



Proposed Marlborough Environment Plan Hearing Panel
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Dear Commissioners,

Marlborough Environment Plan – Topic 17 (Subdivision) and Topic 20 (Utilities and Designations)

At the Topic 20 (Utilities and Designations) hearing on 22 May 2018 the Hearing Panel sought written confirmation from Transpower New Zealand Limited (Transpower) of outcomes of consultation with Karen and John Wills (submission reference 66) in relation to Rules and Standards in the Proposed Marlborough Environment Plan (MEP) that provide a setback from Transpower's Blenheim Substation.

By way of background, the notified MEP includes provisions that have the effect of requiring a resource consent for a restricted discretionary activity for subdivision and land use activities within 90 metres of the Blenheim Substation. The submission made by Karen and John Wills seeks:

- (a) the removal of the 90 metre restriction; or
- (b) if a restriction applies, it should not have the effect of preventing or prohibiting residential activities, development or subdivision from being carried out;
- (c) use of controlled activity status for a breach of standards with the matters over which control will be exercised including consideration of all methods by which the protections and purposes of the restriction can be achieved.

In response to the submission made by Mr and Mrs Wills, and as a result of further investigations and upgrade works at the Blenheim Substation, the evidence filed by Transpower supports:

- (a) reducing the restricted discretionary activity setback to 15 metres (that would no longer apply to the Wills' property); and
- (b) new controlled activity rules for subdivision and land use activities between 15 and 90 metres from the Blenheim Substation.

Transpower's evidence, including the provisions supported by Transpower (and as updated by legal submissions given at the Topic 17 hearing) were provided to Mr and Mrs Wills on 30 April 2018.

Following further dialogue and correspondence with Mr and Mrs Wills and their planning consultant, Transpower was advised on 21 May 2018 that Mr and Mrs Wills are "*happy with the outcome*" and for Transpower to "*report that to the commissioners as well as her support for the proposal you have made to the commissioners*".

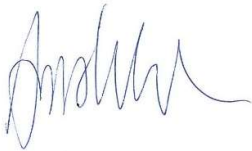
As indicated at the Topic 20 hearing, Transpower has provided Mr and Mrs Wills with an initial indication of what conditions of resource consent Transpower might seek in response to a suggested

development scenario (a new two-storey dwelling within 1-2 metres of the property boundary nearest the Blenheim Substation). Based on these indicative 'conditions', Mr and Mrs Wills' consultant has suggested that the 'matters over which the Council has reserved its control' could be further refined.

Transpower continues to support the provisions, as set out in the evidence on its behalf filed in relation to Topic 20 and does not consider that further refinement of the provisions is necessary or appropriate in response to a partially defined development scenario for a single neighbouring site. Transpower considers that the 'matters over which the Council has reserved its control' proposed are sufficiently confined to enable a consideration of the effects of any development of any neighbouring site and are consistent with the drafting style of the MEP.

Transpower's view is that the substantially reduced setback proposed achieves the relief sought in the submission made by Mr and Mrs Wills while providing appropriate protections for the National Grid and against reverse sensitivity effects and giving effect to the National Policy Statement on Electricity Transmission 2008.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ainsley McLeod', with a long horizontal flourish extending to the right.

Ainsley McLeod
Director/Planner