As discussed in the previous section of this guide, development near National Grid lines can have unwanted and unintended effects on the lines, and conversely, the National Grid lines can also affect how development takes place. To address these issues, the National Policy Statement on Electricity Transmission 2008 directs a corridor approach. This section of this guide sets out Transpower’s corridor approach to existing and new development.

Buffer corridors, transmission corridors, setbacks, red zone/green zone, National Grid corridors and yards – these are the terms that refer to areas where inappropriate development is restricted.

**What are National Grid Subdivision Corridors?**

The National Grid Subdivision Corridor is the area where Transpower needs to be involved in the design and layout of subdivision (and its subsequent land use). The Subdivision Corridor is an area up to 37 metres either side of the centreline. This is the general extent of the area where the conductors (wires) are physically present as the lines can swing out this far in high wind conditions. It is also the area where access to the National Grid is often determined. The size of the corridor differs depending on the voltage and structure type.

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**What can I do in the National Grid Subdivision Corridor?**

Subdivision is an opportunity to design new development in a manner that takes the lines into account – including ensuring allotments are of a size that can be safely developed. Many activities, including residential buildings, can occur within the National Grid Subdivision Corridor, provided they are set back from the National Grid Yard.

The following sections, particularly on subdivision and redevelopment (Sections 3–5), provide additional information on what needs to be considered and examples of how to achieve best-practice development.

If you wish to establish a new building or structure, subdivide or substantially change land uses within the National Grid Subdivision Corridor or Yard, please get in contact with Transpower to discuss your proposal as soon as possible.
What are National Grid Yards?

Within the National Grid Subdivision Corridor is a National Grid Yard. The National Grid Yard is the area beneath and immediately next to National Grid lines (including their support structures). Incompatible activities and land uses need to be set back from National Grid lines as they can compromise the ongoing operation, maintenance, upgrading and development of the National Grid or the safety of those living or working around it.

For these reasons, Transpower seeks a 12 metre setback either side of the centreline of a National Grid line and 12 metres in any direction from the outer edge of a National Grid line structure. This is reduced to a 10 metre setback where the line is a single concrete/wooden pole line, although the distances from the structures remain the same.

What can I do in the National Grid Yard?

Transpower seeks to keep the National Grid Yard free of buildings and structures and to manage land use and activities that could pose a risk to your safety or to the safe and efficient operation of the National Grid.

What can (and can’t) be established within the National Grid Yard depends on where your site is located. Existing activities within the National Grid Yard can continue as is.

In any location (urban or rural), Transpower will not support any new or extended sensitive activities within the National Grid Yard. In many situations it is possible to design around National Grid lines, and land within the National Grid Yard can be utilised for other activities.
The following images show the National Grid Yard around a single pole (concrete/wood), pi-pole, lattice tower and steel monopole.

**Sensitive activities**

These activities include any residential dwelling, school (including childcare facility) or hospital. Local planning rules may include other activities.
The purpose of NZECP 34 is to protect people, property and mobile plant by providing a physical separation. NZECP 34 does not consider the operational, maintenance (access) and upgrading requirements of the National Grid. Depending on the circumstances, NZECP requirements may extend beyond the National Grid Yard.

What else do I need to know about?

For any activity or development near National Grid lines, there are also a number of important regulations that contain mandatory requirements relating to development near existing National Grid lines. Please consider these:

New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34)
The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34), referred to as NZECP 34, is a regulation under the Electricity Act 1992. Compliance with its provisions is mandatory. NZECP 34 specifies minimum safe separation distances for people, buildings/structures, mobile plant and earthworks from National Grid lines (including their support structures). You can find a copy of NZECP 34 here: transpower.co.nz/resources/NZECP 34

Electricity (Hazards from Trees) Regulations 2003
The Electricity (Hazards from Trees) Regulations 2003, referred to as the Tree Regulations, came into effect on 1 July 2005 and are mandatory. The Tree Regulations define a safe separation distance for trees growing under overhead lines. They also specify who is responsible for ensuring separation distances are maintained, place potential liability on tree owners if the Tree Regulations are breached and provide an arbitration system to resolve disputes relating to tree trimming. You can find a copy of the regulations here: legislation.govt.nz/regulation/public/2003/0375/latest/DLM233405.html

Electricity Act 1992

Resource Management Act (RMA) 1991

National Policy Statement on Electricity Transmission (NPSET)
The NPSET is intended to provide national direction to councils on reflecting the importance of the National Grid within their plans.

District and regional plan requirements
Your local council may also have rules to manage buildings, subdivision and other activities. Please contact your local council for further information.

Any registered easements over the land
Transpower may have a registered easement for the relevant transmission lines, and the easement agreement will set out restrictions on certain activity within the easement area.

Building Act 2004