NH - P11</b>	Support	The policy is appropriate.	(1) Retain
<b>NH - P12</b>	Support in Part	The policy is generally supported with minor amendment to item "g." for consistency of wording throughout the plan.	<p>(1) Amend item g.,</p> <p>"g. The <u>locational, technical, functional and operational constraints and requirements of activities needing</u> to locate in these areas; and".</p>
<b>NH-R1</b>	Oppose In Part	It is unclear whether this rule is intended to be more restrictive than other natural hazard rules that permit certain building activities. Whilst it is accepted that this is the only rule relating to "reconstruction and replacement" there are numerous rules providing for new buildings, particularly unoccupied buildings, or repairs and maintenance that appear to allow for increased floor areas for certain buildings. The "Activity status where compliance not achieved" section refers	<p>(1) Amend this rule to ensure that it does not conflict with, or restrict, building activity that can occur under permitted activity rules elsewhere in the "Natural Hazards Section".</p> <p>(2) It is not possible to make a submission in regard to the activity status for activities that do not comply with permitted standards "1.-5." As it is not known what the intent is in that regard.</p>

		plan readers to the specific natural hazard overlay rules however there are no rules for “reconstruction or replacement” in any of those overlay rules.	
<b>NH - R6</b>	Support	The intent of the rule is supported.	(1) Retain
<b>NH - R7</b>	Support	The intent of the rule is supported.	(1) Retain
<b>NH - R8</b>	Support in Part	Whilst the intent of the rule is understood an issue arises regarding the definition of “critical response facility”. It is noted that major dams are included in the definition of "critical response facilities" however there is no definition of what is considered a major dam. A definition of major dams is required as submitted above. However in the case of this matter, given the required location for dams, it is submitted that major dams should be excluded from control by the rule. This would be consistent with Rule NH-R7.	(1) Add an advice note to Rule NH-R8  <i><u>"Note: With reference to Critical Response Facilities this rule does not apply to major dams."</u></i>
<b>NH - R11</b>	Support in Part	The policy seeks consent status in regard to certain Critical Response Facilities which, as submitted above, includes major dams.  (1) Given the submission above, and for clarity, a note should be added that this rule does not apply to major dams  (2) For consistency of terminology throughout the plan regarding the constraints and requirements of certain activities item “a.” should be amended.	(1) Add an advice note to Rule NH-R11  <i><u>"Note: With reference to Critical Response Facilities this rule does not apply to major dams."</u></i>  (2) amend item a., "a. Whether there is a <u>locational, technical, functional or operational constraint or requirement</u> for the facility <u>needing</u> to locate in a flood ...;"
<b>NH-R13</b>	Neutral	Check double up with non-complying activity NH-R14	(1) Resolve if an issue
<b>NH - R14</b>	Neutral	Check double up with discretionary activity NH-R13	(1) Resolve if an issue
<b>NH - R15</b>	Support in Part	The intent of the rule is supported however,  (1) Item “1.” refers to " <i>permitted activities for the zone</i> " however zone provisions do not apply to energy activities therefore the rule should be " <i>permitted in the plan</i> ".  (2) As discussed elsewhere major dams are defined as	(1) Amend item 1.,  "1. These are lawfully established or a Permitted Activity <u>in the plan.</u> "  (2) Define "major dam" as previously submitted.  (3) Amend item 2. by adding,  "2. Any unoccupied buildings ... response facilities ( <i>note: in reference to major dams it is the dam itself and not other buildings related to, or</i>

		<p>part of critical response facilities and therefore major dams should be defined (as previously submitted).</p> <p>(2) For the purpose of item "2." it is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p><u>associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R16</b>	Oppose in Part	<p>As discussed elsewhere major dams are part of critical response facilities and therefore,</p> <p>(1) Major dams should be defined (as previously submitted),</p> <p>(2) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rule, <u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R17</b>	Oppose in Part	<p>As discussed elsewhere major dams are part of critical response facilities and therefore,</p> <p>(1) major dams should be defined (as previously submitted),</p> <p>(2) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rule, <u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R18</b>	Support in Part	<p>(1) Terminology should be consistent between item 1 in this rule and item "1." in NH-R20, re "area of the building"?</p> <p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(4) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Amend terminology for consistency between this rule and NH-R20.</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(4) Add a note to the rule, <u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R20</b>	Support in Part	<p>(1) Terminology should be consistent between item "1." in this rule and item "1." in NH-R18, re "area of the building"?</p>	<p>(1) Amend terminology for consistency between this rule and NH-R18.</p> <p>(2) Define "major dam" as previously submitted.</p>

		<p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(4) Add a note to the rule,  <u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R24</b>	Support in Part	<p>(1) Terminology should be consistent between item "1." in this rule and item "1." in NH-R18 and NH-20, re "area of the building"?</p> <p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Amend terminology for consistency between this rule and NH-R18 and NH-20.</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(3) Add a note to the rule,  <u>"(note: in reference to major dams it is the dam structure and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R27</b>	Support in Part	<p>(1) Terminology should be consistent between item "1." in this rule and item 1 in NH-R18, NH-20 and NH-24, re "area of the building"?</p> <p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Amend terminology for consistency between this rule and NH-R18, NH20 and NH-24.</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(3) Add a note to the rule,  <u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R30</b>	Support in Part	<p>(1) Terminology should be consistent between item "1." in this rule and item "1." in NH-R18, NH-20, NH-24 and NH-27, re "area of the building"?</p> <p>(2) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(3) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made</p>	<p>(1) Amend terminology for consistency between this rule and NH-R18, NH20, NH-24 and NH-27.</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(3) Add a note to the rule,  <u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>

		clear.	
<b>NH-R32</b>	Support in Part	<p>(1) As discussed elsewhere major dams are part of critical response facilities and therefore, major dams should be defined (as previously submitted).</p> <p>(2) It is understood that the intent of the rule is that it is the dam itself that is the subject of the rule and not associated buildings and this should be made clear.</p>	<p>(1) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rule, <i>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</i></p>
<b>NH - R36</b>	Support in part	The rule is generally appropriate for energy activities however it should include provision for upgrading	(1) Amend the heading of NH-R35, "Repairs, Maintenance, <u>Upgrading</u> , Additions, Alterations ...".
<b>NH - R38</b>	Support in Part	<p>It is unclear what this rule adds that is not already covered by NH-R1.</p> <p>(1) Given Rule NH-39 presumably this rule then must relate to occupied buildings and the rule should be amended to reflect that.</p>	(1) Amend heading of NH-R38, "Reconstruction, Repairs and ... to existing <u>Occupied</u> Buildings in the Coastal ...".
<b>NH - R39</b>	Support in Part	The intention of this rule is supported provided the submission to NH-R38 is adopted. Where not adopted this rule will require amendment to permit activities relating to existing unoccupied buildings and structures.	(1) Where submission to NH-R38 is not adopted provide for activities related to existing unoccupied buildings and structures as permitted activities.
<b>NH - R40</b>	Oppose in Part	<p>There appears to be some conflict with rule NH-R39. Based on that rule this rule would relate to occupied buildings and the rule should be clear in that regard. As submitted elsewhere major dams are defined as critical response facilities and therefore,</p> <p>(1) Major dams should be defined (as previously submitted).</p> <p>(2) It should be clear that it is the dam itself that is the subject of the rule and not associated buildings and structures.</p>	<p>(1) Amend the heading of NH-R40, "NH-R40 Additions ... for <u>Occupied</u> Commercial ...".</p> <p>(2) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rule, <i>"(note: in reference to major dams it is the dam itself and not other buildings and structures related to, or associated with, the dam that is being referred to in this rule.)"</i></p>
<b>NH - R42</b>	Oppose in Part	(1) As submitted elsewhere major dams are defined as critical response facilities and therefore it is unclear how aspects related to major dams are provided for in these rules, particularly given that new	<p>(1) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rule, <i>"(note: in reference to major dams it is the dam itself and not other buildings</i></p>

		<p>unoccupied buildings are permitted.</p> <p>(a) major dams should be defined (as previously submitted),</p> <p>(b) it should be clear that it is the dam itself that is the subject of the rule and not associated buildings.</p> <p>(2) It is noted that there is no discretion to consider any needs and constraints of activities that may require location in these areas, and provision should be made for considering these matters.</p> <p>(3) It is noted that the benefits arising from an activity are not a matter of discretion when considering such applications. Such matters should form part of consideration of the relevant issues arising.</p>	<p><u>and structures related to, or associated with, the dam that is being referred to in this rule.)"</u></p> <p>(3) Add a new discretion matter h.,</p> <p><u>"h. Whether there is a locational, technical, functional or operational constraint or requirement for the facility needing to locate in the coastal severe or coastal alert overlay."</u></p> <p>(4) Add a new discretion matter i.,</p> <p><u>"i. The benefits to the community of the activity occurring."</u></p>
<b>Coastal Tsunami Overlay</b>	Support in Part	<p>(1) The rules in this section appear to only relate to Critical Response Facilities (CRF's). Given that intent the heading of the rule should refer to "Critical Response Facilities", as per NH-R49, and the items remain in NH-47 (i.e. 1.-3.) and NH-48 (i.e. 1.-2.) respectively</p> <p>(2) I As submitted elsewhere major dams are defined as critical response facilities and therefore it is unclear how aspects related to major dams are provided for in these rules, particularly given that a wide range of activities, buildings and structures are permitted in this overlay. As submitted elsewhere major dams are part of critical response facilities and therefore,</p> <p>(a) major dams should be defined (as previously submitted),</p> <p>(b) it should be clear that it is the dam itself that is the subject of the rule and not associated buildings.</p>	<p>(1) The term "Critical Response Facility(ies)" is be removed from each item in NH-R47 and NH-R48 and placed in the heading of each of the rules as that is what the rules are about and would ensure consistency with NH-R49 terminology.</p> <p>(3) Define "major dam" as previously submitted.</p> <p>(2) Add a note to the rules,</p> <p><u>"(note: in reference to major dams it is the dam itself and not other buildings related to, or associated with, the dam that is being referred to in this rule.)"</u></p>
<b>NH - R50</b>	Support	Provides for matters related to energy activities.	(1) Retain

Historic Heritage Section			
Provision	Position	Reason	Requested Decision
HH - O2	Support in Part	Whilst the intent of the objective is generally supported it is noted that there are activities that can be undertaken or could be appropriate in the circumstances. The issue of “appropriateness” should be added to the objective.	(1) Amend HH-02,  "HH-02 Provide for development opportunities ... while providing for the protection of these values <u>from inappropriate subdivision, use, and development.</u> "
HH - O3	Support in Part	Whilst the intent of the objective is generally supported it is noted that there are activities that can be undertaken or could be appropriate in the circumstances. The issue of “appropriateness” should be added to the objective.	(1) Amend HH-03,  "HH-03 Identify, assess and recognise historic heritage ... to ensure their protection <u>from inappropriate subdivision, use, and development</u> for future generations."
HH - O4	Support in Part	Whilst the intent of the objective is understood the provisions in total allow certain types of use and development, including under certain circumstances demolition and removal. It is considered that the wording of the objective should reflect the intent of the provisions, i.e. Policy HH-P7.	(1) Protect historic heritage <u>from inappropriate subdivision, use, and development</u> by <u>managing</u> relocation, repositioning, ... heritage items and not allowing demolition and destruction <u>where sustainable alternatives exist.</u> "
HH - P5	Support in Part	An additional matter should be added to “b.” regarding use and supply of renewable energy, to assist (particularly for buildings) retaining the viability of the item.	(1) Amend b.,  "b. The alterations are for the primary purpose of ... fire safety, physical access <u>or the supply and use of energy</u> ".
HH - P6	Support in Part	An addition should be added to consider the reason for potential relocation or repositioning in relation to energy activities.	(1) Add a new h.,  " <u>h. Any technical, locational, functional or operational constraints or requirements of energy activities.</u> "
HH - P7	Support in Part	An addition should be added to consider the reason for potential demolition and destruction in relation to energy activities.	(1) Add a new d.,  " <u>d. Any technical, locational, functional or operational constraints or requirements of energy activities.</u> "
HH - P8	Support in Part	An addition matter should be added to “a.” regarding use and supply of renewable energy, to assist (particularly for buildings) retaining the viability of the item.	(1) Amend a.,  "a. The alterations are for the primary purpose of ... fire safety, physical access <u>or the supply and use of energy</u> ".



<b>HH - R2</b>	Support in Part	Given the suggested amendment above regarding use and supply of energy the heading of this rule should be amended to include that activity.	(1) Amend HH-R2, "Earthquake Strengthening, Fire Protection, Accessibility <u>and Supply of Energy Upgrades</u> to ...".
<b>HH - R3</b>	Support in Part	The rule is generally supported with some minor amendments required to,  (1) ensure implementation as intended (item a.).  (2) provide for the practicality of pole replacement, i.e. replacement may need to be adjacent to the existing. The reference to "post" holes presumably applies to fence posts as part of the rule.  (3) Item "e." Is supported.	(1) Amend item a., "a. An activity ... Rule HH-R2; <u>or</u> ".  (2) Amend item d., "d. Installing fence posts ... overhead network utility lines ( <u>including energy</u> ) provided ... maintain an existing fence <u>or overhead line</u> and does not involve installation or digging of new <u>fence</u> post holes."  (3) Retain item e.
<b>HH - R5</b>	Support in Part	Energy should be added to the heading of this rule and item 1. given that Infrastructure and Energy are split in the plan.	(1) Amend the heading of HH-R5, "New Infrastructure <u>and Energy</u> connections to ...".  (2) Amend item 1., "1. The new infrastructure <u>and energy</u> connection is to a ...".
<b>HH - R6</b>	Support in Part	(1) As submitted above amend heading to include energy upgrades to provide for consistent wording with permitted standards.  (2) Add a new matter of discretion regarding the constraints and/or requirements of energy activities.	(1) Amend the heading of HH-R6, "Repairs and ... Protection, Accessibility <u>and Supply of Energy Upgrades</u> ...".  (2) Add a new item i., " <u>i. Any technical, locational, functional or operational constraints or requirements of energy activities.</u> ".
<b>HH - R7</b>	Support in Part	(1) Add a new matter of discretion regarding the constraints and/or requirements of energy activities.	(1) Add a new item g., " <u>g. Any technical, locational, functional or operational constraints or requirements of energy activities.</u> ".
<b>HH - R10</b>	Oppose in part	It is noted that new buildings or structures and associated earthworks are restricted discretion activities. It is unclear why new energy activities would not also be considered under this category of activity.	(1) Add a new rule to provide for new energy activities as "restricted discretionary activities".

Notable Trees Section			
Provision	Position	Reason	Requested Decision
<b>Notable Tree Objectives</b>	Support in Part	Whilst the objectives are understood there may be instances when activities involving notable trees are required in relation to energy activities, including critical infrastructure. It is noted that TREE-03 provides for trimming/pruning and removal under certain circumstances however there may be wider issues in relation to energy activities that should be provided for.	(1) Add a new objective TREE-04,  <i>"<b>TREE-04</b> When managing potential effects of Energy Activities, including Critical Infrastructure, on notable trees recognise and provide for instances where trimming and/or pruning is required, or circumstances where removal of the tree is unavoidable."</i>
<b>Notable Tree Policies</b>	Support in Part	There is no current policy to provide for instances where it is appropriate to allow removal to provide for energy activities, including critical infrastructure. Energy activities are important for the community and there may be constraints or requirements that result in the need to remove a tree in some cases.	(1) Add a new Policy TREE-??,  <i>"<b>TREE-??</b> Recognise and provide for circumstances where it is appropriate to remove a notable tree due to the technical, locational, functional or operational constraints or requirements of energy activities, including critical infrastructure."</i>
<b>TREE - P2</b>	Support in Part	Whilst the policy is understood it is clear both from the existing TREE-03 and proposed TREE-04 that there will not be total protection in all circumstances. Amend the policy to reflect that.	(1) Amend TREE-P2,  <i>"<b>TREE-P2</b> Trees identified ... are <u>generally</u> protected <u>except in circumstances where tree trimming and/or pruning or removal are appropriate.</u>"</i>
<b>TREE - P4</b>	Support in Part	Minor amendments are required to this policy to ensure it achieves the stated intent of allowing activity under certain circumstances. The plan contains many potential definitions for energy activities and accordingly the policy should reflect that for clarity.	(1) Amend item b., "b. Are necessary for ... and people; <u>or</u> ".  (2) Amend item c., "c. Are necessary for the ongoing <u>provision and operation of energy activities and infrastructure, including critical infrastructure</u> ; or".  (3) Amend item d., "d. Are for the maintenance of <u>energy activities and infrastructure, including critical infrastructure</u> , to enable ...".
<b>TREE - P5</b>	Support in Part	Add an additional matter to be had regard to relating to the constraints and requirements of energy activities and critical infrastructure. This ensures these matters form part of decision making and implementation.	(1) Add a new item f.,  <i>"<b>f.</b> <u>Any technical, locational, functional or operational constraints or requirements of energy activities, including critical infrastructure.</u>"</i>
<b>TREE - R2</b>	Support in Part	Minor amendments are required to the rule to ensure it achieves the intended outcomes, is consistent with	(1) Amend item 1.b.,

		objectives and policies discussed above, and is consistent with the terminology of the plan.	"b. To enable the ongoing provision <i>and operation</i> of existing <i>energy activities and</i> infrastructure, <i>including critical infrastructure</i> ; or".
<b>TREE - R3</b>	Support in Part	Minor amendments are required to the rule to ensure it achieves the intended outcomes, is consistent with objectives and policies discussed above, and is consistent with the terminology of the plan.	(1) Amend item 3.b.,  "b. To enable the ongoing provision <i>and operation</i> of existing <i>energy activities and</i> infrastructure, <i>including critical infrastructure</i> ; or".
<b>TREE - R4</b>	Support in Part	Minor amendments are required to the matters over which discretion are restricted to ensure that energy activities are appropriately provided for, and ensure consistency of wording throughout the plan. It is also important to consider the benefits arising from the propose activity in determining the matter.	(1) Amend item d.,  "d. Whether there is <i>any technical, locational</i> , operational or functional need for ...".  (2) Amend item e.,  "e. Whether any <i>practicable</i> alternatives ...".  (3) Add a new matter f.,  " <i>f. The benefits to the community of the activity occurring.</i> "
<b>TREE - R5</b>	Support in Part	Minor amendments are required to the matters over which discretion are restricted to ensure that energy activities are appropriately provided for, and for consistency with other rules. It is also important to consider the benefits arising from the propose activity in determining the matter.	(1) Item c. appears to be a duplication of item a. and should be deleted.  (2) Split and amend item d.,  " <i>d. Whether there is any technical, locational, operational or functional need for the activity to be located within the root protection area, and or</i> ".  (2a) Add a new item e.,  " <i>e. Whether any practicable alternatives are available to avoid the activity occurring in the root protection area.</i> ".  (3) Add a new matter f.,  " <i>f. The benefits to the community of the activity occurring.</i> "
<b>TREE - R6</b>	Support in Part	Minor amendments are required to the matters over which discretion are restricted to ensure that energy activities are appropriately provided for, and for consistency with other rules. It is also important to consider the benefits arising from the propose activity in determining the matter.	(1) Item c. appears to be a duplication of item a. and should be deleted.  (2) Split and amend item d.,  " <i>d. Whether there is any technical, locational, operational or functional need for the activity to be located within the root protection area, and/or</i> ".  (2a) add a new item e.,  " <i>e. Whether any practicable alternatives are available to avoid the activity occurring in the root protection area.</i> ".

			(3) Add a new matter f., " <i>f. The benefits to the community of the activity occurring.</i> "
<b>Discretionary Activities</b>	Support	Proposed discretionary rules are generally supported.	(1) Retain

<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>SASM-03</b>	Support	Support the objective as it seeks to provide for appropriate activities.	(1) Retain
<b>SASM-P1</b>	Support in Part	Whilst the general intent of the policy is supported an amendment is required for consistency with Objective 3, and also the intent of following policies and rules regarding activities.	(1) Amend SASM-P1, "SASM-P1 Protect Poutini Ngai Tahu cultural landscapes from adverse effects of <i>inappropriate</i> subdivision, use while ... access and cultural use".
<b>SASM-P2</b>	Support in Part	This policy reads as having two parts i.e. identify and protect, whereas the heading is identification and access. Management of activities is provided for in Policies 7-9. This policy should be amended to focus on identification to avoid issues with differing wording between policies, and to be consistent with the heading of the Policy it is located under.	(1) Amend SASM-P2, " <i>SASM-P2 Work with Poutini Ngai Tahu to identify and list sites and areas of significance to Poutini Ngai Tahu in Schedule Three.</i> "
<b>SASM-P7</b>	Support in Part	The policy seeks to differentiate between inappropriate activities and those that may be undertaken. However it includes reference to minimising effects, item "b.", when the intent is to manage effects to achieve the outcomes sought. Item "b." should be amended to reflect the management approach taken to providing for activities in these areas.	(1) Amend item b., "b. Requiring activities on sites and areas of significance to Maori to <i>avoid, remedy or mitigate</i> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngai Tahu."
<b>SASM-P8</b>	Support in Part	Wording of item c. requires amendment to, (1) Require avoidance "where practicable" to be consistent with the managed approach, and reworded in regard to "constraints and requirements" to be consistent with wording	(1) Amend item c., "c. Any adverse effects are on ... are avoided <i>where practicable</i> , unless it can be demonstrated that due to the <i>technical, locational, functional or operational constraints or requirements</i> of the activity ... adverse effects."  (2) Amend item d.,

		<p>elsewhere in the plan, and the RPS.</p> <p>(2) Given recognition that total avoidance is not possible protection should be replaced with "manages effects on" in item "d.". These amendments are submitted as being reflective of the active management approach proposed in rules.</p>	<p>"d. Any residual effect ...mitigated in a way that <u>manages effects on, and where practicable maintains or enhances</u>, the values of the site or area."</p>
<b>SASM-P9</b>	Support in Part	<p>As discussed above the managed approach to these matters is supported however item "a." Makes reference to minimising affects and it is unclear if the intent is the same as managing effects which is the intent of the suite of policies within which P9 is located. The policy should be amended to provide for management as that is how the rules are set out. This would then be consistent with provisions throughout the plan related to such matters.</p>	<p>(1) Amend item a.,</p> <p>"a. <u>Avoid, remedy or mitigate</u> adverse effects on indigenous habitats and waterbodies."</p>
<b>SASM-P13</b>	Support in Part	<p>While the intent of the policy is understood and supported,</p> <p>(1) The reference to "protection" requires amendment given that the proposal is to allow certain activities to occur, i.e. there will be some level of effect from those activities. Similar wording to that proposed under SASM-P8 is proposed, ie management.</p> <p>(2) Activity reference in item "b." requires amendment to refer to activities as set out in the plan.</p>	<p>(1) Amend SASM-P13,</p> <p>"SASM-P13 Enable activities ... spiritual values of the site or area are <u>maintained or potential effects managed</u>. This includes: ...".</p> <p>(2) Amend item b.,</p> <p>"b. Maintenance ... upgrading of <u>existing energy activities</u>, network utility structures and critical infrastructure;"</p>
<b>SASM-P15</b>	Support in Part	<p>(1) Given this policy appears to be related to all other activities not provided for in policy 13 it would be appropriate for it too include different wording regarding avoidance, remedy or mitigation of effects. This would be consistent with approaches in the rules section which seek a flexible approach to managing activities.</p> <p>(2) To achieve the revised wording add a new "a." and</p>	<p>(1) Amend SASM-P15,</p> <p>"SASM-P15 Allow any other use and development ... it can be demonstrated that the potential effects on the identified values of the site or area are <u>avoided, remedied or mitigated</u> having regard to:"</p> <p>(2) Add a new item a.,</p> <p>"<u>a. Avoidance in the first instance, and where this is not practicable the</u></p>

		<p>adjust existing “a.-f.” references accordingly.</p> <p>(3) The wording of existing item b. needs to be consistent with wording elsewhere in the plan and the RPS.</p>	<p><i>proposed measures to manage potential effects on the identified values.”.</i></p> <p>(3) Adjust references for existing items “a.-f”.</p> <p>(4) Amend existing item b.,</p> <p><i>“b. The technical, locational, functional and operational constraints or requirements of the proposed activity.”.</i></p>
<b>Permitted Activities</b>	Oppose in Part	<p>Westpower supports the management of potential effects on SASM but seeks to ensure a practical and workable approach. The intent of the rules is generally understood and supported however given the extent of the identified sites and areas, particularly in urban areas, the permitted rules do not appropriately provide for the functions of Westpower to service current and future communities. There is some complexity as to how a number of the rules work together, although it is noted that there are differences in activity types, applicable sites and when Poutini Ngai Tahu approval is required, which leads to potential compliance issues for the operation of the energy network owned and operated by Westpower for the benefit of the community. The need to obtain approvals for a number of activities will add time and uncertainty to required works. The requirement that all new energy activities undertaken by Westpower require consent as a discretionary activity is inappropriate and requires amendment. It is submitted that a more focused rule for the energy activities undertaken by Westpower is required that provides for permitted activities whilst providing for the matters of value to Poutini Ngai Tahu. A full rule cannot be provided here, rather the parameters, as development should occur between Poutini Ngai Tahu and Westpower for its related energy activities.</p>	<p>(1) Provide a single permitted activity rule for all aspects of energy activities undertaken by Westpower. Where compliance is not achieved then an appropriate consent activity status can be developed as part of the process.</p>
<b>SASM-R2</b>	Oppose in Part	<p>Whilst the intent to provide for some existing electricity infrastructure is supported the matters provided for will impact Westpower’s ability to service</p>	<p>As above Westpower’s preference is that one rule is developed to provide for its energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p>

		<p>the community through the existing network.</p> <p>(1) Reference should include energy activities for consistency, given the separation of activities in the plan.</p> <p>(2) The replacement of poles for overhead lines (item iii) does not appropriately provide for that activity as commonly a new pole is required and may not be in the same hole as existing. It is noted that there is no similar provision for fences and therefore the matter should be the same as for item (iii.a.).</p> <p>(3) There is no ability to maintain underground lines and cables. This should be provided for given prior disturbance has occurred.</p> <p>(4) There is no ability to undertaken earthworks to maintain existing substations. This should be provided for given prior disturbance has occurred.</p>	<p>(1) Amend item 1.(iii), "iii. Installing fence posts ... for overhead <u>energy activity</u> and network utility lines provided that:".</p> <p>(2) Delete item b. From iii.</p> <p>(3) Insert new iv., <u>"iv) maintaining existing underground lines and cables provided that: a. The area of land disturbed is limited to what is necessary to maintain the lines or cables; or"</u>.</p> <p>(4) Insert new v., <u>"v) maintaining existing substations provided that: a. The area of land disturbed is limited to what is necessary to maintain the substation; or"</u>.</p> <p>(5) Amend existing item 1.iv. to <u>1.vi.</u></p>
<b>SASM-R3</b>	Oppose in Part	<p>It is unclear whether SASM-R3 is intended to refer to buildings. Although it is accepted that buildings are defined as a structure both buildings and structures are referred to in other rules.</p> <p>(1) This should be clarified to apply to buildings.</p> <p>(2) It is unclear why items ii. and iii. are required where approval is obtained under item i. Items ii. and iii. should be deleted.</p>	<p>As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend the heading of SASM-R3, "SASM-R3 Demolition, ... to <u>a building or</u> structure on ...".</p> <p>(2) Delete items ii. and iii.</p>
<b>SASM-R4</b>	Oppose in Part	<p>Indigenous vegetation clearance should be permitted for maintenance of existing corridors for energy lines and cables, both above and below ground.</p>	<p>As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend Activity Status Standards, <b><u>Activity Status Permitted Where:</u></b> <u>1. The clearance is to maintain existing corridors and access for above and below ground electricity lines and cables to industry standards, or to maintain and operate existing buildings and structures associated with</u></p>

			<p><i>energy activities ; or"</i>.</p> <p>(2) Amend current 1. to <u>2.</u></p>
<b>SASM-R6</b>	Oppose in Part	<p>It is noted that SASM-R2 does not provide for buildings and structures, and it is not clear whether there should be a reference to SASM-R3. If earthworks do not comply with SASM-R2 can they comply with this Rule? It is submitted that there should be a level of earthworks provided to allow energy activities to continue to operate.</p>	<p>As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend the heading of SASM-R6,</p> <p>"SASM-R6 Earthworks, Buildings ... not provided for in, <u>or not complying with</u>, SASM-R2 in Schedule Three ...".</p> <p>(2) Amend Activity Status Standards,</p> <p><b>"Activity Status Permitted Where:</b></p> <p><u>1. The area of land disturbed is limited to what is necessary to maintain the energy activity, including energy aspects of infrastructure and critical infrastructure; or"</u>.</p> <p>(3) Add a new 2,</p> <p><u>"2. The structure is for an energy activity, including energy aspects of infrastructure and critical infrastructure; or"</u>.</p> <p>(4) Add a new 3.,</p> <p><u>"3. The activity is the replacement, reconstruction or addition to a building or structure used for an energy activity, including energy aspects of infrastructure and critical infrastructure; or"</u>.</p> <p>(5) Amend current 1. to <u>4.</u></p>
<b>SASM-R9</b>	Oppose in Part	<p>It is unclear how this rule relates to previous rules although it is noted that there are differences in activity types, applicable sites and when approval is required and when it is not throughout the rules. If non-compliance occurs for each of the previous rules can an activity be undertaken under this rule? It is unclear why buildings and earthworks, and based on reference to Rule R10 maintenance of vegetation, necessary to undertake these activities are also not included. These matters should be provided for to ensure potential activities are considered holistically.</p>	<p>As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend the heading of SASM-R9,</p> <p>"SASM-R9 Maintenance, Repair, Upgrading of <u>Energy Activities</u> and Network Utility <u>Buildings</u> and Structures, <u>including associated Earthworks and Vegetation Clearance</u>, on or within ...".</p> <p>(2) Add a new 1 under "Where:",</p> <p><u>"1. The area of land disturbed is limited to what is necessary for the work</u></p>



			<p><u>required.</u>".</p> <p>(3) Add a new 2 under "Where:",</p> <p><u>"2. The area of vegetation cleared is limited to that necessary to comply with electrical safety and hazard regulations, or maintain, repair or upgrade the building or structure."</u></p> <p>(4) Renumber existing 1. to <u>3.</u></p>
<b>SASM-R10</b>	Oppose in Part	<p>Whilst the provision of a controlled activity status is supported it is submitted that the rule should be amended as per the amendments sought to permitted Rule SASM-R9. It is submitted that the proposed amendment regarding earthworks is adequately provided for through the "matters of control". Given that item 4 is not a specific matter arising in SASM-R9, it is unclear why it is a matter arising at this stage? Is the intent that such trimming is not permitted as this would be inappropriate for activities undertaken by Westpower from a safety, hazard maintenance and operation perspective?</p>	<p>As above Westpower's preference is that one rule is developed to provide for energy activities, including energy aspects of infrastructure and critical infrastructure. Whilst not the preferred approach;</p> <p>(1) Amend the heading of SASM-R10,</p> <p>"SASM-R10 Maintenance, Repair, Upgrading of <u>Energy Activities and Network Utility Buildings and Structures</u>, including associated Earthworks and Vegetation Clearance, on or within ...".</p> <p>(2) Amend item 2. by deleting a. and b. and adding a new a.,</p> <p><u>"a. The area of land disturbed is limited to what is necessary for the work required."</u></p> <p>(3) Amend item 4.,</p> <p><u>"4. The area of vegetation cleared is limited to that necessary to comply with electrical safety and hazard regulations, or to maintain, repair or upgrade the building or structure."</u></p>
<b>SASM-R12</b>	Oppose in Part	<p>This rule, in its current form, is opposed as it is not appropriate for the undertaking of activities by Westpower for the reasons discussed above. A range of amendments have been suggested to permitted activity provisions that could assist however the preferred option is the development of an appropriate permitted activity rule to provide for Westpower's activities and the outcomes sought by Poutini Ngai Tahu. Were this rule to be retained then it should be clear that only the relevant Poutini Ngai Tahu runanga would be notified of such applications, and no other party.</p>	<p>Development of a specific suite of rules for Westpower activities in these areas. Whilst not the preferred option were the rule to be retained,</p> <p>(1) The "Notification" commentary be amended,</p> <p><b>"Notification:</b> Applications for earthworks on ... notified to the relevant Ngai Tahu runanga <u>alone, and no other party will be notified.</u>"</p>

<b>SASM-R13</b>	Oppose	This rule, in its current form, is opposed as it is not appropriate for the undertaking of activities by Westpower for the reasons discussed above. A range of amendments have been suggested to permitted activity provisions that could assist however the preferred option is the development of an appropriate permitted activity rule to provide for Westpower's activities and the outcomes sought by Poutini Ngai Tahu. Were this rule to be retained then it should be clear that only the relevant Poutini Ngai Tahu runanga would be notified of such applications, and no other party. It is unclear whether it is intended to refer to buildings, although it is accepted that a "building" is defined as a structure both buildings and structures are referred to in other rules. This should be clarified as to whether it applies to buildings.	<p>(1) Development of a specific suite of rules for Westpower activities in these areas.</p> <p>Whilst not the preferred option were the rule to be retained,</p> <p>(1) Amend the heading of SASM-R13,</p> <p>"SASM-R13 Maintenance, Repair, Upgrading of <i>Energy Activities and Network Utility Buildings and Structures, including associated Earthworks and Vegetation Clearance</i>, on or within ... Controlled Activity Standards".</p> <p>(2) The "Notification" commentary be amended,</p> <p><b>"Notification:</b> Applications for earthworks on ... notified to the relevant Ngai Tahu runanga <i>alone, and no other party will be notified.</i>".</p>
<b>SASM-R14</b>	Oppose in Part	This rule, in its current form, is opposed as it is not appropriate for Westpower activities for the reasons discussed above. A range of amendments have been suggested to permitted activity provisions that could assist however the preferred option is the development of an appropriate permitted activity rule to provide for Westpower's activities and the outcomes sought by Poutini Ngai Tahu. Were this rule to be retained then it should be clear that only the relevant Poutini Ngai Tahu runanga would be notified of such applications, and no other party.	<p>(1) Development of a specific suite of rules for Westpower activities in these areas.</p> <p>(2) Whilst not the preferred option were the rule to be retained the "Notification" commentary be amended,</p> <p><b>"Notification:</b> Applications for earthworks on ... notified to the relevant Ngai Tahu runanga <i>alone, and no other party will be notified.</i>".</p>

<b>Ecosystem And Indigenous Biodiversity Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Ecosystems and Indigenous Biodiversity</b>	Oppose in Part	Westpower is concerned that a lack of assessment and mapping of significant area has failed to adequately recognise and provide for existing energy activities and infrastructure within those areas for the	(1) Ensure existing energy activities and infrastructure within ecosystems and areas of indigenous biodiversity are appropriately recognised and provided for.

		benefits of the community. A lack of adequate recognition and provision for these activities impacts the community in accessing and using renewable energy generation and therefore has wider effects on the environment. Where they exist within identified areas is illustrative that such activities can occur in these areas whilst retaining outstanding values and this has not been appropriate recognised.	
<b>Overview</b>	Oppose in Part	<p>(1) Whilst the commentary highlights elements of biodiversity on the West Coast and legislative requirements it does not highlight the fact that there are communities living and working in, and alongside, these areas and require access to the use and development of natural and physical resources for their wellbeing. Westpower has a considerable network of energy activities within, and between communities on, the West Coast that should be recognised. Whilst it is accepted that there is an "Energy" chapter fragmentation does not assist in considering the range of issues in an integrated manner.</p> <p>(2) A heading is provided regarding clearance in the Coastal Environment or adjacent to waterbodies however no commentary is provided regarding the coastal environment.</p>	<p>(1) Amend the overview by adding a new paragraph,</p> <p><i><u>"There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of ecosystems and indigenous biodiversity on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and development of renewable energy. The National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is."</u></i></p> <p>(2) Insert commentary regarding the Coastal Environment provisions under the heading referencing that environment.</p>
<b>Strategic Objectives</b>	Support in Part	Whilst the cross reference is supported earlier submissions have included addition strategic policies.	<p>(1) Amend heading, "<b>Strategic Objectives <u>and Policies</u></b>".</p> <p>(2) Amend commentary to refer to policies,</p> <p>"The Strategic Objectives <u>and Policies</u> are particularly ... and Connections and Resilience Strategic Objectives <u>and Policies</u> are particularly relevant."</p>
<b>ECO- 02</b>	Support in Part	<p>(1) To give effect to the RPS the term "appropriate" should be amended to "sustainable".</p> <p>(2) The objective does not include the enabling outcomes sought in the RPS and should be amended to give effect to those objectives.</p>	<p>(1) Amend ECO-02,</p> <p>"To provide for <u>sustainable</u> subdivision, use and development <u>to enable people and communities to maintain or enhance their economic, social and cultural wellbeing in</u> areas of significant ...".</p>

ECO - P1	Support in Part	Westpower is concerned that a lack of mapping at this stage affects planning and development of its activities and adds cost and uncertainty by not attending to the matter in an integrated manner. The ability to understand where significant areas are can assist in planning and design for those areas and any ability to avoid them. However it is pragmatic in this regard provided appropriate rules are in place for its activities. It is unclear when the plan change proposed in item "iv." will occur and this should be clarified.	(1) Clarify proposed timing of the plan change in item iv.
ECO - P2	Support	The policy is supported in general. A minor amendment is required to item "d." for consistency of wording through the plan and with the provisions of the RPS.	(1) Amend item d.,  <i>"d. <u>The technical, locational, functional or operational constraints and requirements for the activity needing to be located in the area.</u>"</i>
ECO - P6	Support in Part	The policy is supported in general, with the following amendments,  (1) The policy should be amended to apply to both consent processes and permitted activities.  (2) The wording of the items in the policy is a derivation of wording in the RPS, Chapter 7 Policy 2(a)-(c), but as summaries loses aspects of this established policies. The policies should be reworded to give effect to the RPS. Amendment for consistency will avoid the need to deal with inconsistencies through later processes.	(1) Amend EC-P6,  <i>"When <u>providing for</u> subdivision, use and development, avoid activities which will:"</i>  (2) Amend items a. and b. to the wording of Policies 2(a)-(c) of the RPS.
ECO - P7	Support in Part	The policy is supported in general, with the following amendments,  (1) The policy should be amended to be consistent with wording in the RPS.  (2) A minor amendment is required to item "a." given the definition of critical infrastructure.  (3) There is some ambiguity in regard to the term adjacent in item "d." given that the policy regard	(1) Amend ECO-P7,  <i>"When <u>managing the adverse effects of activities</u>' in ... matters:"</i>  (2) Amend item a.,  <i>"a. The necessity for ... To provide for <u>energy activities and infrastructure, including</u> critical infrastructure <u>and</u> renewable electricity generation;"</i>  (3) Amend item d. to remove "or adjacent to",  <i>"d. The cumulative effects of activities <u>within any</u> area of significant</i>

		<p>activities in SNA's and this should be removed.</p> <p>(4) Item "h." should relate to proposals for such matters as these may or may not be offered or required depending on the circumstances.</p>	<p>indigenous vegetation or habitat."</p> <p>(4) Amend item h.,</p> <p>"h. <u>Any proposals for</u> biodiversity offsetting or compensation <u>in relation to</u> residual adverse effects ...".</p>
<b>ECO - P8</b>	Support in Part	<p>The policy is supported in general however it is noted that it does not include any component of use. Use of such areas can also provide benefits to these areas and highlight their value and should be included in the policy.</p>	<p>(1) Add a new item f.,</p> <p><u>"f. Providing for the sustainable use of indigenous habitats and ecosystems for the benefit of the community."</u></p>
<b>ECO - P9</b>	Support in Part	<p>Whilst providing for such mechanisms, where offered, is supported it is considered that reference matters "a.-c." should be consistent with, and give effect to the RPS, which already contain provisions related to these matters. The current wording does not achieve that outcome. Amendment for consistency will avoid the need to deal with inconsistencies through later processes.</p>	<p>(1) Reword items a.-c. to be consistent with and give effect to Policies 4 and 5, Chapter 7, of the RPS.</p>
<b>ECO - P10</b>	Oppose in Part	<p>Whilst the intent of the policy is supported this is not the appropriate location for this policy as such matters should be included in the Coastal Environment chapter of the plan. Isolating such policies from the chapter they relate to are likely to cause implementation issues. See submission regarding policies in regard to the Coastal Environment.</p>	<p>(1) Delete policy ECO-P10 and relocate to the Coastal Environment Section.</p>
<b>ECO - R1</b>	Support in Part	<p>Amendments are required to appropriately provide for activities undertaken by Westpower.</p> <p>(1) This rule is extremely complex as it mixes two management approaches, i.e. mapped sites versus unmapped sites. To assist with understanding compliance requirements the rule should be split to provide a rule for activities in the Grey District and a rule for activities in the Buller and Westland District's.</p> <p>(2) It is understood that the intent of the rule is that</p>	<p>(1) Split Rule R1 to provide a rule for activities in the Grey District (new ECO-R1) and a rule for activities in the Buller and Westland Districts (new Rule ECO-R1A.</p> <p>(2) Provide for activities in item 3 to be undertaken in areas defined in item 1.,</p> <p>"1. It is outside of a scheduled ... in Schedule 4; <u>or</u>"</p> <p>(3) Amend item 3.ii,</p> <p>"The ... structures, buildings, <u>natural hazard mitigation activities or energy activities and infrastructure, including critical infrastructure and renewable</u></p>

	<p>activities set out in item 3. can occur within areas defined in item 1., as well as undefined areas in Westland and Buller. An amendment to item 1. is required to ensure this and be consistent with item 4 and the “Activity Status” note.</p> <p>(3) Item “3.ii”. needs to be amended to contain wording consistent with the provisions of the plan regarding energy activities.</p> <p>(4) It is unclear why upgrading of energy activities and infrastructure is not permitted where the activity is the same or similar in scale, character or intensity to the existing activity. This would be consistent with RPS Policy 6(a) - RSI.</p> <p>(5) Item “3.ix.” should be amended to provide for construction and all activities in item “ii” given this provision is for new activities.</p> <p>(6) Item “1x.a.” should be amended to provide a 10m width. This would allow corridors to meet safe separation standards for lines and provide consistency with other proposed provisions for lines.</p> <p>(7) Item 4. appears to restrict activities further than would be the case in Westland and Buller, where item 5. allows a level of activity in Schedule 5 areas. The same level of activity should be permitted in the Grey District as can occur in the Buller and Westland Districts within Schedule 5 areas.</p> <p>(8) Amend the “compliance not achieved” note regarding Grey District to clarify the permitted status outside Schedule Four area.</p> <p>(9) Amend the compliance not achieved notes to clarify that activities can be permitted in Westland</p>	<p><u>generation activities.”.</u></p> <p>(4) Add a new item under 3., <u>“?? The upgrading of activities in item ii. where the activity is the same or similar in scale character or intensity to the existing activity.”.</u></p> <p>(5) Amend item ix., <u>“For construction, <i>operation, maintenance, repair and upgrade of an above or below ground energy or infrastructure, including critical infrastructure and the national grid, activity where:</i>”.</u></p> <p>(6) Amend item ix.a., <u>“a. The construction corridor does not exceed <i>10m</i> in width.”.</u></p> <p>(7) Amend item 4. to permit a level of clearance equivalent to that provided for in the Westland and Buller Districts in Schedule 5 areas.</p> <p>(8) Amend "<b>compliance not achieved</b>" note regarding the Grey District, <u>“Within the Grey District refer to standard 4 where standard 3 is not achieved. <i>Where standard 4 is achieved any activity is permitted.</i>”.</u></p> <p>(9) Amend "<b>compliance not achieved</b>" note regarding the Westland and Buller District’s, <u>“<i>Within the Westland and Buller Districts refer to standard 5 where standard 3 is not achieved. Where standard 5 is achieved any activity is permitted.</i>”.</u></p>
--	--	---

		and Buller through compliance with either item 3. or item 5.	
<b>ECO - R2</b>	Oppose in Part	<p>Whilst the intent of the rule is clear and supported in part it is submitted that,</p> <p>(1) It is unclear how areas mapped in Schedule Four apply in the Coastal Environment of the Grey District. The matter should be clarified in regard to the identification of such sites in the Grey District given that the SNA areas identified in the Grey District have been adopted in the Plan.</p> <p>(2) Where Schedule Four does apply provide for activities within and outside those areas.</p> <p>(3) This rule should be located in the Coastal Environment to ensure integrated consideration of all relevant matters related to the Coastal Environment.</p> <p>(4) It is unclear whether this includes the Urban Area given commentary at the beginning of the plan advising that such areas are not included in the coastal environment when compared to the mapped coastal environment. This should be clarified in the rule.</p> <p>(5) Amend item "1.ii." to provide wording consistent with other provisions regarding energy activities.</p> <p>(6) Amend the area limit to refer to the work site given that there may be any number of activities occurring over a length of the coastal environment.</p> <p>(7) Provide an exception to area limits for maintaining existing disturbed areas and corridors in items "2." and "3."</p>	<p>(1) Confirm the function of Schedule Four in identifying significant natural areas in the Coastal Environment of the Grey District.</p> <p>(2) Relevant permitted rules for activities inside or outside Schedule Four areas in the Grey District Coastal are provided, including an opportunity to comment on such rules.</p> <p>(3) Relocate the rule to the Coastal Chapter.</p> <p>(4) Add an exception to the Rule Title,  <i>"Indigenous Vegetation Clearance ... (Note: Urban Areas are not being part of the Coastal Environment for the purpose of this rule.)"</i>  or like effect.</p> <p>(5) Amend item 1.ii.,  <i>"Operation, ..., and <u>installation of new energy activities and infrastructure, including critical infrastructure and renewable electricity generation activities.</u>"</i></p> <p>(6) Amend the applicable area limit in item 2.,  "2. The extent of ... in area <u>per work</u> site ...".</p> <p>(7) Add an exception to items 2. &amp; 3. for maintenance,  <i>"<u>Except that these limits shall not apply to ongoing maintenance of existing disturbed or cleared areas for corridor management purposes.</u>"</i></p>
<b>ECO - R4/SUB - R7</b>	Support in Part	The advice note refers to certain subdivision being subject to SUB-R4 however it is noted that network	<p>(1) Amend advice note,  "Advice Note: This rule ... which are subject to <i>either of Rules SUB-R2 or</i></p>

		utilities and critical infrastructure are also subject to Rule SUB-R2. The note should be clarified to refer to that rule.	SUB-R4."
<b>ECO - R5</b>	Support in Part	<p>(1) Where Rule ECO-R2 is relocated to the Coastal Environment chapter this rule will also require replication in that Chapter.</p> <p>(2) Consideration should be given to removing item "1.i." as significant vegetation clearance in Westland and Buller, when located outside areas in 1.ii-vi, will be dealt with under this rule despite potentially being a significant area.</p> <p>(3) Item "1.ii" requires amendment to be consistent with Policy 2.(c), Chapter 7 of the RPS.</p> <p>(4) Item of discretion "b." requires amendment for wording consistency within the plan and with the RPS.</p> <p>(5) Add a new matter of discretion regarding the benefits arising from the activity.</p>	<p>(1) Where Rule ECO-R2 is relocated to the Coastal Environment Chapter replicate this rule.</p> <p>(2) Consider deletion of item 1.i. for consistency of administration across the region.</p> <p>(3) Amend item 1.ii, "An area of land ... Environment Classification <i>at the ecological district level</i>".</p> <p>(4) Amend "Discretion" item b., "b. <i>The technical, locational, functional or operational constraints or requirements of energy activities and infrastructure, including critical infrastructure and renewable energy generation</i>".</p> <p>(5) Add a new "Discretion" item i., "<i>i. The benefits arising from the proposed activity.</i>"</p>
<b>ECO - R7</b>	Support in Part	<p>Support activity status, with the following amendment,</p> <p>(1) Advice note 1 should refer to objectives and it is unclear whether assessment against the natural features and landscape chapter is only required if within identified areas in Schedules 5-8. Amend advice note 1 to advise reference to the other Chapter will only be where relevant.</p>	<p>(1) Amend advice note 1, "1. Where ... assessment against the <i>objectives and</i> policies of both the ... will be required <i>where relevant</i>".</p>

### Natural Features And Landscapes Section

Provision	Position	Reason	Requested Decision
<b>Natural Features and Landscapes</b>	Oppose in Part	Westpower is concerned that assessment and mapping of outstanding natural landscapes and features has failed to adequately recognise and	(1) Ensure identification of outstanding natural features and landscapes appropriately recognise and provide for the existing energy activities and infrastructure located within them.



		provide for existing energy activities and infrastructure within those areas for the benefits of the community. A lack of adequate recognition and provision for these activities impacts the community in accessing and using renewable energy generation and therefore has wider effects on the environment. The fact that such areas can be identified as meeting an outstanding status with such activities in place indicates that such activities can occur in these areas whilst retaining outstanding values and this has not been appropriate recognised.	(2) Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities."
<b>Overview</b>	Support in Part	<p>(1) Whilst the commentary highlights elements of natural features and landscapes on the West Coast it does not highlight the fact that there are communities living and working in, and alongside, these areas and require access to the use and development of natural and physical resources for their wellbeing. Westpower has a considerable network of energy activities within, and between communities on, the West Coast that should be recognised. Whilst it is accepted that there is an "Energy" chapter fragmentation does not assist in considering the range of issues in an integrated manner.</p> <p>(2) The format of all "Natural Environment Values" chapters should be consistent with reference to the ECO chapter.</p> <p>(3) The overview should be consistent with the ECO section and should reference Strategic Objectives and Policies.</p>	<p>(1) Add a new paragraph to the Overview,</p> <p><i><u>"There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of natural features and landscapes on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and development of renewable energy. The National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is."</u></i></p> <p>(2) Format "natural environment values" chapters consistently to advise how chapters work together to assist with implementation.</p> <p>(3) Consistent with the ECO section, reference the Strategic Objectives and Policies, including amendments arising in this submission above.</p>
<b>NFL - O1</b>	Support in Part	While the intent of the objective is generally supported it appears to be a summary of the two relative RPS objectives. The objective does not seek to further define/refine at the local level the outcomes sought at the regional scale and does not	<p>(1) Delete objective NFL-01 and replace with new NFL-01 and NFL-02,</p> <p><i><u>"NFL-01 Protect the region's outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development."</u></i></p> <p>and</p>

		seek to highlight issues at a local level. The summary does, however, lose some of the emphasis in the RPS objectives. The objective should be removed and replaced with the two RPS objectives to ensure consistency.	<i>"NFL-02 Provide for appropriate subdivision, use and development on, in, or adjacent to outstanding natural features and outstanding natural landscapes to enable people and communities to maintain or enhance social, economic and cultural wellbeing."</i>
<b>NFL - P1</b>	Support in Part	<p>The intent of the proposed policy is generally supported with amendments for consistency with the RPS, and to provide clear guidance as to how the objectives are to be achieved.</p> <p>(1) The policy should seek to allow activities where adverse effects on the values that “together” contribute to a landscape or feature being outstanding are managed.</p> <p>(2) Amend item “a.” to refer to critical infrastructure.</p> <p>(3) Amend item “f.” for consistency to refer to energy activities and critical infrastructure.</p> <p>(4) Amend item “g.” for consistency to refer to energy activities and critical infrastructure and the range of constraints and requirements of such activities.</p>	<p>(1) Amend the first paragraph of NFL-P1,</p> <p><i>"Allow activities within ... where the <u>adverse effects on the values that together</u> contribute to a natural feature or landscape being outstanding are <u>avoided, remedied or mitigated</u>, and are for;"</i>.</p> <p>(2) Amend item a.,</p> <p><i>"a. Existing ..., energy activities, <u>critical infrastructure</u>, agricultural, ...:"</i>.</p> <p>(3) Amend item f.,</p> <p><i>"f. Operation, ...network infrastructure, <u>energy activities and critical infrastructure</u>;"</i></p> <p>(4) Amend item g.,</p> <p><i>"g. Upgrading ... new <u>energy activities and infrastructure, including critical infrastructure and renewable generation activities</u>, where there is a <u>technical, locational, functional or operational</u> constraint or requirement for it to be located in these areas;"</i></p>
<b>NFL - P2</b>	Support in Part	<p>While the general intent of the policy is supported some amendment is required to ensure appropriate outcomes,</p> <p>(1) Avoidance must be a practical alternative in the circumstances and the policy should reflect that.</p> <p>(2) The policy needs to be worded consistently with RPS provisions regarding effects on the values that together contribute to a landscape or feature being outstanding.</p> <p>(2) Wording in relation to offsetting should relate to proposals and include potential compensation.</p>	<p>(1) Amend NFL-P2,</p> <p><i>"Where <u>practicable</u>, avoid significant adverse effects on the values that <u>together</u> contribute to ... cannot be avoided, ensure that the adverse effects are remedied, mitigated <u>including any proposed offsetting or compensation</u>."</i></p>
<b>NFL - P3</b>	Support in Part	The general intent of the policy is supported, with	(1) Amend NFL-P3,

		<p>amendments, given the recognition of these activities,</p> <p>(1) The policy should, for consistency across the plan, provide for energy activities.</p> <p>(2) The policy should provide consistency of wording in that new and existing activities should be allowed, adverse effects are minimised, and it is the effects on the values together that are considered.</p>	<p>"Recognise that there are settlements, farms, <u>energy activities</u> and infrastructure, <u>including critical infrastructure</u>, located within outstanding natural landscapes or outstanding natural features and <u>allow</u> new activities and existing uses in these areas where <u>adverse effects</u> on the values that <u>together</u> contribute to the outstanding natural landscape or feature are <u>avoided, remedied or mitigated</u>."</p>
<b>NFL - P4</b>	Support in Part	<p>The policy is generally supported however,</p> <p>(1) The intent of the policy is to manage activities through a range of requirements. It may not always be possible to minimise all effects but still arrive at an outcome appropriate to the location. The policy should be to manage the potential effects.</p> <p>(2) The practicalities of each proposal need to be taken into account, including the constraints and requirements of energy activities.</p>	<p>(1) Amend the first paragraph of P4, "Require that new buildings, structures within outstanding natural features or landscapes <u>avoid, remedy or mitigate</u> any adverse visual effects by;"</p> <p>(2) Amend item c., "c. Limiting the prominence or visibility of buildings and structures Including by, <u>as far as is practicable</u>, integrating it into the outstanding natural feature or landscape."</p> <p>(2) Add a new item d., "<u>d. Providing for the technical, locational, functional or operational needs of energy activities and infrastructure, including critical infrastructure when implementing items a.-c.</u>"</p>
<b>NFL - P5</b>	Support in Part	<p>The intent of the policy is generally supported with required amendments.</p> <p>(1) As discussed above the intent of the policy is to manage activities through a range of requirements. It may not always be possible to minimise all effects but still arrive at an outcome appropriate to the location. The policy should be to manage the potential effects.</p> <p>(2) Consider whether items "a.-d." should be amended to reflect policy 3, Chapter 7B of the RPS.</p> <p>(3) Item "e." is supported but should be worded consistently with wording elsewhere in the</p>	<p>(1) Amend the first paragraph of P5, "<u>Avoid, remedy or mitigate</u> adverse effects on outstanding natural ... for land use or subdivision:"</p> <p>(2) Consider amending items "a.-d." to reflect Policy 3, Chapter 7B, RPS wording.</p> <p>(3) Amend item e., "e. The functional, technical, operational or locational <u>constraints or requirements</u> of any activity needing to be sited in the particular location".</p> <p>(4) Consider amending j. to remove items i.-iii.</p>

		<p>submission and plan.</p> <p>(4) Given matters under item “j.” are not an exhaustive list and the matters in previous policies, i.e. NFL-P4, consider whether items “i-iii” are required.</p>	
<b>NFL - R1</b>	Support in Part	The provision for these matters is supported. Given the definitions in the plan amendments are required to include reference to energy activities and provide for upgrading of such activities. It is submitted that upgrading should be permitted in certain circumstances to achieve and encourage the efficient use of existing resources and to reduce potential need for new activities to service the community. Note that where submissions to NFL-R8 are accepted this amendment in regard to upgrading may not be required.	<p>(1) Amend the heading of NFL-R1,</p> <p>"Maintenance, operation, repair <i>and minor upgrading</i> of ... network utilities, <i>energy activities</i>, renewable electricity ..."</p> <p>- note this item is dependent on the outcome of submissions to R8</p>
<b>NFL - R4</b>	Support	Is appropriate in the circumstances	(1) Retain
<b>NFL - R5</b>	Support in Part	The intent of the rule is supported however a clarification in item “1.” is required to link the standard to the rule.	<p>(1) Amend item 1.,</p> <p>"1. the maximum height of any <i>addition or alteration</i> to buildings and ..."</p>
<b>NFL - R6</b>	Support in Part	The intent of the rule is supported however a clarification of advice note 3 is required confirming that the rule does not apply in the circumstance described.	<p>(1) Amend advice note 3,</p> <p>" Where activities are located in ... the provisions of the Coastal Environment Chapter apply, <i>and this rule does not apply.</i>"</p>
<b>NFL - R8</b>	Oppose in Part	While the intent of the rule is supported the exclusion of energy activities is not given the rule cross reference does not apply to energy activities. It is unclear why energy activities are not referenced where there is reference to Network Utilities. This matter highlights issues in the plan with numerous activity references in relation to energy and infrastructure activities. Energy activities undertaken by Westpower are a significant component of servicing and supporting the communities and Rule INF-R7 does not provide for those energy activities. Reference to ENG-R4 in "Decisions Sought" is that rule	<p>(1) Amend item 4,</p> <p>"4. For a network ... (including <i>energy activities</i> and customer connections) in accordance with ... Infrastructure in rule INF-R7 <i>and Energy Activities in Rule ENG-R4</i>; or"</p>

		as amended by submissions above.	
<b>NFL - R9</b>	Support in Part	The intent of the rule is supported with amendments to provide for,  (1) Reference to energy activities in item "1." consistent with the layout of the plan.  (2) Wording of item "2." To be consistent with the RPS wording regarding effects on values.	(1) Amend item 1.,  "1. These are to protect Critical Infrastructure, <i>including Energy Activities.</i> "  (2) Amend item 2.,  "2. These will not ... the values which <i>together</i> make it Outstanding."
<b>NFL - R10</b>	Support	The intent of the rule is supported with amendments for,  (1) Consistency of wording throughout the plan in terms of items "c." and "d."  (2) Terminology regarding "control matters" requires amendment for consistency with NFL-R9 and the intent of the rule.  (3) Advice note 1 requires clarification of rule applicability in the circumstances described.	(1) Amend item c.,  "c. Installation of ... infrastructure, <i>including energy activities.</i> "  (2) Amend item d.,  "Installation of a ... generation <i>activity</i> ; or".  (3) Remove "Discretion is restricted to:" and replace with " <b><i>Matters of control are:</i></b> ".  (4) Amend advice note 1.,  "1. For earthworks ... Environment Rules, <i>and this rule does not apply.</i> "
<b>NFL - R12</b>	Support in Part	This rule is generally supported with,  (1) A minor amendment to "3.a." for consistent terminology across the plan.  (2) And additional "discretion" matter "f." regarding constraints and requirements of energy activities and infrastructure.  (3) An additional "discretion" matter "g." regarding the benefits arising from activities occurring in these areas.	(1) Amend 3.a.,  " <i>a. Energy activities and infrastructure, including critical infrastructure.</i> ".  (2) Add a new f.,  " <i>f. The technical, locational, functional or operational constraints or requirements of energy activities and infrastructure, including critical infrastructure and renewable energy generation activities.</i> ".  (3) Add a new "discretion" g.,  " <i>g. The benefits arising from the proposed activity.</i> ".
<b>NFL - R14</b>	Support	This is an appropriate consent category for the activities.	(1) Retain
<b>NFL - R15</b>	Support	This is an appropriate consent category for the activities.	(1) Retain

<b>Public Access Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>PA - O1</b>	Support in Part	The objective is supported however should be reworded to be consistent with the RPS, Policy 4.b) Chapter 4.	(1) Amend PA-01,  <i><u>"The maintenance and enhancement of customary and public access to and along the coastal marine area, waterbodies and public resources where it contributes to the economic, social and cultural wellbeing of people and communities is promoted."</u></i>

<b>Natural Character And Margins Of Waterbodies Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Natural Character and Margins of Waterbodies</b>	Oppose in Part	Westpower is concerned that provisions do not adequately recognise and provide for existing energy activities and infrastructure within these areas for the benefits of the community. A lack of adequate recognition and provision for these activities impacts the community in accessing and using renewable energy generation and therefore has wider effects on the environment. The topography and conditions on the West Coast need to be an integral component in considering and developing provisions, particularly when applied to existing networks and activities.	(1) Ensure appropriate recognition and provision for the existing energy activities and infrastructure located within them.  (2) Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities."
<b>Overview</b>	Support in Part	The overview makes little comment in regard to the needs for certain activities to be located in or through margins. Given the topography and conditions on the West Coast this is a matter that should be recognised as an element of the environment. As raised in previous chapters there is no identification or discussion of Strategic Objectives and Policies.	(1) Amend the "Overview" by adding a paragraph,  <i><u>"There is a considerable network of energy activities and infrastructure, including critical infrastructure, on the West Coast that services the communities spread throughout the region and in to neighbouring regions. Such activities have been, and will continue to be, developed and undertaken recognising and taking into account the local conditions. Given the topography and extent of waterbodies and landscapes on the West Coast practical management solutions are required to ensure maintenance and enhancement of the supply of renewable energy to, and between, communities for the benefit of those communities and the wider environment from the use and development of renewable energy. The</u></i>

			<p><u>National Policy Statement for Renewable Electricity Generation also recognises the constraints and requirements of such activities including, amongst other matters, being located where the resource is.</u>"</p> <p>(2) Add references to Strategic Objectives and Policies as per previous chapters.</p>
<b>NC - O1</b>	Support in Part	<p>The intent of the objective is generally supported however it is a summation of 2 Objectives in the RPS. Given that the objective is not seeking to further define/refine matters from the RPS at a local scale it is appropriate that the wording of existing RPS objectives is used to ensure consistency of wording and outcome, and avoid the need to reconcile different wording through later processes.</p>	<p>(1) Amend NC-01,  <u>"To protect the natural character of the regions wetlands, and lakes and rivers and their margins, from inappropriate subdivision, use and development."</u></p> <p>(2) Add a new objective NC-01A,  <u>"NC-01A Provide for appropriate subdivision, use and development to enable people and communities to maintain their economic, social and cultural wellbeing."</u></p>
<b>NC - O3</b>	Support in Part	<p>The intent of the objective is generally supported but should be amended,</p> <p>(1) To reflect consistent wording throughout the document in terms of the constraints and requirements of energy activities.</p> <p>(2) To provide for the managed approach intended through policies and rules where, given the topography and conditions on the West Coast, it may not always be possible to achieve minimal effects.</p>	<p>(1) Amend NC-03,  <u>"To provide for activities which <i>due to technical, locational, functional or operational constraints or requirements</i> need to locate in the margins of lakes, rivers and wetlands <i>while managing adverse effects on natural character.</i>"</u></p>
<b>NC - P1</b>	Support in Part	<p>The policy is generally supported however appears to have two potential outcomes, i.e. minimisation and maintenance.</p> <p>(1) It is considered that the intent is to manage adverse effects, i.e. it may not always be possible to have minimal effect, which is in accordance with outcomes sought. Wording should reflect that.</p> <p>(2) The wording of the policy should be consistent with other similar provisions in the plan, regarding effects on "natural values that together", and the</p>	<p>(1) Amend NC-P1,  <u>"Avoid, remedy or mitigate the adverse effects of activities on the elements, patterns and processes that together contribute to the natural character of wetlands, lakes and rivers and their margins."</u></p>

		provisions of the RPS.	
<b>NC - P2</b>	Support in Part	<p>The intent of the policy is generally supported although amendments are required to,</p> <p>(1) It is considered that the intent to “minimise as far as practicable” is essentially the same as managing adverse effects, i.e. recognising that it may not always be possible to have minimal effect, and the wording should reflect that.</p> <p>(2) Ensure consistent wording in terms of energy activities</p> <p>(3) Ensure consistent wording in terms of the constraints and/or requirements of such activities.</p>	<p>(1) Amend the first paragraph of P2, “Provide for indigenous vegetation removal and ... where significant adverse effects on natural character are <u>avoided, remedied or mitigated</u> and;”.</p> <p>(2) Amend item b., "b. It is for the ... of network utilities, infrastructure, <u>energy activities and critical infrastructure</u>, including the national grid; or".</p> <p>(3) Amend item c., "c. It is for ... or infrastructure <u>and energy activities</u> where this has a <u>technical, locational,</u> functional or operational need ...: or".</p>
<b>NC - P3</b>	Support in Part	<p>The intent of the policy is supported with amendments for consistency in terms of the constraints and/or requirements of energy activities, and the outcome sought in terms of adverse effects. This provides for some degree of flexibility whilst being clear as to matters required to be attended to.</p>	<p>(1) Amend a., <u>"a. Need to be undertaken in such areas due to technical, locational, functional or operational constraints or requirements; and"</u>.</p> <p>(2) Amend item b., <u>"b. They avoid, remedy or mitigate adverse effects on the natural character of the riparian area."</u>.</p>
<b>NC - P5</b>	Support in Part	<p>The intent is generally supported however an amendment is required as there may also be instances where some reduction is required for health and safety reasons depending on the nature of any activity requiring location within the margin.</p>	<p>(1) Amend NC-P5, "Reduction in public access ... natural hazard threat <u>or for health and safety reasons</u>. When assessing <u>such</u> proposals effects on ..., including:"</p> <p>(2) Amend item b., "b. Provisions of ... integrity of the structure <u>and/or health and safety</u> is maintained."</p>
<b>Natural Character and the Margins of Waterbodies Rules</b>	Support in Part	<p>There is general support for the rules listed below, with the amendments submitted, however it is noted that there are no controlled activity rules as per rule NFL-R10. Westpower submits that there is some benefit in such a rule in regard this matter. This is likely to assist with the practicalities of the provision of energy activities and infrastructure throughout the region and is a valid management mechanism for</p>	<p>(1) Insert a controlled activity Rule based on NFL-R10. The new rule would;</p> <ul style="list-style-type: none"> <li>- Provide for earthworks, vegetation clearance, buildings and structures.</li> <li>- Items e. and f. of NFL-R10 rule would be removed for the new rule.</li> <li>- Item 2 would be amended to include "Earthworks <u>and vegetation</u> ...".</li> <li>- Item c. under "Matters of control are:" would be removed.</li> <li>- The advice notes would need amendment as appropriate.</li> </ul>



		certain activities.	
<b>NC - R1</b>	Support in Part	<p>While provision for a certain level of activity is supported the rule requires some amendment,</p> <p>(1) For consistency of reference to energy activities and associated infrastructure throughout the plan.</p> <p>(2) It is considered that the proposed limits on vegetation and earthworks will not be sufficient to enable the cited energy activities to be undertaken, particularly in relation to maintenance. Given that there are unlikely to be multiple crossing points in any one area for the network activities of Westpower it is submitted that some allowance should be made for appropriate corridors given the topography of the region.</p> <p>(3) It is also noted that the vegetation clearance and earthworks limits proposed do not appear to add up with the width of a margin and the permitted width of a crossing point?</p> <p>(4) Given that maintenance will also involve the maintenance of corridors it is considered that allowance should be made for those activities and crossing points in terms of extent of clearance and earthworks by providing for the minimum necessary to undertaken the work. The suggested crossing point width will not provide for the range of lines owned and operated by Westpower and it is submitted that a width of 10m is required to appropriately provide for energy activities. This provides for the sway of wires in winds.</p>	<p>(1) Amend item b., "b. Maintenance, operation ... of network utilities, <u>infrastructure, energy activities</u>, critical infrastructure or ...;"</p> <p>(2) Amend item c. , "c. Connections to ... utility systems, <u>including energy activities and infrastructure</u>; or"</p> <p>(3) Amend item g., "g. The establishment of a river crossing point up to 3m wide, <u>or in the case of energy activities 10m to allow for safe operation</u>; or"</p> <p>(4) Amend items 2. and 3. to be calculated consistent with item f. and the width of riparian margins.</p> <p>(5) Add a new item 6., "<u>6. Notwithstanding the areas or volumes in items 2. and 3. vegetation clearance and earthworks activities undertaken for energy activities, including energy aspects of infrastructure, shall be the minimum necessary to achieve the activity provided for in items b., c., e., g., and j. above.</u>"</p>
<b>NC - R2</b>	Support in Part	The rule is generally supported with some amendments required for consistency across the plan for terms used relating to energy activities and the constraints and/or requirements of such activities.	<p>(1) Amend item a. "a. Network utilities, <u>including energy activities and infrastructure</u>;"</p> <p>(2) Amend item f.,</p>

			"f. Renewable electricity generation <i>activities</i> where these have a <i>need to locate within the riparian margin dues to technical, locational, functional or operational constraints or requirements</i> ; or". (3) Correct Advice note references and links.
NC - R3	Support	Is an appropriate rule	(1) Retain
NC - R3	Support in Part	Would need amendment to provide for a controlled activity rule as submitted above.	(1) Amend rule heading, "Indigenous ... Permitted <i>or Controlled</i> Activity Rules."
NC - R4	Support in Part	Would need amendment to provide for a controlled activity rule as submitted above.	(1) Amend rule heading, "Indigenous ... Permitted <i>or Controlled</i> Activity Rules."
NC - R5	Support in Part	Would need amendment to provide for a controlled activity rule as submitted above.	(1) Amend rule heading, "Indigenous ... Permitted <i>or Controlled</i> Activity Rules."

Financial Contributions Section			
Provision	Position	Reason	Requested Decision
FC - O2	Support in Part	The intent of the objective is supported. A slight amendment should be made to recognise where offsetting ad compensation is offered by any applicant.	(1) Amend FC-02,  "To ensure that ... remedying or mitigating adverse effects, <i>including any proposed offsetting or compensation</i> , on the environment ...".
FC - P6	Support	Is an appropriate policy	(1) Retain
FC - P7	Support	Is an appropriate policy	(1) Retain
FC – R1	Support in Part	The intent of the policy is supported with some amendment to accurately define the purposes for offsetting and compensation given that the plan rules do not suggest offsetting and/or compensation will be required in every instance, and offsetting and/or compensation will be proposed by applicants.	(1) Amend item ii.,  "ii. Securing <i>any proposed environmental offsetting or compensation where relevant to</i> residual adverse effects ...".
FC – R2	Support in Part	The intent of the policy is supported with a minor amendment for clarity. An amendment is required as to when a contribution is payable in the case of a land use consent, i.e. before giving effect to or implementing the consent. This provides for instances where consents are unused for some time, or in some cases not at all, and effects have not occurred.	(1) Amend item2,  "2. Financial contributions ... contribution that is <i>already</i> required, or has already been paid ...".  (2) Amend c.ii.,  "ii. In the case of land use, <i>prior to giving effect to or implementing the resource consent</i> ;"

<b>FC - R12</b>	Oppose in Part	The Act does not limit the matters over which offsetting or compensation may be proposed or considered. This rule should be amended to advise that the financial contribution will be the amount of money, land or works assessed as appropriate through the consent process to offset or compensate in relation to adverse effects that cannot be avoided, remedied or mitigated.	(1) Amend the Rule heading, <i>"Financial Contributions for Proposed Offsetting and Compensation ..."</i> .  (2) Amend item 1.,  <i>"The maximum financial contribution for offsetting or compensation for adverse effects will be the amount of money, land or works assessed as appropriate through the consent process in relation to adverse environmental effects that cannot be avoided, remedied or mitigated."</i>
-----------------	----------------	--	---

<b>Subdivision Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Overview</b>	Support in Part	The overview is generally supported but requires minor amendment regarding the potential for impact on the provisions of services, including energy and infrastructure.	(1) Amend paragraph 1,  <i>"Subdivision is the process of ... but it also impacts on adjacent sites and the future use of land, including energy activities and infrastructure and the provision of services. Subdivision affects the natural ..."</i>
<b>SUB - O2</b>	Support in Part	The objective is generally supported with amendments to provide wording consistent with the plan format, potential effects on energy and infrastructure, and gives effect to RPS provisions for regionally significant infrastructure.	(1) Amend item a.,  <i>"a. Is supported by the capacity of existing energy and infrastructure networks ... or provides for energy and infrastructure activities, facilities and networks that area sufficient to accommodate growth ...;"</i> .  (2) Amend item b.,  <i>"b. Facilitates, maintains and provides for, and does not adversely impact, the operation and maintenance of critical infrastructure, including energy activities;"</i>
<b>SUB - O6</b>	Support in Part	The objective is supported however a minor amendment is proposed for clarity purposes, i.e. the need is as a direct result of the proposed subdivision and provides for subdivisions that do not create a need for more open space.	(1) Amend SUB-O6,  <i>"Where subdivision ... need for open space created by the subdivision."</i>
<b>SUB - P1</b>	Support in Part	This policy is supported with a required amendment regarding servicing and potential effects on critical infrastructure.	(1) Add a new item f.,  <i>"f. Can be appropriately serviced and does not adversely affect the operation and maintenance of critical infrastructure, including energy activities."</i>

<b>SUB - P2</b>	Support in Part	<p>The policy is generally supported with amendments for,</p> <p>(1) Consistency of terms throughout the document.</p> <p>(2) An amendment is required to the first paragraph to improve interpretation.</p> <p>(3) Given that energy and infrastructure lines can be above ground in the Industrial zone an amendment is required to provide for these activities.</p> <p>(4) An ability to ensure the ongoing access to and operation, maintenance, repair and upgrade of energy activities and infrastructure through the subdivision process is required.</p>	<p>(1) Amend the first paragraph,  <i>"Ensure subdivision is appropriately serviced ... or planned infrastructure <u>and energy activities</u> in an efficient, integrated and coordinated ..."</i>.</p> <p>(2) Amend item a.,  <i>"a. Infrastructure <u>and energy activity</u> networks have sufficient ...;"</i>.</p> <p>(3) Amend item n.ii.,  <i>"ii. Underground reticulation of services. <u>This is with the exception that electricity activities and infrastructure in the INZ-Industrial zone can be above ground;</u>"</i>.</p>
<b>SUB - P3</b>	Support in Part	<p>The intent of the policy is supported however some consideration is given to whether item "a." is needed given the scope of item "b." and any land use requirements of other chapters.</p>	<p>(1) Consider whether item "a." is required and delete if a duplication of "b."</p>
<b>SUB - P5</b>	Support in Part	<p>The intent of the policy is supported with amendments for consistency of wording with regard to energy activities and more specification of matters related to energy activities and infrastructure under item "c." To ensure these matters are appropriately provided for.</p>	<p>(1) Amend item b.,  <i>"b. The need for significant ..., or other infrastructure, <u>including energy activities</u>, in advance of ...;"</i>.</p> <p>(2) Amend item c.,  <i>"c. <u>The efficient provision, access to, operation, maintenance, repair, upgrade or extension of infrastructure ad energy activities being compromised.</u>"</i>.</p>
<b>SUB - P6</b>	Oppose in Part	<p>The intent of the policy is supported with amendments required to item "d." to give effect to Policy 2 (Chapter 5) and Policy 4 (Chapter 6) of the RPS by removing reference to "significant" reverse sensitivity effects which does not appear in RPS Policies.</p>	<p>(1) Amend item d.,  <i>"d. Where this could <u>create reverse</u> sensitivity issues ... or Energy Activities;"</i>.</p>
<b>SUB - R1</b>	Support in Part	<p>The rule is generally supported although it is considered that a standard is required in regard to retention of the ability to access, operate, maintain and upgrade energy activities, including associated</p>	<p>(1) Add a new item 6.,  <i>"6. <u>The ability to access, operate, maintain and upgrade existing energy activities, including associated infrastructure is maintained.</u>"</i>.</p>

		infrastructure. It is unclear whether this rule is intended to apply to overlays?	(2) Clarify whether this rule is intended to apply to overlays.
<b>SUB - R2</b>	Support in Part	The rule is supported with an addition to item 2 relating to requirements of resource consents instead of solely reliance on zone standards.	(2) Amend item 2.,  "2. Any existing buildings ... Activity standards, <u>or the requirements of any land use consent.</u> ".
<b>SUB - R3</b>	Support in Part	The rule is generally supported subject to amendments. (1) It is noted that this rule applies to overlays whereas SUB-R2 only applies to zones, therefore other activities may be provided for in this rule irrespective of zone provisions. (2) For network utility buildings and indeed a wide range of buildings there are instances where building consents are not required. The rule should reflect that. (3) As a controlled activity control under item "f." should relate to the management of effects on the listed matters. (4) It is considered that a "Matter of Control" is required in regard to retention of the ability to access, operate, maintain or upgrade energy activities, including associated infrastructure.	(1) Amend item 3.a.,  "a. Comply with all permitted activity standards relevant to the zone <u>or activity</u> and any overlays and a building consent, <u>where required</u> , has been issued ...; or". (2) Amend Control Matter f.,  "f. <u>Management of adverse effects on</u> natural features ...". (3) Add a new Matter of Control item g.,  "g. <u>The ability to access, operate, maintain or upgrade existing energy activities, including associated infrastructure is retained.</u> ".
<b>SUB - R4</b>	Support in Part	The rule is generally supported with amendment for consistent wording throughout the plan and to reflect activities in the plan. As a controlled activity control under item "c." should relate to the management of effects on the listed matters.	(1) Amend Control Matter a.,  "a. The size, design and layout of allotments for the purpose of network utilities <u>and critical infrastructure, including energy activities and infrastructure,</u> reserves or access;". (2) Amend Control Matter c.,  "c. <u>Management of adverse effects on</u> natural features and landforms ...".
<b>SUB - R5</b>	Support in Part	The rule is generally supported with a minor amendment regarding provision of easements for both existing and proposed energy activities and infrastructure, and for consistency of wording regarding reverse sensitivity matters.	(1) Amend Matter of Control item g.,  "The provision of easements, <u>including for both existing and proposed energy activities and associated infrastructure.</u> ".

			(2) Amend Matter of Control item p., "p. Management of potential ..., including network utilities <u>and critical infrastructure (including energy activities)</u> , rural ...".
<b>SUB - R6</b>	Support in Part	The rule is generally supported with a minor amendment regarding provision of easements for both existing and proposed energy activities and infrastructure, and for consistency of wording regarding reverse sensitivity matters.	(1) Amend item m., "m. Management of potential ..., including network utilities <u>and critical infrastructure (including energy activities)</u> , rural ...".  (2) Add a new item n., "n. The provision of easements, <u>including for both existing and proposed energy activities and associated infrastructure.</u> ".
<b>SUB - R7/ECO - R4</b>	Support in Part	The rule is generally supported with a minor amendment regarding servicing, provision of easements for both existing and proposed energy activities and infrastructure, and for consistency of wording regarding reverse sensitivity matters as per other subdivision consents.	(1) Add a new item f., " <u>f. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy.</u> ".  (2) Add a new item g., " <u>g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure.</u> ".  (3) Add a new item h., " <u>h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities.</u> ".
<b>SUB - R8</b>	Support in Part	This rule is supported with amendments required to ensure the intended outcomes are achieved with respect to subdivision around distribution lines. New control matters for provision of easements for existing and proposed energy activities and infrastructure, and for consistency of wording regarding reverse sensitivity matters is also required as per previous rule submissions.	(1) Amend permitted standard 8,iii., "iii. Could accommodate ... for the Zone it is located in <u>and rules in the Energy Chapter regarding Significant Electricity Distribution Lines.</u> ".  (2) Amend permitted standard 10., "10. Written documentation is provided ... occurred with the <u>relevant Electricity Transmission or Distribution Operator</u> including any response ...".  (3) Amend item i., "i. Management of reverse ... national grid <u>and any Significant Electricity Distribution Line.</u> ".  (4) Amend item m.,

			<p>"m. Management of potential ..., including network utilities <u>and critical infrastructure (including energy activities), rural ...</u>".</p> <p>(5) Add a new item g.,</p> <p><u>"g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."</u></p>
<b>SUB - R9/ECO - R6</b>	Support in Part	The rule is generally supported with a minor amendment regarding servicing, easements and reverse sensitivity matters as set out in previous submission points to ensure consistency of approach across subdivision types in relation to these matters.	<p>(1) Add a new item e.,</p> <p><u>"e. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy."</u></p> <p>(2) Add a new item f.,</p> <p><u>"f. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."</u></p> <p>(3) Add a new item g.,</p> <p><u>"g. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities."</u></p>
<b>SUB - R10</b>	Support in Part	The rule is generally supported with a minor amendment regarding easements and reverse sensitivity matters as set out in previous submission points to ensure consistency of approach across subdivision types in relation to these matters.	<p>(1) Add a new item k.,</p> <p><u>"k. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."</u></p> <p>(2) Add a new item l.,</p> <p><u>"l. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities."</u></p>
<b>SUB - R11</b>	Support in Part	The rule is generally supported with a minor amendment regarding easements and reverse sensitivity matters as set out in previous submission points to ensure consistency of approach across subdivision types in relation to these matters.	<p>(1) Add a new item g.,</p> <p><u>"g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."</u></p> <p>(2) Add a new item h.,</p> <p><u>"h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities."</u></p>
<b>SUB - R12</b>	Support in	The rule is generally supported with a minor	(1) Amend item j.,

	Part	amendment regarding easements and reverse sensitivity matters as set out in previous submission points to ensure consistency of approach across subdivision types in relation to these matters.	<p>"j. Management of potential ..., including network utilities and critical infrastructure (including energy activities), rural ...".</p> <p>(2) Add a new item k.,</p> <p><u>"k. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."</u></p>
<b>SUB - R13</b>	Support in Part	The rule is generally supported with a minor amendment regarding servicing, easements and reverse sensitivity matters as set out in previous submission points to ensure consistency of approach across subdivision types in relation to these matters.	<p>(1) Add a new item f.,</p> <p><u>"f. The provision of infrastructure and services for drinking water, waste water and stormwater, telecommunications and energy."</u></p> <p>(2) Add a new item g.,</p> <p><u>"g. The provision of easements, including for both existing and proposed energy activities and associated infrastructure."</u></p> <p>(3) Add a new item h.,</p> <p><u>"h. Management of potential reverse sensitivity effects on existing land uses, including network utilities and critical infrastructure (including energy activities), rural activities or significant hazardous facilities."</u></p>
<b>SUB - R18</b>	Support	The rule is supported however the reference in item "1." to SUB-R18 should be reviewed to confirm it should not be SUB-R17.	(1) Review item "1." and change if required in terms of cross reference to SUB-R18 potentially needing amendment to SUB-R17.
<b>SUB - S8</b>	Support in Part	Whilst the intended provision is supported there are concerns arising from the proposed wording in relation to provision of electricity by Westpower and existing subdivision regimes which have provided for these matters. Currently Westpower is contacted by those undertaking subdivisions to confirm the ability to supply services and resolve issues relating to existing and proposed electricity services and infrastructure, including easements and access. This has been important in integrating electricity into subdivisions and ensuring problems do not arise both in terms of servicing and inadvertently preventing access to electricity infrastructure for current and future development. This has been a successful approach for many years and Westpower is concerned	<p>(1) Delete the second sentence of item 2.</p> <p>(2) Amend item 3.,</p> <p><u>"3. All necessary easements for the protection of <i>and access to existing and proposed</i> energy network utility services <i>and infrastructure</i> must be granted and reserved."</u></p> <p>(3) Add a new item 4.,</p> <p><u>"4. <i>At the time of subdivision the applicant shall supply written confirmation from the energy network utility operator that electricity can be provided to the subdivision and that appropriate easements are proposed to ensure the ongoing ability to access, operate, maintain and upgrade existing and proposed electricity infrastructure. At the time of completion of the subdivision certification shall be provided from the energy network utility operator that electricity is available at the boundary of each newly created</i></u></p>



		this may be lost given the wording particularly with regard to item "2" which advises that consultation "may" be required for subdivision of "more than 15 Lots". Westpower submits that an additional requirement should be inserted for all subdivision to ensure co-ordination of services as retain the status quo that has successfully existed and been implemented for many years.	<i>lot and the required easements have been granted and reserved on the survey plan."</i>
<b>SUB - S10</b>	Support in Part	The intent of the provision is supported with some minor amendments to ensure clarity of outcomes sought with respect to network utilities and infrastructure, including energy activities and critical infrastructure. This will ensure consistency of interpretation and approach across the plan.	(1) Amend item 1.a., "a. Public works and <u>network</u> utility services <u>and infrastructure (including energy activities)</u> "; (2) Amend item 2.ii, "ii. Stormwater ..., water supply, <u>network</u> utilities <u>and infrastructure (including energy activities)</u> "; (3) Amend item 2.iv., "iv. Other <u>network</u> utilities <u>and critical infrastructure</u> ".

<b>Activities On The Surface Of Water Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Overview</b>	Support in Part	The overview is generally supported however some amendments are required for consistency of wording throughout the plan. It is submitted that activities on the surface of water can provide benefits, or positive effects, for the community and environment and should be recognised provided for. As per previous chapters there is no consistent linkage to Strategic Objectives and Policies.	(1) Amend first paragraph, "On the West Coast/Te Tai o Poutini ..., lagoons and lakes. These include activities <u>which due to technical, locational, functional or operational constraints or requirements need to occur</u> on water surfaces such as <u>energy activities and infrastructure</u> , ...". (2) Add a third paragraph, " <u>Activities on the surface of water can, and in many cases currently do, provide benefits to the community and the environment and should be recognised and provided for</u> ". (3) Add references to Strategic Objectives and Policies as per previous chapters.
<b>Activities on the</b>	Oppose in	Given the submitted amendment above it is	(1) Add a new ASW-02,

<b>Surface of Water Objective</b>	Part	submitted that an objective is required to recognise and provide for the benefits of activities and structures on the surface of water.	<i>"The benefits of activities and structures on the surface of the District's rivers, lakes and lagoons are recognised and provided for."</i>
<b>ASW - O1</b>	Oppose in Part	Whilst the intent of the objective is understood It is submitted that this objective is not appropriately worded given the limited range of structures permitted through the rules. Given that resource consents can be applied for, and presumably obtained, there must be some allowance for a level of effect from proposals to be considered through the rule development and consent process.	(1) Amend ASW-01,  <i>"Potential adverse effects on the ecological, ..., lakes and lagoons from activities and structures on the surface of water <u>are appropriately managed</u>."</i>
<b>Activities on the Surface of Water Policies</b>	Oppose in Part	The overview recognises that there are a range of activities that may require location on the surface of water but provides no policy in regard to those matters. Based on the current rules consent is required for most structures and accordingly there must be some recognition of, and provision for, the needs of those activities.	(1) Add a new Policy ASW-P4,  <i>"Provide for energy and infrastructure, including critical infrastructure, activities and structures that due to technical, locational, functional or operational constraints or requirements need to occur on the surface of water."</i>
<b>ASW - P3</b>	Oppose in Part	Whilst the intent of the policy is understood It is submitted that this policy is not appropriately worded given the limited range of structures permitted through the rules. Given that resource consents can be applied for, and presumably obtained, there must be some allowance for a level of effect from proposals to be considered through the rule development and consent process.	(1) Amend the first paragraph,  <i>"Provide for ... provided that the activity <u>avoids, remedies or mitigates</u>;"</i>
<b>Permitted Activities</b>	Oppose in Part	The permitted rules provide for a very limited range of structures as permitted activities.  (1) It is understood that the intent is not to duplicate regulation of activities already controlled by the West Coast Regional Council through provisions for activities in the bed of waterways. This should be clearly noted in the rules if that is the intent.  (2) Given the limited provision for installation of structures on a permitted basis clarity should be	(1) Add an advice note to Rules regarding the intent of the rule not to apply to activities or structures already managed under regional plan provisions for activities in the bed of waterways. Ensure that activities permitted in the regional plan for the beds of waterways are permitted activities in this plan.  (2) Add a new permitted activity rule for the operation, maintenance, repair and upgrade of existing Energy Activities and Infrastructure, including Critical Infrastructure, where they are the same or similar in character, scale or intensity.

		provided for activities related to existing lawfully established structures given the role and benefits these activities provide for the community.	
<b>ASW-R3</b>	Support in Part	While the proposed permitted status is supported in part it is submitted that a minor amendment is required to provide for artificial waterways as well.	(1) Amend the heading of ASW-R3,  "Installation of Structures on the Surface of Artificial Lakes, Ponds <u>and Waterways.</u> "
<b>ASW - R4</b>	Oppose in Part	The permitted rules provide for a very limited range of structures as permitted activities. See the outcome sought under Permitted Activities above.	(1) See the outcome sought under permitted activities above.

<b>Coastal Environment Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Coastal Environment</b>	Oppose in Part	Westpower is concerned that assessment and mapping of outstanding natural landscapes, features and character (including high natural character) has failed to adequately recognise and provide for existing energy activities and infrastructure within those areas for the benefits of the community. A lack of adequate recognition and provision for these activities impacts the community in accessing and using renewable energy generation and therefore has wider effects on the environment. The fact that such areas can be identified as meeting an outstanding or high designation with such activities in place indicates that such activities can occur in these areas whilst retaining values and this has not been appropriate recognised.	(1) Ensure identification of outstanding natural features, landscapes character (including high natural character) appropriately recognise and provide for the existing energy activities and infrastructure located within them.  (2) Ensure provisions adequately recognise the importance of these activities and infrastructure to the community and the environment within which they must locate or traverse. This includes providing for the maintenance and enhancement of the generation and supply of renewable energy, including new activities, to enable communities."
<b>Overview</b>	Oppose in Part	(1) Whilst there is very brief description of development in the coastal environment it does not adequately describe such matters, nor does it provide any commentary in regard to what the plan is striving to achieve. Rather the plan highlights technical issues. Recognition of this matter is important for plan development and	(1) Add a new section to the overview following paragraph 2,  <b><u>"Development, Energy Activities and Infrastructure</u></b> <b><u>Given the topography of the West Coast a significant level of development, including energy activities and infrastructure, occurs in and through the coastal environment. These activities are important and integral components in ensuring resilience, and enabling the social, cultural and economic wellbeing, of communities throughout the West Coast. As well as</u></b>

		<p>administration purposes.</p> <p>(2) As per previous chapters there is no consistency of reference to Strategic Objectives and Policies and this should be included.</p>	<p><u>the spatial location of communities there is a requirement to recognise the network of communities and the linkages between them in managing activities within the coastal environment as a whole. Both national policies, ie NZCPS and NPSREG, and regional policies, ie RPS, recognise the need for activities, including energy activities and infrastructure, to be undertaken within or through the coastal environment. The plan must appropriately provide for activities taking in to account the topography, conditions, existing and required activities and development and values present in the coastal environment."</u></p> <p>(2) Add references to Strategic Objectives and Policies as per previous chapters.</p>
<b>CE - 01</b>	Oppose in Part	<p>Whilst the general intent of the objective is understood the proposed wording does not give effect to the RPS, Objective 1 of Chapter 9, which in turn was developed to reflect the requirements of the NZCPS. Given the objective does not seek to define/refine those national and regional policies at the more local scale and through summation loses or changes certain wording, what the RPS objective means at the local scale it is submitted that this objective be split to reflect the 2 Objectives it appears to link to in the RPS.</p>	<p>(1) Amend CE-01,</p> <p><u>"To;</u>  <u>a) Protect indigenous biological diversity;</u>  <u>b) Preserve natural character, and protect it from inappropriate subdivision, use and development; and</u>  <u>c) Protect natural features and natural landscapes from inappropriate subdivision, use and development."</u></p> <p>(2) Add a new CE-01A,</p> <p><u>"CE-10A Provide for appropriate subdivision, use and development in the coastal environment to enable people and communities to maintain or enhance their economic, social and cultural wellbeing."</u></p>
<b>CE - 03</b>	Support in Part	<p>The proposed objective is generally supported with amendment,</p> <p>(1) To reflect consistent wording throughout the document in terms of the constraints and requirements of energy activities. This is also consistent with both national and regional policy provisions.</p> <p>(2) To provide for the managed approach intended through policies and rules where, given the topography and conditions on the West Coast, it may not always be possible to achieve minimal effects.</p>	<p>(1) Amend CE-03,</p> <p><u>"To provide for activities which <u>due to technical, locational, functional or operational constraints or requirements need to be undertaken</u> in the coastal environment <u>while managing adverse effects on natural character, landscape, natural features, access and biodiversity values."</u></u></p>

Coastal Environment Policies	Oppose	The RPS contains specific policy provision for renewable energy generation and this should be carried through to the plan. Policy 3, Chapter 9, of the RPS contains specific provisions in providing for subdivision, use and development and policies in the plan should give effect to those matters.	<p>(1) Add a new Policy CE-09,</p> <p><u>"CE-09 Provide for new and existing renewable electricity generation activities in the coastal environment, including having particular regard to:</u></p> <p><u>a) The need to locate where the renewable energy resource is available;</u></p> <p><u>b) The technical, functional or operational needs of renewable electricity generation activities."</u></p> <p>(2) Ensure matters in Policy 3, Chapter 9 of the RPS are given effect in policies providing for subdivision, use and development in this section of the plan.</p>
CE - P1	Support in Part	<p>Whilst the intent of the policy is supported,</p> <p>(1) a minor amendment is required for consistency of wording through the plan in terms of energy activities.</p> <p>(2) It is also noted, as raised above, that identification and mapping of energy activities and infrastructure owned and operated by Westpower has not always been recognised or provided for in assessments.</p> <p>(3) There is no mapped distinction between the coastal urban environment and the general coastal environment, which in turn effects the implementation of certain rules. As submitted above the plan clearly intends that urban areas are not intended to be part of the coastal environment overlay.</p>	<p>(1) Amend item f.,</p> <p>"f. The built environment and infrastructure, <u>including energy activities and critical infrastructure</u>, which have modified the coastal environment."</p> <p>(2) Clearly identify existing energy activities and infrastructure within values assessments.</p> <p>(3) Ensure these matters are identified and shown on relevant maps for the coastal environment, including the extent of Urban Areas not forming part of the coastal environment overlay.</p>
CE - P2	Oppose in Part	Whilst the intent of the policy is understood it should be reworded to better reflect the provisions of the RPS in the coastal environment.	<p>(1) Amend the first paragraph of CE-P2 to read,</p> <p><u>"Preserve natural character and protect natural character and natural features and landscapes from inappropriate subdivision use and development within the coastal environment that have; ..."</u></p>
CE - P3	Support in Part	<p>Whilst the intent of the policy is supported amendments are required.</p> <p>(1) The word "only" should be removed as there is an ability to apply for resource consents and consider matters holistically. There are no prohibited</p>	<p>(1) Amend the first paragraph,</p> <p>"<u>Allow</u> new subdivision, use ...".</p> <p>(2) Amend item e.,</p> <p>"e. It is National Grid infrastructure <u>or other energy activity, including</u></p>

		<p>activities proposed.</p> <p>(2) Whilst item “e.” is generally supported given the function of the national grid this should extend to energy activities and infrastructure, including critical infrastructure. This is also consistent, and will give effect to, the RPS. There seems little value in transmission of electricity to the West Coast where it cannot then reach or be accessed by the communities.</p>	<p><i>energy aspects of infrastructure and critical infrastructure, that due to technical, locational, functional or operational constraints and requirements needs to be undertaken within or through these areas.”.</i></p>
<b>CE - P5</b>	Support in Part	<p>The intent of the policy is supported however,</p> <p>(1) Given the matters provided for in items “(a)-(d)” it would be appropriate to "allow" such activities.</p> <p>(2) Minor amendment is required to item “a.” to refer to buildings as per the intent of the policy.</p> <p>(3) Minor amendment is required to item “c.” to ensure this clearly includes energy activities and related infrastructure.</p> <p>(4) Minor amendment is required to item “d.” for consistent wording regarding these constraints for requirements for activities.</p>	<p>(1) Amend first paragraph,  <i>"Allow buildings and structures ... features where these:".</i></p> <p>(2) Amend item a.,  <i>"a. Any existing lawfully established <u>buildings or</u> structures; or".</i></p> <p>(3) Amend item c.,  <i>"Are in parts of the coastal environment that have been historically modified by built development, <u>energy activities and infrastructure (including critical infrastructure)</u>, and primary production activities; or".</i></p> <p>(4) Amend item d.,  <i>"d. have a technical, locational, functional or operational constraint or requirements to be undertaken within or through the coastal environment.".</i></p>
<b>CE - P6</b>	Support in Part	<p>The intent of the policy is generally supported with amendments,</p> <p>(1) For consistency of wording in terms of subdivision, use and development,</p> <p>(2) It is also unclear from the policy what how areas of outstanding landscape are provided for and this should be clarified in item “c.”.</p> <p>(3) To provide an allowance for “activities” that need specific sites or routes due to constraints or requirements as per provisions throughout the plan.</p>	<p>(1) Amend the first paragraph,  <i>"Recognise that there are existing settlements and urban areas ... Hokitika and enable new subdivision, <u>use and development (including buildings and structures)</u> within and expansion of towns and settlements where:".</i></p> <p>(2) Amend item c.,  <i>"c. In areas of <u>outstanding natural landscape and/or</u> in areas of outstanding or high natural character:".</i></p> <p>(3) Amend item c.ii.,  <i>"ii. Allow <u>activities which, due to technical, locational, functional or operational constraints or requirements need to be undertaken within or</u></i></p>

		<p>(4) To clarify that any encroachment in to unmodified areas will be managed to ensure outcomes are appropriate.</p> <p>(5) To provide for the managed approach intended through policies and rules where, given the topography and conditions on the West Coast, it may not always be possible to achieve minimal effects.</p>	<p><u>through the coastal environment.</u>".</p> <p>(4) Amend item c.iv., "iv. <u>Manage</u> encroachment into unmodified areas of the coastal environment <u>to enable appropriate subdivision, use or development to occur.</u>"</p> <p>(5) Amend item c.v., "Ensure that subdivision and development is of ... that contribute to natural character are <u>avoided, remedied or mitigated.</u>".</p>
<b>CE - P7</b>	Support in Part	The intent of the policy is supported however it is submitted that a reduction in public access for health and safety reasons is also an appropriate consideration.	<p>(1) Amend CE-P7, "Reduction in public access to the coastal environment can be considered when ... significant natural hazard threat <u>or for health and safety reasons.</u> When assessing proposals <u>for a reduction in</u> public access <u>methods</u> to minimise potential <u>effects on public access will be considered</u>, including:".</p> <p>(2) Amend item b., "b. Provision of public amenity or opportunity for environmental benefit, <u>including along any natural hazard mitigation structure</u>, provided that the physical integrity and function of the structure, and health and safety is maintained."</p>
<b>CE - R1</b>	Oppose	<p>(1) This rule appears to conflict with other rules in the plan given that there are set rules for areas of High Coastal Natural Character and Outstanding Coastal Environment. This rule lack clarity.</p> <p>(2) Given the extent of the coastal environment the rule should provide for operation, minor upgrade and upgrade and energy activities and critical infrastructure to ensure consistency across the plan.</p>	<p>(1) Avoid conflict between this rule and rules in the areas of High Coastal Natural Character and Outstanding Coast Environment by deleting item "1." In its entirety.</p> <p>(2) Amend the rule heading, "<u>Operation, maintenance, repair, minor upgrade and upgrade</u> of lawfully established structures, network utilities, renewable energy generation, <u>energy activities and critical infrastructure</u>, fence lines and tracks within the Coastal Environment."</p>
<b>CE - R4</b>	Support	The rule appropriately provides for activities undertaken by Westpower in regard to these matters.	(1) Retain
<b>CE - R5</b>	Support in Part	The intent of the rule is generally supported with a minor amendment for consistency of wording regarding energy activities and related infrastructure throughout the document.	<p>(1) Minor upgrading definition to be inserted as per submission above.</p> <p>(2) Amend item 1., "1. These buildings and ... And repair of network utilities, <u>including energy</u></p>

			<i>activities and critical infrastructure</i> , or renewable electricity generation activities; or".
<b>CE - R7</b>	Support in Part	The rule is generally supported with minor amendment,  (1) For consistency of wording and interpretation throughout the plan regarding energy activities and to ensure it applies to existing activities.	(1) Amend item b.,  "b. Operation, maintenance, repair, upgrade <i>of existing and/or</i> installation of new network utility infrastructure, <i>including energy activities and critical infrastructure</i> , or renewable electricity generation; or".
<b>CE - R8</b>	Support in Part	The intent of the rule is generally supported however a minor amendment is required to refer standard "2." to the rule.	(2) Amend item 2.,  "2. The maximum height of <i>any addition or alteration to a</i> building or structure <i>is 5m above ground level.</i> "
<b>CE - R10</b>	Support in Part	The rule is supported with minor amendment for,  (1) Consistency of wording of the rule headings throughout the plan.  (2) Consistent wording throughout the plan relating energy activities and associated infrastructure.	(1) Minor upgrading definition to be inserted as per submission above.  (2) Amend the heading of Rule CE-R10,  "CE-R10 <i>Buildings and/or Structures</i> in the Outstanding Coastal Area".  (3) Amend item 3.,  "Required for the maintenance ... repair of network utilities, <i>including energy activities and critical infrastructure</i> , or renewable electricity generation activities; or".
<b>CE - R11</b>	Support	The rule is supported with a minor amendment for consistent wording throughout the plan relating energy activities and associated infrastructure.	(1) Amend item b.,  "b. Operation ... of network utility infrastructure, <i>including energy activities and critical infrastructure</i> , or renewable electricity generation <i>activities.</i> "
<b>CE - R12</b>	Support	The rule appropriately provides for the matters	(1) Retain.
<b>CE - R14</b>	Support in Part	The intent of the rule is supported with amendments for,  (1) consideration of the benefits of such activities.  (2) consideration of constraints and/or requirements of such activities.	(1) Add a new item k.,  " <i>k. The benefits arising from the proposed activity.</i> ".  (2) Add a new l.,  " <i>l. The technical, locational, functional or operational constraints and/or requirements of the activity.</i> ".
<b>CE - R15</b>	Support in Part	The intent of the rule is supported with amendments for,  (1) consideration of the benefits of such activities.  (2) consideration of constraints and/or requirements of such activities.	(1) Add a new item n.,  " <i>n. The benefits arising from the proposed activity.</i> ".  (2) Add a new o.,  " <i>o. The technical, locational, functional or operational constraints and/or</i>



			requirements <u>of the activity</u> ."
<b>CE - R16</b>	Support in Part	The intent of the rule is supported with amendments for, (1) consistency of wording throughout the plan for energy activities and related infrastructure. (2) consideration of the benefits of such activities. (3) consideration of constraints and/or requirements of such activities.	(1) Amend item 3.i., "i. A network utility, <u>energy activity, critical infrastructure</u> , or electricity generation activity." (2) Add a new item m., "m. <u>The benefits arising from the proposed activity</u> ." (3) Add a new n., "n. <u>The technical, locational, functional or operational</u> constraints and/or requirements <u>of the activity</u> ."
<b>CE - R17</b>	Support in Part	The intent of the rule is supported with amendments for, (1) consideration of the benefits of such activities. (2) consideration of constraints and/or requirements of such activities.	(1) Add a new item l., "l. <u>The benefits arising from the proposed activity</u> ." (2) Add a new m., "m. <u>The technical, locational, functional or operational</u> constraints and/or requirements <u>of the activity</u> ."
<b>CE - R18</b>	Support in Part	The intent of the rule is supported with amendments for, (1) consistency of wording throughout the plan for energy activities and related infrastructure. (2) consideration of the benefits of such activities. (3) consideration of constraints and/or requirements of such activities.	(1) Amend item 1.iii., "iii. Installation of network utility infrastructure, <u>energy activity infrastructure, critical infrastructure</u> , or renewable electricity generation activities." (2) Add a new item l., "l. <u>The benefits arising from the proposed activity</u> ." (3) Add a new m., "m. <u>The technical, locational, functional or operational</u> constraints and/or requirements <u>of the activity</u> ."
<b>CE - R19</b>	Support in Part	The rule is generally supported with a minor amendment to be consistent with RPS provisions and wording regarding effects on outstanding values.	(1) Amend item 1., "1. These will not destroy ... or the values which <u>together</u> make it Outstanding; except".
<b>CE - R21</b>	Support in Part	The rule is generally supported with a minor amendment to be consistent with RPS provisions and wording regarding effects on outstanding values.	(1) Amend item 1., "1. These will not destroy ... or the values which <u>together</u> make it Outstanding."

<b>CE - R22</b>	Support in Part	The rule is generally supported with a minor amendment to be consistent with RPS provisions and wording regarding effects on outstanding values.	(1) Amend the rule heading,  "Activities in the Coastal Environment that would ... or the values which <u>together</u> make it Outstanding".
-----------------	-----------------	--	--

<b>Earthworks Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>Overview</b>	Support in Part	Whilst the overview is generally supported some minor amendments are required for consistency of wording with previous chapters and to highlight matters relating to Energy Activities and related infrastructure which are relevant to earthworks, and other relevant regulations that are required to be complied with.	(1) Amend second paragraph,  "Earthworks can adversely affect amenity values ... noise and traffic), <u>energy activities, including critical infrastructure</u> , and result in changes to the ...".  (2) Insert section on Strategic Objectives and Policies as per previous chapters.  (3) Insert a new bullet point under "Other Relevant Te Tai o Poutini Plan provisions",  "- <b>Energy Activities</b> - <u>this Chapter contains provisions for activities in the vicinity of energy activities and infrastructure.</u> ".  (4) Add a new paragraph under " <u>Other relevant regulations</u> ",  " <u>Earthworks in the vicinity of electrical infrastructure are also regulated under the New Zealand Code of Practice for Electrical Safe Distances (NZCEP 34:2001)</u> ".
<b>EW - O1</b>	Support in Part	The objective is generally supported with a minor amendment to reflect the Act regarding remediation of effects.	(1) Amend objective,  "To provide for earthworks ... on the surrounding natural and physical environment are avoided, remedied or mitigated.".
<b>EW - P1</b>	Support in Part	The policy is generally supported with minor amendment for consistency of wording throughout the plan regarding energy activities.	(1) Amend policy,  "Enable temporary and small scale ... land, the provision of utilities, <u>including energy activities and critical infrastructure</u> , and hazard ...".
<b>EW - P2</b>	Support in Part	The policy is generally supported with minor amendment to,  (1) Avoid duplication of regulation, and minimise compliance costs, with existing provisions of the West Coast Regional Land and Water Plan. While water quality is a relevant matter in relation to	(1) Avoid duplication of compliance by removing reference to "water quality" from the policy where already provided for in regulations administered by regional plans.  (2) Amend the Policy,  "Manage the effects of earthworks to <u>avoid, remedy or mitigate adverse</u>

		<p>earthworks the overview highlights regional provisions already in place. This would be consistent with the RPS, Chapter 4, particularly Policy 2.</p> <p>(2) To provide for the managed approach intended where, given the topography and conditions on the West Coast, it may not always be possible to achieve minimal effects.</p>	<p><i>effects</i> on landscape, character amenity, natural features, biodiversity ...".</p>
<b>EW - P3</b>	Support	This is an appropriate mechanism	(1) Retain
<b>EW - P4</b>	Support in Part	This is an appropriate policy with amendment for consistency of wording regarding energy activities across the plan and previous submission points.	(1) Amend policy,  "Protect critical infrastructure, <u>including energy activities and infrastructure</u> , and natural hazard ...".
<b>EW - R1</b>	Support in Part	<p>The rule is generally supported with some amendments to provide for,</p> <p>(1) The above ground height of earthworks in relation to boundaries, for consistency with fence/wall heights, as part of landscaping and screening (ie earth bunds).</p> <p>(2) The installation of underground electrical equipment as part of the electricity distribution and supply network, including supply to consumers.</p> <p>(3) Earthworks required to achieve safe separation distances between conductors and the ground.</p> <p>(4) Consideration should also be given to removal of items "3." and "4." to avoid duplication of compliance with regional provisions.</p>	<p>(1) Amend the first paragraph of item 1,  "1. Earthworks must not exceed a maximum depth <u>of 1.5m or height above ground of 2m</u> measured vertically within 1.5m of a boundary except ...".</p> <p>(2) Add a new item d.,  "<u>d. Installation of underground equipment for as part of the electricity supply or distribution network.</u>"</p> <p>(3) Add a new item e.,  "<u>e. achieving safe separation between conductors and the ground.</u>".</p> <p>(4) Avoid duplication of compliance by removing items "3." Ad "4." Where these matters are already provided for in regulations administered by regional plans in regard to earthworks.</p>
<b>EW - R2</b>	Support in Part	The rule is generally supported with minor amendment for consistency of wording throughout the plan related to energy activities and associated infrastructure.	(1) Amend item d.,  "d. These are earthworks including stockpiles required for network utility, <u>including energy activities and infrastructure</u> , or critical infrastructure ... of new network utilities, <u>including energy activities and infrastructure</u> , and public roads."
<b>EW - R3</b>	Support in	The rule is generally supported with amendment for	(1) Amend item 2.ii.,

	Part	consistency of wording in the Plan relating to the Energy, Infrastructure and Transport Section of the Plan.	"ii. An Energy Activity, <u>Infrastructure Activity</u> or Transport Activity."
<b>EW - R4</b>	Support in Part	The rule is generally supported with amendment for consistency of wording in the Plan relating to the Energy, Infrastructure and Transport Section of the Plan.	(1) Amend item 3., "3. An Energy Activity, <u>Infrastructure Activity</u> or Transport Activity."
<b>EW - R5</b>	Support in Part	The rule is generally supported with amendment for consistency of wording in the Plan relating to the Energy, Infrastructure and Transport Section of the Plan.	(1) Amend item 3., "3. An Energy Activity, <u>Infrastructure Activity</u> or Transport Activity."
<b>EW - R6</b>	Support	The rule appropriately provides for activities undertaken by Westpower.	(1) Retain
<b>EW - R7</b>	Support in Part	The rule is generally supported with some amendments to, limit the consideration to matters related to,  (1) Limit the consideration to matters related to the National Grid Yard given that the purpose of the rule is for management of effects of earthworks on the National Grid.  (2) To provide for consideration of the needs, constraints or requirement of the proposed activity to be sited or undertaken as proposed,  (3) To consider the benefits arising from the proposed activity.	(1) Delete item e.  (2) Add a new item h.,  <u>"h. Any technical, locational, functional or operational constraints or requirements of the proposed activity."</u>  (3) Add a new item i.,  <u>"i. The benefits arising from the proposed new activity."</u>
<b>EW - R8</b>	Support in Part	The rule is generally supported with amendments for,  (1) To provide for the managed approach intended in the rule given that an acceptable outcome in the circumstances may not always be "minimal" in effect.  (2) Consistency of wording with regard to reference to energy activities and infrastructure throughout the plan.	(1) Amend item d.,  <u>"d. The effectiveness of proposed management or mitigation measures for adverse effects beyond the property boundary of the activity."</u>  (2) Amend item g.,  "g. The impact of earthworks on <u>energy activities and infrastructure</u> , including critical infrastructure."

Lighting Section			
Provision	Position	Reason	Requested Decision
Overview	Support	Provides a general overview of lighting and the intent of the section	(1) Retain
LIGHT - O1	Support in Part	The objective is generally supported however should refer to energy activities as these may be required throughout the region. Given the topography of the region such activities may be located within built up areas and remotely and should be recognised and provided for.	(1) Amend LIGHT-01,  "Artificial outdoor lighting enables ... entertainment activities, transport, <u>energy activities</u> and public health and safety."
LIGHT-02	Support in Part	While the general nature of the objective is supported it appears to suggest a no effects approach; i.e. maintains, does not adversely effect, protects. This would seem to be in conflict with objective 01 above which provides for lighting in an enabling manner. The outcome sought should be the management of such effects on these matters.	(1) Amend LIGHT-02,  <i>"Artificial lighting is located, operated and designed to ensure that potential <u>adverse effects on the character and amenity values within zones, the health and safety of people, the safe operation of the transport network, views of the night sky, the habitats and ecosystems of nocturnal native fauna and the species themselves are avoided, remedied or mitigated.</u>"</i>
LIGHT-P1	Support in part	As with objective 02 above the policy seeks to provide for the use of outdoor lighting but contains provisions which appear to seek a no effects approach and does not appropriately provide for the range of locations throughout the region where lighting may be required. The policy should also recognise the constraints and requirements of activities needing to be sited in a range of locations throughout the region.	(1) Amend LIGHT-P1,  "Provide for the use of ... a. ... b. <u>avoids, remedies or mitigates</u> adverse effects on the character and amenity values of ... c. ... d. ... e. <u>avoids, remedies or mitigates adverse effects on</u> the health and wellbeing ... f. <u>recognises the technical, location, functional or operation constraints or requirements of activities.</u> ".
LIGHT-P1			
LIGHT-P3	Support in Part	The policy seeks to control lighting to achieve certain outcomes. This intent is supported for items "b.". however  (1) Item "a." seeks to "avoid conflict" with certain	(1) Amend LIGHT-P3,  "Control the intensity, location ... a. ensure that <u>adverse effects</u> of any artificial outdoor lighting on light sensitive areas and uses are avoided, remedied or mitigated.

		<p>light sensitive areas or uses which are undefined. It is submitted taking the intent of lighting provisions as a whole that it is the management of effects on these areas that is intended. The policy should be amended to reflect that.</p> <p>(2) To provide for the managed approach intended in the rule items “c.-e.” should provide for management measures.</p> <p>(3) The policy should also recognise the constraints and requirements of activities needing to be sited in a range of locations throughout the region.</p>	<p>b. ...</p> <p>c. <u>avoid, remedy or mitigate</u> adverse effects on views ...</p> <p>d. <u>avoid, remedy or mitigate</u> adverse effects on the significant habitats ...</p> <p>e. <u>avoid, remedy or mitigate</u> adverse effects on the health and safety ...</p> <p>f. <u>recognises the technical, locational, functional or operation constraints or requirements of activities.”.</u></p>
<b>LIGHT-R5</b>	Support in Part	Provision for this category of consent in certain circumstances is supported however consideration of constraints and/or requirements of activities is required as part of assessing and determining and such applications.	<p>(1) Add a new i.,</p> <p><u>“i. The technical, locational, functional or operational constraints and/or requirements of the activity.”.</u></p>

<b>Noise Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>NOISE - P1</b>	Support in Part	The policy is generally supported, particularly with respect critical infrastructure. Having said that it is important that the constraints or requirement of activities are also considered in enabling these activities. It is also important to take into account the benefits arising from the activity in enabling certain activities.	<p>(1) Add a new f.,</p> <p><u>“f. The technical, locational, functional or operational constraints and/or requirements of the activity.”.</u></p> <p>(2) Add a new g.,</p> <p><u>“g. Benefits from the work being undertaken and energy activities and infrastructure developed.”</u></p>
<b>NOISE – P4</b>	Support in Part	The policy is generally supported. Having said that, (1) That item “e.” Reflects the managed approach intended in the rule for the outcome sought. Whilst an outcome may be appropriate in the circumstances it may not minimise conflict, depending on what that conflict is.	<p>(1) Amend item e.,</p> <p>“e. The ability to internalise and/or avoid, remedy or mitigate adverse effects.”.</p> <p>(2) Add a new f.,</p> <p><u>“f. The technical, locational, functional or operational constraints and/or</u></p>

		<p>(2) It is important that the constraints or requirement of activities are also considered in enabling these activities.</p> <p>(3) It is also important to take into account the benefits arising from the activity in enabling certain activities.</p>	<p>requirements <u>of the activity</u>".</p> <p>(2) Add a new g.,</p> <p><u>"g. Benefits from the work being undertaken and energy activities and infrastructure developed."</u></p>
<b>NOISE-R12</b>	Support in Part	Provision for this category of consent in certain circumstances is supported however consideration of constraints and/or requirements of activities is required as part of assessing and determining and such applications.	<p>(1) Add a new k.,</p> <p><u>"k. The technical, locational, functional or operational constraints and/or requirements of the activity."</u></p>

<b>Signs Section</b>			
<b>Provision</b>	<b>Position</b>	<b>Reason</b>	<b>Requested Decision</b>
<b>SIGN - O1</b>	Support in Part	While the general nature of the objective is supported it appears to suggest a no effects approach with respect to effects on character and amenity values. Given that the contribution signage makes to the community is recognised the objective should be to ensure effects are appropriately managed. The objective should be reworded to reflect a managed approach.	<p>(1) Amend SIGN-O1,</p> <p>"Signs contribute to the social ...</p> <ol style="list-style-type: none"> <li>1. ...</li> <li>2. <u>Ensuring that any proposed signage is compatible with the character and amenity values of the surrounding area.</u></li> <li>3. ..." </li></ol>
<b>SIGN-P2</b>	Support in Part	While the general nature of the objective is supported it appears to suggest a no effects approach with respect to effects on the "areas" listed. Given that the contribution signage makes to the community is recognised in the provisions the intent should be to ensure effects are appropriately managed. The policy should be reworded to reflect a managed approach.	<p>(1) Amend SIGN-P2,</p> <p>"Ensure that the adverse effects, including cumulative effects, of signs on the landscape, natural character and amenity values of residential areas, settlements, rural areas, open space and outstanding natural landscapes and features are avoided, remedied or mitigated."</p>
<b>SIGN-R19</b>	Support in Part	Provision for this category of consent in certain circumstances is supported however consideration of constraints and/or requirements of activities is required as part of assessing and determining and such applications. It is also important to take into	<p>(1) Add a new g.,</p> <p><u>"g. The technical, locational, functional or operational constraints and/or requirements of the activity."</u></p> <p>(2) Add a new h.,</p>

	account the benefits arising from the activity in enabling certain activities.	<i>"h. Benefits from the work being undertaken and energy activities and infrastructure developed."</i>
--	--	---

Temporary Activities Section			
Provision	Position	Reason	Requested Decision
TEMP – R2	Support in Part	<p>The rule is generally supported however,</p> <p>(1) It is submitted some allowance should be made for locating temporary buildings and structures on other sites where there will be no greater effects as a result. This would enable flexibility, particularly in more sensitive areas or for larger projects, in instances where that will not affect other landowners to any great degree.</p> <p>(2) There appears to be a repeat of wording in items "2." And "4." that should be resolved.</p>	<p>(1) Amend item 2.,</p> <p><i>"2. The building or structure is located on the same site as the construction or demolition activity, or on a site in the vicinity where there will be no greater effect arising to any other landowner"</i></p> <p>(2) Review items "2." and "4." for duplication of provisions and delete item "4." If that is the case.</p>
TEMP – R8	Support in Part	<p>Provision for this category of consent is supported however consideration of constraints and/or requirements of activities is required as part of assessing and determining and such applications. It is also important to take into account the benefits arising from the activity in enabling certain activities.</p>	<p>(1) Add a new c.,</p> <p><i>"c. The technical, locational, functional or operational constraints and/or requirements of the activity."</i></p> <p>(2) Add a new d.,</p> <p><i>"d. Benefits from the work being undertaken and energy activities and infrastructure developed."</i></p>
TEMP – R9	Support in Part	<p>Provision for this category of consent is supported however consideration of constraints and/or requirements of activities is required as part of assessing and determining and such applications. It is also important to take into account the benefits arising from the activity in enabling certain activities.</p>	<p>(1) Add a new g.,</p> <p><i>"g. The technical, locational, functional or operational constraints and/or requirements of the activity."</i></p> <p>(2) Add a new h.,</p> <p><i>"h. Benefits from the work being undertaken and energy activities and infrastructure developed."</i></p>



**Planning Maps**

Provision	Position	Reason	Requested Decision
<p><b>Planning Maps</b></p>	<p>Oppose in Part</p>	<p>Westpower owns land at 10 West Drive, Hokitika (Lot 10 DP 2757). The site is zoned “settlement” on the map but also has some hashed lines which may be meant to indicate either the national grid of significant electricity distribution line. Neither of those activities occurs in the location shown and accordingly Westpower seek that the hashed line be removed from the map to avoid interpretation issues arising at a later date.</p> <p><small>Te Tai o Poutini Plan: 1407/2022</small></p>  <p><small>Page 1 of 3 Print Date: 11/11/2022 westcoast.isoplan.co.nz</small></p>	<p>(1) Delete hashed line shown in planning maps on land at 10 West Drive, Hokitika.</p>