There are both opportunities and constraints in large-scale redevelopments near to National Grid lines. Transpower is interested in how the wider corridor is subdivided so that access to the lines is maintained and subdivision design makes the best of the opportunities of the National Grid Yard.

**What are the issues?**
Most development issues were discussed in Section 2 of this guide. To recap, matters of relevance to subdivision and redevelopment include:

- increased risks of electrical hazards to people and buildings
- risks to the National Grid network – faults and power outages as a result of electric hazards
- the need to maintain access to the lines and their support structures
- the need to keep sensitive activities outside the National Grid Yard
- the need to keep almost all buildings outside the National Grid Yard in new development areas
- noise and visual effects.

**What are National Grid Yards?**
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.
How can these issues be managed?

**Ensure a clear National Grid Yard**

Redevelopment around National Grid lines in existing urban areas is quite common, and there are many ways to do it. Redevelopment usually involves some degree of intensification. Only in limited circumstances, where lots are already small or where most of the land is within the National Grid Yard, is intensification impossible. In almost all circumstances, it is possible to intensify and redevelop while maintaining a clear National Grid Yard. Transpower can assist with ideas for lot layout and/or redevelopment to ensure dwellings are located outside of the National Grid Yard.

In most circumstances, Transpower will require that the National Grid Yard is kept free of all buildings. In existing commercial and industrial areas, although some leeway may be acceptable.

**BEFORE**
Consider acquisition of additional land to enhance redevelopment opportunities.

**AFTER**
Six dwellings replaced by 12. Car parking, circulation space and gardens within National Grid yard.
- Where several lots are to be redeveloped together, opportunities are usually greater. Site amalgamation and resubdivision may be desirable to maximise yield.
- To maximise yield, an existing single-storey dwelling may be replaced with multi-storey buildings provided NZECP 34 safe electrical clearances are met.
- Seek design advice to get the best out of redevelopment opportunities, and consult with Transpower.

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**We are here to help**

Contact Transpower to discuss your proposal:
transmission.corridor@transpower.co.nz

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**BEFORE**
Site amalgamation enhances redevelopment options.

**AFTER**
Land redevelopment from six dwellings to 13 – mix of terraced and semi-detached.

Land redevelopment from six dwellings to a terrace plus two apartment blocks – 12+ dwellings.