



Proposed Plan Change 120: Housing Intensification and Resilience (PC120)

to the Auckland Unitary Plan (Operative in
part)

**Section 32 and Schedule 3C of the Resource Management Act 1991 for
qualifying matter:**

National Grid Corridor Overlay

EVALUATION REPORT

Table of Contents

Executive Summary.....	3
1. Introduction	4
2. Integrated evaluation for existing qualifying matters	5
3. Issues.....	7
4. AUP approach to managing existing qualifying matter	13
Objectives and Policies (existing).....	13
Rules and methods (existing).....	15
5. Development of Options.....	19
Consequences for development capacity.....	20
Evaluation of options	22
Analysis	26
Risks or acting or not acting.....	27
Effectiveness and efficiency.....	27
Description of how the qualifying matter is to be implemented	27
Overall conclusion.....	28
Information Used	28
Consultation summary.....	29
Appendices.....	29

Executive Summary

1. This report discusses the implication of applying D26. National Grid Corridor Overlay in the Auckland Unitary Plan (Operative in Part) (**AUP**), as an existing qualifying matter to modify the requirements of Schedule 3C Clauses 4(1)(b) and (c) and Policy 3 of the National Policy Statement on Urban Development 2020 – Updated May 2022 (**NPS-UD**) in any zone in an urban environment to be less enabling of development.
2. The AUP maps clearly show where the National Grid Corridor Overlay applies; the overlay is shown by the National Grid Corridor Overlay in the Unitary Plan – Management Layers – Infrastructure with the areas within the corridor being shown outlined in brown and cross-hatched.
3. The National Grid Corridor Overlay is a qualifying matter which has been specified in sections 77I(b) and (e) of the Resource Management Act 1991 (**RMA**) as a matter to give effect to a national policy statement and a matter required for the purpose of ensuring the safe and efficient operation of nationally significant infrastructure.
4. Auckland Council is required to recognise and provide for the national significance of the National Grid, including through identifying and providing a buffer corridor and associated rules to avoid activities sensitive to the National Grid within the corridor and manage the actual and potential adverse effects of other activities on the National Grid (in accordance with the National Policy Statement on Electricity Transmission 2008).
5. High voltage transmission lines pose a risk of electrical hazard in situation where development occurs too close and may result in injury to persons and/or damage to property either as a result of direct or indirect contact with the National Grid infrastructure. Conversely, development in close proximity to the National Grid can pose risks to the National Grid itself including the potential for loss of security of supply through outages or physical damage, and through constraints on access for inspection and maintenance and undertaking line upgrades.
6. Therefore, it is considered inappropriate for the heights and densities enabled in Schedule 3C cls.4(1)(b) and (c) of the Resource Management Act 1991 and Policy 3 of the National Policy Statement 2020 – updated 2022) to apply to properties located beneath the National Grid Corridor Overlay.
7. The effect on housing supply and/or capacity of applying the National Grid Corridor Overlay existing qualifying matter on areas of Auckland subject to Schedule 3C cls.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD will depend on the area of land and where it is located. This restriction exists within the operative provisions of Chapter D26 in the AUP and therefore it is considered that there is a low to medium cost of applying the National Grid Corridor Overlay existing qualifying matter.
8. However, there is a medium to high benefit in applying the National Grid Corridor Overlay qualifying matter through the existing provisions of Chapter D26 National Grid Corridor Overlay, and applying a zoning response, to ensure that the integrity and

security of the National Grid and to protect the National Grid from inappropriate subdivision, development, and use within the proximity of the National Grid.

1. Introduction

9. This report is prepared as part of the evaluation required by Section 32 and Schedule 3C of the RMA for proposed Plan Change 120 (**PC120**) to the AUP.
10. The background to and objectives of PC120 are discussed in the overview report, as is the purpose and required content of section 32 and Schedule 3C evaluations.
11. This report discusses the implications of applying the National Grid Corridor Overlay as an existing qualifying matter to the requirements of clause 4(1)(b) and (c) of Schedule 3C of the RMA and the implementation of policy 3 of the NPS-UD. This report also evaluates the provisions which have been included in PC120 relating to the National Grid Corridor Overlay qualifying matter.
12. The Council may make the relevant building height or density requirements of clause 4(1)(b) or (c) of Schedule 3C of the RMA and policy 3 of the NPS-UD less enabling of development in relation to an area within any zone in an urban environment only to the extent necessary to accommodate 1 or more of the following qualifying matters present:
 - (a) a matter listed in section 77I(a) to (i) of the RMA
 - (b) any other matter that makes higher density, as specified by clauses 4(1)(b) or (c) of Schedule 3C of the RMA or policy 3 of the NPS-UD, inappropriate in an area but only if subclause (4) of clause 8 of Schedule 3C is satisfied.
13. Under clause 8(2) of Schedule 3C of the RMA, the evaluation report required under section 32 of the RMA must in relation to a proposed amendment to accommodate a qualifying matter under subclause (1)(a) or (1)(b) of clause 8:
 - (a) demonstrate why the Council considers:
 - (ii) that the area is subject to a qualifying matter; and
 - (iii) that the qualifying matter is incompatible with the level of development provided by clause 4(1)(b) or (c) or policy 3 for that area; and
 - (b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and
 - (c) assess the costs and broader impacts of imposing those limits.
14. Under clause 8(4) of Schedule 3C of the RMA, the evaluation report required under section 32 of the RMA must, in relation to a proposed amendment to accommodate a qualifying matter under subclause (1)(b) (an "other" qualifying matter), also:
 - (a) identify the specific characteristic that makes the level of development specified by clause 4(1)(b) or (c) or policy 3 inappropriate in the area; and

- (b) justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and
 - (c) include a site-specific analysis that—
 - (i) identifies the site to which the matter relates; and
 - (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
 - (iii) evaluates an appropriate range of options to achieve the greatest heights and densities specified by clause 4(1)(b) or (c) or policy 3 while managing the specific characteristics.
15. Under clause 8(5) of Schedule 3C of the RMA, the Council may, when considering existing qualifying matters (a qualifying matter referred to in clause 8(1)(a) of Schedule 3C of the RMA that is operative in the AUP when the Auckland housing planning instrument (PC120) is notified), instead of undertaking the evaluation process described in clause 8(2), do all of the following things:
- (a) identify by location (for example, by mapping) where an existing qualifying matter applies;
 - (b) specify the alternative heights or densities (as relevant) proposed for those areas identified under paragraph (a);
 - (c) identify in the evaluation report why the Council considers that one or more existing qualifying matters apply to those areas identified under paragraph (a);
 - (d) describe in general terms for a typical site in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by clause 4(1)(b) or (c) or policy 3;
 - (e) notify the existing qualifying matters in the Auckland housing planning instrument.

2. Integrated evaluation for existing qualifying matters

16. For the purposes of PC120, evaluation of the National Grid Corridor Overlay as an existing qualifying matter has been undertaken in an integrated way that combines section 32 and Schedule 3C of the RMA requirements. The report follows the evaluation approach described in Table 1 below.
17. The preparation of this report has involved the following:
- a. assessment of the AUP to identify any relevant provisions that apply to this qualifying matter
 - b. development of amendments to the operative district plan provisions of the AUP to implement this matter as a Qualifying Matter in accordance with the requirements of Schedule 3C of the RMA
 - c. review of the AUP to identify all relevant provisions that require a consequential amendment to integrate the application of this qualifying matter
 - d. review of the AUP Maps to assess the spatial application of this qualifying matter
 - e. section 32 options analysis for this qualifying matter and related amendments

- f. consideration of the planning evidence for Topic 009K National Grid Corridor Overlay Qualifying Matter, and the Independent Hearing Panel recommendation provided for Plan Change 78 in relation to the Business City Centre Outstanding Matters topic hearing
 - g. consideration of the planning evidence provided for Topic 009K National Grid Corridor Overlay Qualifying Matter for the Plan Change 78 Metropolitan Centres Outstanding Matters topic hearing.
18. The scale and significance of the issues is assessed to be medium. However, this is dependent on which part of the National Grid Corridor Overlay affects the properties subject to the existing qualifying matter.
19. This section 32/Schedule 3C evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

Table 1 Integrated approach for any matter specified in section 77I(a) to (i) that is operative in the AUP when the Auckland housing planning instrument (PC120) is notified

Standard sec 32 steps	Plus clause 8 Schedule 3C steps for existing qualifying matter
Issue Define the problem- provide overview/summary providing an analysis of the qualifying matter	Identify whether an area is subject to an existing qualifying matter (a qualifying matter referred to in clause 8(1)(a) of Schedule 3C of the RMA that is operative in the AUP when the Auckland housing planning instrument (PC120) is notified) and describe the existing qualifying matter. Identify by location (for example, by mapping) where an existing qualifying matter applies. [refer to Section 3 of this report]
Identify and discuss objectives / outcomes	Identify relevant RPS / district level objectives and policies. Specify the alternative heights or densities (as relevant) proposed for those the area where the existing qualifying matter applies. [refer to Section 4 of this report]
Identify and screen response options	Consider a range of reasonably practicable options for achieving the objectives including alternative standards or methods for these areas having considered the particular requirements in clause 4(1)(b) or (c) of Schedule 3C of the RMA or Policy 3 of the NPS-UD and assess the efficiency and effectiveness of the provisions. [refer to Section 5 of this report]

Collect information on the selected option(s)	Describe in general terms for a typical site in the identified areas the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by clause 4(1)(b) or (c) of Schedule 3C of the RMA or policy 3 of the NPS-UD. [refer to Section 5 of this report]
Evaluate option(s) - environmental, social, economic, cultural benefits and costs	Provide an assessment of the benefits and costs of the options in the light of the new objectives introduced by the NPS-UD relating to well-functioning urban environments. [refer to Section 5 of this report]
Overall judgement as to the better option (taking into account risks of acting or not acting)	Conclusion as to the implications of the qualifying matter for development capacity to be enabled by NPS-UD in the areas where the qualifying matter applies. [refer to Section 5 of this report]

3. Issues

20. The qualifying matter being evaluated is the National Grid Corridor Overlay qualifying matter. The National Grid electricity transmission network has been identified as a specific qualifying matter under the following sections of the RMA:
- a. Schedule 3C, cl.8(1)(a) – a matter specified in sections 77I(a) to (i):
 - i. section 77I(b) – a matter required to give effect to a national policy statement (National Policy Statement on Electricity Transmission 2008 (NPS-ET))
 - ii. section 77I(e) – the National Grid electricity transmission network is also identified in Section 1.4 Interpretation of the NPS -UD as being ‘nationally significant infrastructure’ which is a qualifying matter required for the purpose of ensuring the safe and efficient operation of nationally significant infrastructure.

Overview of the existing qualifying matter

21. Auckland Council is required to recognise and provide for the national significance of the National Grid in accordance with the National Policy Statement on Electricity Transmission 2008 (NPSET). This includes the identification and provision of a buffer corridor and associated rules to avoid activities sensitive to the National Grid in the corridor and manage the actual and potential adverse effects of other activities on the National Grid.

22. The purpose of the National Grid Corridor Overlay is to manage sensitive activities and potentially incompatible development (including land disturbance) within close proximity to the National Grid in order to:
 - a. prevent risks to people and property
 - b. protect the National Grid
 - c. preserve line access for inspection and maintenance
 - d. preserve a corridor for the operation, maintenance, upgrade and development of the National Grid infrastructure
 - e. manage potential reverse sensitivity effects.
23. Subdivision is managed so that future development achieves the objectives and policies of the National Grid Overlay. This includes that the National Grid is not compromised and its long-term upgrading and development is facilitated in accordance with the NPSET.
24. High voltage transmission lines pose a risk of electrical hazard in situations where development occurs too close and may result in injury to persons and/or damage to property, either as a result of direct or indirect contact with National Grid infrastructure.
25. Conversely, development in close proximity to the National Grid can pose risks to the National Grid itself including the potential for loss of security of supply through outages or physical damage, and through constraints on access for inspection and maintenance and undertaking line upgrades.
26. The National Grid Corridor is mapped in the AUP and consists of three parts:
 - a. National Grid Yard – this is the area:
 - within 12 metres of the centreline of the 110kV National Grid transmission lines
 - within 12 metres of the centreline of the 220kV National Grid transmission lines
 - within 12 metres of the foundation of associated support structures.

The areas within the National Grid Yard (Compromised and Uncompromised) are shown on the planning maps. The National Grid Yard (Uncompromised) areas are not generally compromised by the presence of existing buildings and are subject to limitations on new development. The National Grid Yard (Compromised) areas are generally compromised by the presence of existing buildings and are subject to fewer limitations than the National Grid Yard (Uncompromised). All parts of the National Grid Yard are subject to limitations on new activities sensitive to the National Grid.

- b. National Grid Subdivision Corridor – this is the area beyond the National Grid Yard that might fall under the maximum swing for the National Grid

transmission line conductors in high winds. The distance varies depending on the voltage of the transmission line and other specific characteristics which influence the maximum swing of each span.

- c. National Grid Substation Corridor – this is the area measured 12m from the boundary of National Grid substations as identified in the AUP maps.

Location of the existing qualifying matter

27. Transpower Limited (Transpower) owns and operates an extensive network of National Grid assets within the Auckland region. Transpower provided a map of its assets for PC78 (refer to Appendix 1).
28. In general, the National Grid Corridor Overlay aligns with the state highways. It extends from Hunua in the south to Otara and diverges east to Howick and Pakuranga. It also extends from Bombay in the south to Penrose, west to Henderson and Whenuapai, east to Albany and north to Silverdale. The network also extends further north and south of the boundaries of the Auckland region.
29. In PC120, the National Grid Corridor Overlay qualifying matter applies to areas of Auckland which are subject to the requirements of Schedule 3C cls. 4(1)(b) and 4(1)(c) of the RMA and Policy 3 of the NPS-UD (refer to Table 2 below). The operative provisions of D26. National Grid Corridor Overlay in the AUP will continue to apply to areas of Auckland outside of the areas subject to the statutory requirements in Schedule 3C cl. 4(1)(b) and cl. 4(1)(c) of the RMA and Policy 3 of the NPS-UD.

Proposed walkable catchment	Relevant zone/proposed zone
Burswood Station	Business – Light Industry Zone, Open Space – Informal Recreation, Open Space – General Coastal Marine
Smales Farm Bus Station	Road
Metropolitan Centre - Botany	Road, Open Space – Informal recreation
New Lynn Train Station / Metropolitan Centre Zone	Residential-Single House, Residential-Mixed Housing Suburban, Residential - Mixed Housing Urban, Open Space – Informal Recreational, Open Space – Conservation, Business – Light Industry Zone, Business – General Business
Penrose Train Station	Business-Light Industry Zone, Business – Heavy Industry Zone
Middlemore Train Station	Residential – Single House, Residential – Mixed Housing Urban, Open Space – Informal Recreation

Sylvia Park train station	Residential – Mixed Housing Urban, Residential, Terrace Housing and Apartment, Business – Light Industry Zone, Open Space – Informal Recreation
Manukau Train Station/Metropolitan Centre Zone	Business – General Business Zone
Takaanini Train Station	Open Space – Informal Recreation, Residential – Mixed Housing Urban, Business – Light Industry Zone
Drury Train Station/Metropolitan Centre Zone	Business – Metropolitan Centre Zone, Open Space – Informal Recreation
Paerata Train Station	Residential – Terrace Housing and Apartment Building Zone
Pōhatu Bus Station	Business – Light Industry Zone, Open Space – Informal Recreation, General Coastal Marine Zone
Te Taha Wai bus station	Residential-Single House, Residential-Mixed Housing Urban, Residential -Terrace Housing and Apartment Buildings, Business. Light Industry Zone, Business – Mixed Use Zone, Open Space – Informal Recreation, Coastal – General Coastal Marine Zone
Pakuranga Bus Station	Residential – Mixed Housing Urban, Business – Mixed Use
Williams Road Bus Station	Residential – Mixed Housing Urban, Open Space – Informal Recreation

Table 2: Proposed walkable catchments in PC120 which are subject to the National Grid Corridor Overlay existing qualifying matter

30. The National Grid Corridor Overlay seeks to manage subdivision, use and development which:
- compromises the security and/or integrity of the National Grid
 - increases exposures to health and safety risks to people and property
 - is inappropriate i.e. activities sensitive to the National Grid
 - may give rise to potential reverse sensitivity effects i.e. noise and line drip from the National Grid
 - reduces the ability of Transpower to access its infrastructure i.e. lines, conductors, support structures etc. for inspection and maintenance
 - impacts on the ability of Transpower being able to undertake the operation, maintenance, upgrade and development of National Grid infrastructure.
31. Section 3 of the NPS-ET includes a definition of sensitive activities which includes schools, residential buildings and hospitals. Similarly, Chapter J of the AUP defines 'activities sensitive to the National Grid' as shown below:

Any dwellings, papakāinga, visitor accommodation, boarding houses, integrated residential development, retirement villages, supported residential care, education facilities, hospitals and healthcare facilities and care centres.

32. Subdivision, use and development under and near high voltage transmission lines presents risks to the safe and efficient operation of the National Grid and needs to be managed carefully. It is critical that any development near the National Grid occurs in an appropriate and safe way.
33. Subdivision has the potential to significantly impact the National Grid. This is because subdivision provides the framework for future land use. If subdivisions are poorly configured, this can prevent access to the National Grid for maintenance and result in new allotments that cannot be safely built on.
34. Transpower provided advice on Plan Change 78. At that time, Transpower considered that the level of development that may be prevented on land subject to the qualifying matter depended on the area within the National Grid Corridor Overlay i.e., National Grid Yard, National Grid Subdivision Corridor or National Grid Substation Corridor.
35. In regard to PC120, the same issues and approach applies as in PC78 in regard to intensification adjacent or under the National Grid. Auckland Council considers that the following zoning approach is appropriate for land subject to the National Grid Corridor Overlay qualifying matter:
 - a. rezone land which is zoned Residential – Single House in the AUP to Residential – Mixed Housing Urban
 - b. rezone land which is zoned Residential – Mixed Housing Suburban in the AUP to Mixed Housing Urban
 - c. retain land zoned Residential – Mixed Housing Urban in the AUP
 - d. retain land zoned Residential – Terrace Housing and Apartment in the operative AUP
 - e. no new areas of land to be zoned Residential – Terrace Housing and Apartment or to have the PC120 height variation control applied
 - f. retain business zones which are operative in the AUP – Business – General Business, Business – Light Industry, and Business – Heavy Industry.
36. The reason why a zoning approach for this particular existing qualifying matter is appropriate is that the application of greater heights and density beyond the Residential – Mixed Housing Urban Zone could:
 - a. encourage greater heights and density in areas under the National Grid Corridor Overlay where it is incompatible with the operational requirements of Transpower including:
 - i. access to its infrastructure for inspection and maintenance

- ii. the ability of Transpower being able to undertake the operation, maintenance, upgrade, and development of National Grid infrastructure.
 - b. increase the potential exposure to health and safety risks to people and property
 - c. encourage activities which are sensitive to the National Grid to be located closer to the National Grid infrastructure
 - d. give rise to potential reverse sensitivity effects such as noise and line drip from the National Grid
 - e. be inconsistent with the height and distance provisions in D.26 National Grid Corridor Overlay in the AUP.
37. In regard to properties zoned business, the National Grid Corridor Overlay existing qualifying matter will apply. However, it is considered that the existing qualifying matter and the operative provisions in the AUP will be sufficient to manage subdivision, use, and development, as the overlay provisions take precedent over the underlying zoning i.e., that no zoning response is required.
38. In addition, activities sensitive to the National Grid such as dwellings and integrated residential development in the Business – Light Industry Zone and Business - Heavy Industry Zone are non-complying activities and care centres and hospitals are discretionary activities.
39. In regard to the Business – General Business Zone, the following activities are non-complying:
- a. dwellings
 - b. integrated residential development
 - c. supported residential development
 - d. visitor accommodation and boarding houses.
40. Care centres, education facilities, and hospitals, are discretionary activities in the Business – General Business Zone.
41. In regard to the General Business – Mixed Use Zone, dwellings, integrated residential development, supported residential care, visitor accommodation and boarding houses, care centres and education facilities are permitted activities. However, the National Grid Corridor Overlay existing qualifying matter is considered sufficient in managing these activities as the qualifying matter will take precedence over the underlying zoning. In addition, this zone is only located in one walkable catchment, Te Taha Wai bus station.
42. While the above zoning approach, described in paragraph 28, is considered appropriate for the National Grid Corridor Overlay existing qualifying matter, there may be other qualifying matters which also apply to a site that could necessitate a different zone to those listed above.

4. AUP approach to managing existing qualifying matter

43. The management approach in the AUP, in recognising and providing for the national significance of the National Grid in accordance with the NPS-ET includes:
- a. the identification and provisions of a buffer corridor in the AUP maps
 - b. associated objectives, policies, and rules in Chapter B3, D26 National Grid Corridor Overlay, and Chapter I for precincts within which the corridor traverses, to:
 - i. avoid sensitive activities in the corridor
 - ii. manage the actual and potential effects of other activities, including subdivision, use, and development on the National Grid
 - c. designations identified in the AUP maps and Chapter K: Designations and Schedules for some of Transpower's infrastructure, including substations, several tower sites, and/or associated overhead/underground transmission lines. These designations provide for the construction, operation and maintenance of specific Transpower transmission infrastructure which connects to the National Grid.
44. This approach in the AUP was extensively addressed through the Proposed AUP hearings process in 2014 – 2016.

Objectives and Policies (existing)

45. The relevant AUP objectives and policies, that support the National Grid Corridor Overlay existing qualifying matter are as shown below in Table 3.

Table 3: Objectives and Policies relevant to the National Grid Overlay existing qualifying matter

AUP Chapter	Objective/Policy	Summary of matter addressed
B3 Infrastructure - Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy [rps]	Objective B.3.2.1(1)	Infrastructure is resilient, effective and efficient
	Objective B.3.2.1(2)	The benefits of infrastructure are recognised
	Objective B3.2.1(3)	Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects.
	Objective B3.2.1(4)	The functional and operational needs of infrastructure are recognised.
	Objective B3.2.1(6)	Infrastructure is protected from reverse sensitivity effects
	Objective B3.2.1(7)	The national significance of the National Grid is

		recognised and provided for, and its effective development, operation, maintenance and upgrading are enabled.
D26 National Grid Corridor Overlay [rcp/dp]	Objective D26.2	The efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development.
	Policy 26.3 (1)	Require subdivision, use and development within the National Grid to be undertaken that: • meets New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) • does not compromise security of supply/integrity of National Grid • does not compromise ongoing access to National Grid infrastructure • does not foreclose future cable routes • does not compromise operation, maintenance, or upgrading of National Grid infrastructure • manages activities to avoid exposure to health and safety risks from National Grid • manages sensitive activities • provides for use and development, apart from sensitive activities in National Grid Yard (Compromised) • avoids new structures (Uncompromised) except for buildings

		for low intensity rural activities and minor structures • limits potential reverse sensitivity effects
	Policy 26.3(2)	Require structure plans to take into account the National Grid Corridor Overlay to ensure that National Grid is not compromised by reverse sensitivity and other effects
	Policy 26.3 (3)	Require activities within National Grid Corridor Overlay within coastal marine area to be undertaken so that achieve all relevant items in Policy D26.3.1

46. Subdivision, use, and development is managed so that future development achieves the objectives and policies of the National Grid Corridor Overlay. This includes that the National Grid is not compromised and its long-term upgrading and development is facilitated in accordance with the NPS-ET.
47. Some subdivision, use, and development is provided for where it meets the requirements of Policies D26.1 to D26.3 (as shown above in Table 2).

Rules and methods (existing)

48. The D26. National Grid Corridor Overlay standards control subdivision, use, and development, including earthworks, so that future development does not compromise the National Grid, and facilitates its long-term upgrading and development, in accordance with the NPS-ET.
49. The activity status of subdivision, use and development varies depending on which area within the National Grid Corridor Overlay is applicable. Activities are separated into three parts:
- National Grid Yard – Compromised and Uncompromised
 - National Grid Substation Corridor
 - National Grid Subdivision Corridor

National Grid Yard

50. A description of the National Grid Yard has been provided above in the Section 3: Issues. Table D26.4.1 Activity table – within the National Grid Yard (Compromised and Uncompromised) controls subdivision, use and development within the National Grid Yard.

51. Non-complying activity status applies to:

- a. establishing activities sensitive to the national grid in an existing building or a new building (D26.4.1(A1))
- b. any activity including land disturbance that permanently physically impedes existing vehicular access to a national grid support structure (D26.4.1(A2))
- c. any storage or use of hazardous substances (excluding motor vehicle fuel tanks and the accessor use and storage of hazardous substances in domestic scale quantities (D26.4.1(A4))
- d. Any activity, building or structure that fails to comply with the requirements of NZCEP 34:2001 (D26.4.1(A7))
- e. external building extensions for an activity sensitive to the National Grid (D26.4.1(A8))
- f. any building or structure unless it is otherwise provided for in Table 26.4.1 (D26.4.1(A9))
- g. Principal buildings for intensive farming activities (and associated activities) (D26.4.1(A18))
- h. land disturbance that does not comply with Standard D26.6.1.1(1)(e)-(f) (D26.4.1(A21))
- i. creation of lots involving a new building platform in the National Grid Yard for activities sensitive to the National Grid (D26.4.1(A22))
- j. creation of lots involving a new platform in the National Grid Yard (Uncompromised) (D26.4.1(A23)).

52. Permitted activities include:

- a. network utilities (excluding buildings and structure for irrigation) and electricity generation that connect to the national grid (D26.4.1(A3))
- b. fences (D26.4.1(A10))
- c. any new buildings or structures, and alterations within the national grid yard (compromised) that are not for activities sensitive to the national grid (D26.4.1(A11))
- d. accessory buildings (excluding buildings with sleeping areas) for activities sensitive to the national grid (D26.4.1(A12))
- e. alterations to existing buildings that do not increase the building envelope or footprint (D26.4.1(A13))
- f. any structures within the National Grid Yard (Uncompromised) that do not meet the definition of Building in Chapter J of the AUP (D26.4.1(A13A))
- g. the following buildings and/or structures:
 - i. horticultural structures between 8m and 12m from a pole (but not a tower) support structure (D26.4.1(A14))
 - ii. an agricultural or horticultural structure located within 12m of a tower or 8m of a pole support structure that complies with clause 2.4.1 of NZECP34:2001 (D26.4.1(A15))
- h. uninhabited farm buildings and structure (and specific related activities) (D26.4.1(A16))

- i. uninhabited horticulture buildings and structures and alterations to these buildings and structures (D26.4.1(A17))
 - j. land disturbance is provided for as a permitted activity where it complies with the required standards (D26.4.1(A19)).
53. Land disturbance is provided for as restricted discretionary or non-complying activities where it does not comply with the relevant standards (D26.4.1(A20) and D26.4.1(A21)).
54. Subdivision for controlled activities in E38 Subdivision – Urban and E39 Subdivision – Rural that do not comply with the relevant standards in D26 is a non-complying activity (D26.4.1(A26)).

National Grid Substation Corridor

55. A description of the National Grid Substation Corridor has been provided above in Section 3: Issues. Table D26.4.2 Activity table – within the National Grid Substation Corridor, and associated the associated rules, control subdivision, use and development within the National Grid Substation Corridor.
56. Permitted activities include:
- a. network utilities and electricity generation that connects to the National Grid (D26.4.2(A27))
 - b. roading activities, and network utilities or electricity generation than connects to the National Grid that are above ground or comply with Standard D26.6.1.2(1), and electricity transmission infrastructure in a road carriageway (D26.4.2(A28))
57. The permitted activity standards also provide setbacks and height limits for fences, buildings and structures, and accessory buildings.
58. Restricted discretionary activities include:
- a. new underground network utilities (except for electricity generation that connects to the National Grid) in a road carriageway identified in Table D26.6.1.2.1 that do not comply with Standard D26.6.1.2(1) (D26.4.2(A29))
 - b. new buildings for activities sensitive to the National Grid (D26.4.2(A30))
 - c. subdivision:
 - i. for activities sensitive to the National Grid which are listed as permitted or controlled in E38 Subdivision – Urban (D26.4.2(A31))
 - ii. for activities sensitive to the National Grid which are listed as permitted or controlled in E39 Subdivision – Rural (D26.4.2(A32)).
59. For restricted discretionary activity applications within the National Grid Substation Corridor, Chapter D26 sets out matters of discretion at D26.8.1(1) and D26.8(3). Any assessment under these matters of discretion allows consideration of matters such as

electrical hazard risks from substations affecting public or individual safety and property damage, reverse sensitivity effects and effects of the development on the efficient operation, maintenance, upgrade and development of the National Grid.

National Grid Subdivision Corridor

60. A description of the National Grid Subdivision Corridor has been provided above in Section 3 Issues. Table 26.4.3 Activity table – National Grid Subdivision Corridor, and the associated restricted discretionary matters of discretion and assessment criteria, controls subdivision within the National Grid Subdivision Corridor.
61. Within the National Grid Subdivision Corridor, subdivision is a restricted discretionary activity provided that the building platform for an activity sensitive to the National Grid can be located outside of the mapped National Grid Yard. Otherwise the application would be a non-complying activity (D26.4.1(A22)).
62. For restricted discretionary activity subdivision applications within the National Grid Subdivision Corridor, Chapter D26 sets out matters of discretion (D26.8.1(1A)) to allow consideration of matters such as electrical hazard risks primarily from transmission line conductors affecting public or individual safety and property damage, and provision of vehicular access to National Grid support structures required to ensure efficient operation and maintenance.

Amendments required to district plan objectives and policies

63. No wording amendments are required to the National Grid Corridor Overlay objectives, policies or rules in response to Schedule 3C cl.4(1)(b) and (c) of the RMA or Policy 3 of the NPS-UD. Chapter D26 National Grid Corridor Overlay has been marked up to identify that it is an existing qualifying matter in relation to any zone in an urban environment subject to the requirements in Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD.
64. Auckland Council considers that the appropriate zoning to apply within the National Grid Corridor Overlay is one which includes, but does not go beyond, the Residential – Mixed Housing Urban zone. This is because the National Grid Corridor Overlay is an appropriate method to manage subdivision, use, and development at the level of density provided but is not sufficient to manage the heights and density requirements within Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD.
65. Auckland Council considers that the inclusion of Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD (at least 6 stories) is not appropriate for the reasons given above in Section 3: Issues above for this qualifying matter. Therefore, a zoning response will be required for any areas of the National Grid Corridor Overlay that are within walkable catchments to limit the zoning to one which includes, but does not extend beyond, the Residential – Mixed Housing Urban Zone. It is also considered

appropriate that where the operative zone is already Residential – Terrace Housing and Apartment, or a business zone, then this zone could be retained.

66. In addition, it is not considered appropriate for the proposed Height Variation Control in PC120 to be applied to properties subject to the National Grid Corridor Overlay.

5. Development of Options

67. Section 32 of the RMA requires an examination of the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA. The overall objective (purpose of the proposal) of Plan Change 120 has two key objectives – it proposes:

- measures to better manage significant risks from natural hazards region-wide; and
- an amended approach to managing housing growth as a result of no longer incorporating the medium density residential standards (MDRS), but providing for intensification in a way that complies with clause 4 of Schedule 3C of the RMA by:
 - providing at least the same amount of housing capacity as would have been enabled if Plan Change 78: Intensification (PC78), as notified, was made operative, including by providing for additional intensification along selected Frequent Transit corridors and modifying zoning in suburban areas through an amended pattern of Residential - Mixed Housing Urban and Mixed Housing Suburban zones;
 - enabling the building heights and densities specified in clause 4(1)(b) and (c) of Schedule 3C of the RMA within at least the walkable catchments of Maungawhau (Mount Eden), Kingsland, Morningside, Baldwin Avenue and Mount Albert Stations;
 - giving effect to Policy 3 (c) and (d) of the National Policy Statement on Urban Development 2020 (NPS-UD) through intensification in other walkable catchments and land within and adjacent to neighbourhood, town and local centres;
 - enabling less development than that required by clause 4(1)(b) and (c) of Schedule 3C or Policy 3 of the NPS-UD where authorised to do so by clause 8 of schedule 3C.

Section 32 requires a range of options to be considered.

68. The two options that have been evaluated in the section 32 and Schedule 3C assessment of the National Grid Corridor Overlay qualifying matter are:

- **Option 1:** Apply heights and density requirements in Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD without applying the National Grid Corridor qualifying matter i.e., rely on the operative provisions of D26 National Grid Corridor Overlay in the AUP

- **Option 2:** Apply the National Grid Corridor Overlay as a qualifying matter in full i.e., retain the current National Grid Corridor Overlay provisions in the AUP and apply a zone which includes, but does not extend beyond, the Residential – Mixed Housing Urban zone, retain Residential – Terrace Housing and Apartment zone (with the operative AUP height limit of 16 metres) and Business zones on properties where this is the operative zone in the AUP. In addition, the Height Variation Control proposed in PC120 is not applied in either the Schedule 3C cl.4(1)(b) or (c) of the RMA and Policy 3 areas.

Consequences for development capacity

69. The consequences for the provision of development capacity by accommodating the National Grid Corridor Overlay existing qualifying matter will vary depending on the location of properties within the National Grid Corridor Overlay i.e., National Grid Yard, National Grid Subdivision Corridor, and National Grid Substation Corridor.
70. Transpower's previous advice included a discussion on development potential in relation to PC78. It is considered that the following advice equally applies to PC120, noting that it references MDRS:

Development in the National Grid Yard

The AUP provides for new sensitive activities in new or existing buildings as a non-complying activity within the National Grid Yard. This means that the level of development that would be prevented by the qualifying matter is likely to be all development. While a resource consent can technically be applied for, an applicant is unlikely to meet the threshold test in section. Residential density will in practice be zero (that is, development would be completely excluded). This restriction on development in the National Grid Yard is justified by reference to Policy 11 of the NPSET which requires that local authorities consult Transpower to identify an appropriate buffer corridor within which sensitive activities (such as residential development) will generally not be provided for in plans and/or given resource consent.

Development in the National Grid Subdivision Corridor

Subdivision has the potential to significantly impact the National Grid. This is because subdivision provides the framework for future land use, and if poorly configured, can prevent access to the National Grid for maintenance and result in new allotments that cannot be safely built on.

As a result, all subdivision within the National Grid Subdivision Corridor requires resource consent in the AUP. This corridor and the associated provisions enable Transpower to be recognised as an affected party that needs to be notified of, and consulted with on, any application. Once part of the consenting process, Transpower is then able to provide specialist technical and engineering input relating to the safe location of housing, including construction methodology.

Transpower has a team dedicated to this task, along with an online enquiry portal.

The level of development that may be prevented by the National Grid Subdivision Corridor (as a qualifying matter) is therefore difficult to assess in the abstract – a case by case assessment is required to determine whether proposed development can be carried out safely and sufficient access to structures enabled. As explained above, in some areas of the National Grid Subdivision Corridor the MDRS will be appropriate and can be fully enabled (that is, there will be no impact on density at all), but in other area limits on density will be necessary.

Development in the National Grid Substation Corridor

Subdivision and development for sensitive activities near National Grid substations has the potential to result in reverse sensitivity effects due to activities such as noise and dust emissions. These effects, along with potential electrical safety effects can be managed via restricted discretionary activity resource consent for sensitive activities within the 12m National Grid Substation Corridor. Through a restricted discretionary activity resource consent, appropriate design that takes the substation into account can still allow development to occur at a level permitted by the MDRS, while also minimising hazard risks, reverse sensitivity, and other effects.

71. As noted above, the consequences of the National Grid Corridor Overlay existing qualifying matter on potential development varies on which area within the overlay an affected property is located within the corridor. In regard to the National Grid Subdivision Corridor and National Grid Substation Corridor, development when considered on a case by case assessment may be appropriate.
72. The National Grid Corridor Overlay is mapped in the AUP maps. While the National Grid Corridor Overlay affects a specified area on properties it traverses, it does cross through a large are of urban environment within the Auckland region. This includes any zone in an urban environment.
73. A map for PC120 has been produced by Auckland Council. The map reflects the National Grid Corridor Overlay as shown in the AUP maps. The National Grid Corridor Overlay qualifying matter applies to properties located and subject to the requirements of Schedule 3C of the RMA and Policy 3 of the NPS-UD. The zoning response is proposed to apply a zone to the whole property i.e., the title boundaries of a property and not just the area affected by the National Grid Corridor Overlay Qualifying Matter. This was done to avoid split zones on properties. While there is the use of split zones within the AUP, this is not considered to be good practice, particularly in relation to other RMA processes such as resource consents, with the preference for zones to apply to full sites.

74. Properties outside of the areas subject to the requirements of Schedule 3C of the RMA and Policy 3 of the NPS-UD would continue to be subject to the operative provisions of D26. National Grid Corridor Overlay in the AUP.
75. The permitted level of development would depend on where the property is located within the National Grid Corridor Overlay. However, there is already restrictions in regard to subdivision, use, and development within the National Grid Corridor Overlay in the AUP through the use of non-complying or restricted discretionary activities and standards for setbacks and height restrictions for permitted activities. The National Grid Corridor Overlay provisions take precedence over the underlying zoning provisions, and where the activity status for subdivision, use, and development are specified and/or more restrictive.

Evaluation of options

76. To determine the most appropriate response for National Grid Corridor Overlay as an existing qualifying matter, each of the options needs to be evaluated in the context of the objectives and of clause 4(1)(b) or (c) of Schedule 3C of the RMA and policy 3 of the NPS-UD.

Table 4 Evaluation of options

Qualifying matter	Option 1 - Do not apply the qualifying matter	Option 2 – Apply the qualifying matter and a zone response
Costs of applying QM – housing supply / capacity	No cost The National Grid Corridor Overlay would not be applied a qualifying matter or require a zoning response in this option. Therefore, there is no cost related to housing supply and/or capacity through not applying a qualifying matter and/or zone response. However, Option 1 does not: • give effect to the NPS-ET as legally required • reduce the potential exposure risks to people and communities • protect the security and integrity of the National Grid	Low cost The National Grid Corridor Overlay qualifying matter would apply to a specific number of properties where the requirements of Schedule 3C of the RMA and Policy 3 of the NPS-UD applies. Housing supply and/or capacity could be affected as the zone response limits the height and density of up to, but not beyond, that of the operative Residential – Mixed Housing Urban (and retention of Residential – Terrace Housing and Apartment Building zone where this is the operative AUP zone). It will also depend on which part of the National Grid Corridor Overlay qualifying matter applies to a property. When considered on a case by case basis, there

Qualifying matter	Option 1 - Do not apply the qualifying matter	Option 2 – Apply the qualifying matter and a zone response
	enable Transpower to access, operate, maintain, upgrade, and/or renew its infrastructure. However, there would still be restrictions as the provisions in Chapter D26 National Grid Corridor Overlay of the AUP would still apply.	may be situations where development is suitable. The qualifying matter may also only apply to part of a property and therefore development may be enabled on the remainder of the property. In addition, some properties within the overlay have been upzoned from Residential – Single House and/or Residential – Mixed Suburban Housing to Residential – Mixed Housing Urban and could therefore provide more capacity than in the operative AUP. However, it would depend on what part of the corridor applies to a property and therefore development would need to be considered on a case to case basis to determine its suitability.
Costs: Social	High cost Not applying the National Grid Corridor Overlay, and the associated zoning response, as a qualifying matter may enable the heights and densities required by Schedule 3C of the RMA and Policy 3 of the NPS-UD. However, this does not recognise or provide for the National Grid as legally required by the NPS-ET. Option 1 could also have the potential to: increase exposure risks to the health and safety of people and communities	Low cost The National Grid Corridor Overlay qualifying matter, and associated zoning response, manages the effects of the National Grid on adjacent properties and activities by limiting the heights and density requirements of Schedule 3C of the RMA and Policy 3 of the NPS-UD. This means that there are less people and activities sensitive to the National Grid located in close proximity of the National Grid and thereby reducing the potential for exposure risks on people and communities.

Qualifying matter	Option 1 - Do not apply the qualifying matter	Option 2 – Apply the qualifying matter and a zone response
	• decrease the security and integrity of the National Grid • increase the inability for Transpower to access, operate, maintain upgrade, and/or renew its infrastructure	
Costs: Economic (not otherwise covered by housing capacity issues)	Low cost The National Grid Corridor overlay and provisions would not be identified as a qualifying matter and/or zoning response. This option would not impose an economic cost. However, there would still be restrictions as the provisions in Chapter D26 National Grid Corridor Overlay of the AUP would still apply. This includes the activity status of activities sensitive to the National Grid being non-complying and height and distance provisions in relation to the National Grid infrastructure.	Low cost The ability to develop sites within the overlay at the heights and densities specified by clauses 4(1)(b) and 4(1)(c) of Schedule 3C and/or by policy 3 of the NPS-UD will depend on the location of the development within the overlay i.e., National Grid Yard (Compromised/Uncompromised), National Grid Substation Corridor, National Grid Subdivision Corridor). Chapter D26 National Grid Corridor Overlay provisions in the AUP already restrict subdivision, development, and use. Transpower's infrastructure is costly to operate, maintain, and upgrade. Any constraints to their infrastructure has the potential to place an economic cost on Transpower and potentially their customers.
Costs: Environmental	No/low cost There is no to low cost associated with not applying the National Grid Corridor Overlay qualifying matter. The provisions of Chapter D26 in the AUP for the National Grid Corridor Overlay protects Transpower's existing infrastructure so there is already a baseline of effects.	Low cost There is low cost associated with applying the National Grid qualifying matter. The provisions of Chapter D26 in the AUP already restricts subdivision, development, and use within the corridor. There is also a baseline of effects associated with Transpower's existing infrastructure.

Qualifying matter	Option 1 - Do not apply the qualifying matter	Option 2 – Apply the qualifying matter and a zone response
Benefits of applying the QM - social	Low benefit Applying the requirements of Schedule 3C in the RMA and Policy 3 of the NPS-UD and not applying the qualifying matter, may result in Council not giving effect to the NPS-ET as legally required. This may: • increase exposure risks to the health and safety of people and communities • decrease the security and integrity of the National Grid • decrease Transpower's ability to access, operate, maintain, upgrade and/or renew its infrastructure.	High benefit The benefits of retaining the National Grid Corridor Overlay as a qualifying matter, and the associated zoning response, contributes to a well-functioning urban environment. All people and communities are enabled to provide for their social wellbeing and for their health and safety.
Benefits - economic	Low benefit There is low benefit in not applying the National Grid Corridor Overlay qualifying matter. There would still be restrictions on subdivision, development, and use as the provisions in Chapter D26 National Grid Corridor Overlay of the AUP would still apply. This includes the activity status of activities sensitive to the National Grid being non-complying and height and distance provisions in relation to the National Grid infrastructure.	Medium benefit There is medium benefit in applying the National Grid Corridor Overlay qualifying matter. Applying the qualifying matter and the zoning response provides for the security and integrity of the National Grid being protected from inappropriate subdivision, development and use. Transpower's infrastructure is costly to operate, maintain, and upgrade. Transpower being able to access and operate its networks without constraints will benefit both Transpower and their customers.

Qualifying matter	Option 1 - Do not apply the qualifying matter	Option 2 – Apply the qualifying matter and a zone response
Benefits – environmental	Low benefit There is low benefit in not applying the National Grid Corridor Overlay qualifying matter and/or a zoning response. The provisions of Chapter D26 in the AUP for the National Grid Corridor Overlay protects Transpower's existing infrastructure so there is already a baseline of effects.	Medium benefit There is medium benefit in applying the National Grid Corridor Overlay qualifying matter and/or zoning response. Transpower's existing infrastructure already has a baseline of effects. Applying the qualifying matter ensures that Transpower can continue to operate, maintain, and renew/upgrade its infrastructure in a manner that limits, as far as practicable reverse sensitivity effects of the National Grid on the surrounding environment.

Analysis

77. Option 2 is the preferred option. The retention of the current National Grid Overlay provisions in the AUP and identifying it as a qualifying matter, along with a zone response to one which includes, but does not extend beyond the Residential – Mixed Housing Urban zone (other than for properties that retain the operative AUP Residential – Terrace Housing and Apartment Building Zone) and Business zones, is considered appropriate. Applying the proposed PC120 Height Variation Control in the residential and/or business zones is not considered appropriate on properties subject to the National Grid Corridor Overlay qualifying matter.
78. The provisions of the National Grid Overlay, and in particular the National Grid Yard, were considered to be sufficient in protecting the National Grid when this was included in the AUP. However, previous advice from Transpower received prior to the notification of PC78 was that despite the NPS-ET being gazetted over 12 years ago, and compliance with the NZCEP 34:2001 being mandatory, underbuilds and inappropriate and unsafe development continues to occur under and around the National Grid assets.
79. If properties located with the National Grid Corridor Overlay were to be upzoned, to meet the requirements of Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD, this would potentially increase the exposure risk to the health and safety of people and communities by the closer location of increased density and heights of new buildings for activities sensitive to the National Grid.

80. Other consequences could include reverse sensitivity effects such as noise and line drip, the inability for Transpower to access, operate, maintain, upgrade, and/or renew its infrastructure, and the security and integrity of the National Grid being compromised by inappropriate subdivision, development and use.
81. While the AUP provisions should be sufficient in protecting the National Grid, upzoning properties to the density and heights, and/or applying the PC120 proposed Height Variation Control, provided in Schedule 3C of the RMA and Policy 3 of the NPS-UD could set an expectation of development capacity that is inconsistent with the National Grid and the legal requirements to give effect to the NPS-ET.

Risks or acting or not acting

82. Section 32(2)(c) of the RMA requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. The information about the National Grid Corridor Overlay as a qualifying matter, including information about the critical nature of the National Grid being nationally significant infrastructure, its location and the extent of the overlay is already provided in the AUP. It is considered that this information, and the additional information previously provided by Transpower, is certain and sufficient and has been through a thorough statutory process to be included in the AUP.
83. In addition, the approach taken for the National Grid Corridor Overlay as a qualifying matter has been tested through the recent hearing process for PC78 in relation to the Business City Centre Zone. The Independent Hearing Panel's (IHP) recommendation accepted the Council's evidence and section 32 evaluation for Topic 009K and recommended the retention of the National Grid Corridor Overlay as a qualifying matter in the Business – City Centre Zone.

Effectiveness and efficiency

84. Option 2 is an efficient and effective method which achieves the lowest cost in regard to decreasing the potential risk to people's health and safety and the highest benefit in protecting the integrity and safety of the National Grid from inappropriate subdivision, use, and development.

Description of how the qualifying matter is to be implemented

85. The National Grid Corridor Overlay qualifying matter will be implemented through the markup of D26 National Grid Corridor Overlay in the AUP. Markups include:
 - a. a statement in D26 that the National Grid Corridor Overlay is a qualifying matter in accordance with Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD
 - b. reference to the qualifying matter against (A7), (A8), (A9) and (A12) in Activity Table D26.4.1 Activity Table – within the National Grid Yard (Compromised and Uncompromised)
 - c. reference to the qualifying matter in Standard D26.6.1.5 Accessory Buildings

- d. identification of the qualifying matter through the National Grid Corridor Overlay notation (as shown in the existing AUP maps) and a zone response in the AUP maps on properties subject to the qualifying matter.
86. Marking up the operative provisions in D26. National Grid Corridor Overlay and identifying the zone within the maps is the most efficient and effective method to implement the qualifying matter. There are existing provisions in the AUP which incorporate the statutory requirements of the NPS-ET and operative zones in the AUP that can be utilised and which have been tested through the AUP process.

Overall Conclusion

87. The National Grid Corridor Overlay qualifying matter is appropriate to modify the requirements of Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD in an any zone in an urban environment to be less enabling of development than provided in that clause and policy to the extent necessary to accommodate the qualifying matter as a matter specified in sections 77I(a) to (i) and 77O(a) to (i):
- a. required to give effect to a national policy statement (NPS-ET) (sections 77I(b)
 - b. required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure i.e., the National Grid (section 77I(e)).
88. The effect of the qualifying matter on the housing supply and capacity is localised and specific to the properties which are traversed by the National Grid Corridor Overlay on properties subject to the requirements of Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD. This means that parts of properties not affected by the National Grid Corridor Overlay, or certain development within the National Grid Corridor Overlay, may still be enabled to at least the same amount of housing capacity provided by PC78 (as notified) if it had been made operative.
89. The operative provisions of Chapter D26 National Grid Corridor Overlay in the AUP will continue to apply to any other property subject to the National Grid Corridor Overlay, outside of the Schedule 3C cl.4(1)(b) and (c) of the RMA and Policy 3 of the NPS-UD areas.

Information Used

The following reports, documents, evidence and plan versions were used to help the development of the plan change and assess the National Grid Corridor Overlay as a qualifying matter.

Name of document, report, plan	How did it inform the development of the plan change
Auckland Unitary Plan (Operative in Part 2016	Chapter D26 National Grid Corridor Overlay identifies the restrictions relating to subdivision, use and development within the overlay. The AUP maps show the location of the National Grid Corridor Overlay.
AUP Independent Hearing Panel Evidence and recommendations for Topic 012 Infrastructure, energy and transport	Supported inclusion of the National Grid Corridor Overlay as a method to provide for, and protect, the National Grid.

Topic 042 Infrastructure Topic 064 Subdivision - urban	
Transpower assessment of section 77K for PC78	Provided insight into the critical nature of the National Grid. Supported retention of the National Grid Corridor Overlay as a method to recognise and provide for the National Grid as legally required by the National Policy Statement on Electricity Transmission 2008.
PC78 Recommendation Report Hearings Topics – City Centre, City Centre Precincts and relevant Qualifying Matters	Independent Hearing Panel's recommendation supported the approach taken for the National Grid Corridor Overlay as a qualifying matter as it related to the City Centre. The same approach has been applied in the PC78 Metropolitan Centres and Outstanding Matters Hearing topic and is relevant to PC120.

Consultation Summary

The First Schedule to the RMA sets out the relevant consultation requirements.

Limited consultation on PC 120 has been undertaken, and this is detailed in the Auckland Council September 2025 report entitled:

CONSULTATION AND ENGAGEMENT ON A PROPOSED PLAN CHANGE POTENTIALLY REPLACING PROPOSED PLAN CHANGE 78 – INTENSIFICATION SUMMARY REPORT

MĀORI ENGAGEMENT CONSULTATION SUMMARY REPORT

Appendices

- Appendix 1: Map of Transpower Assets

Appendix 1: Map of Transpower's assets in the Auckland region

