

Top Energy - PDP Further Submission

To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – Top Energy Limited

Full Name: Top Energy Attn: Taryn Collins

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Date: 4 September 2023

Further Submissions Information:

These are further submissions on the Far North District Council's (FNDC) Proposed Far North District Plan (PDP).

Top Energy Limited (**Top Energy**) has an interest greater than the interest the general public as the submission points identified within this further submission specifically affect Top Energy interests in the Far North District.

Top Energy also made an original submission on the PDP (S438).

Top Energy could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Top Energy further submission relates to are attached.

Top Energy supports or opposes the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Top Energy wishes FNDC to make with respect to each submission point are also detailed in the attached document.

Top Energy wishes to be heard in support of these further submissions.

Taryn Collins

Top Energy Limited

Top Energy Specific Further Submission Points on the PDP

point #	Submitter Name	Plan Section & Provision	Oppose	Reasons	Relief Sought
General					
S432 (all submission points)	Ngāwhā Generation Limited	All	Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited. FS369.521-565	Adopt all of the relief sought from Ngāwhā Generation Limited in its submission (S432).
S178.018	Reuben Wright	General/Plan Content/Miscellaneous	Support in Part	Top Energy agrees that the proposed referencing to Engineering Standards should be amended and the relationship between the Plan and the Engineering Standards be reviewed similar to how it is in the Whangārei District Plan, with the Standards being referred to as a matter of control or discretion or means of compliance.	Accept in Part FS369.001
S250.002	Willowridge Developments Limited	General/Plan Content/Miscellaneous	Support in Part	Top Energy supports the inclusion of policies to give effect to objectives in the Strategic Development Chapters.	Accept in Part FS369.002
S339.001	Te Aupōuri Commercial Development Ltd	General/Plan Content/Miscellaneous	Support	Top Energy agrees that the How the Plan Works Chapter should be amended to provide clear direction with respect to Overlays and provisions which prevail over underlying zones.	Accept FS369.003
S339.002	Te Aupōuri Commercial Development Ltd	General/Plan Content/Miscellaneous	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.004

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S339.016	Te Aupōuri Commercial Development Ltd	General/Plan Content/Miscellaneous	Support in Part	Top Energy supports the amendment of the Strategic Direction Chapter to provide clear direction and include policies.	Accept in Part FS369.005
S340.007	Rosemorn Industries Limited	General/Plan Content/Miscellaneous	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.006
S359.033	Northland Regional Council	General/Plan Content/Miscellaneous	Support	Top Energy agrees that the renewable energy provisions should recognise the geographical limitations associated with some forms of renewable energy. Top Energy sought amendments to REG-O3 to this effect.	Accept FS369.007
S359.034	Northland Regional Council	General/Plan Content/Miscellaneous	Support	Top Energy agrees that access to renewable energy sources should be enhanced.	Accept FS369.008
S386.001	Sarah Ballantyne and Dean Agnew	General/Plan Content/Miscellaneous	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.009
S454.001	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy agrees that definitions should be taken from the National Planning Standards.	Accept FS369.010
S454.032	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports appropriate cross-referencing between the Infrastructure Chapter and other District Wide Chapters and that provisions are consistently applied across topics.	Accept FS369.011
S454.033	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports appropriate cross-referencing between the Energy Chapter and other District Wide Chapters and that provisions are consistently applied across topics.	Accept FS369.012
S454.034	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports appropriate cross-referencing between the Transport Chapter and other District	Accept FS369.013

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				Wide Chapters and that provisions are consistently applied across topics.	
S454.130	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Airport Zone.	Accept FS369.014
S454.131	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Carrington Estate Special Purposes Zone.	Accept FS369.015
S454.132	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Horticulture Zone.	Accept FS369.016
S454.132	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Horticulture Processing Special Purpose Zone.	Accept
S454.133	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Kauri Cliffs Special Purpose Zone.	Accept FS369.017
S454.136	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Kororareka Russell Township Zone.	Accept FS369.018
S454.137	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy supports the provision of critical infrastructure (including electricity) within the Moturoa Island Zone.	Accept FS369.019
S454.138	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy support the provision of critical infrastructure (including electricity) within the Ngāwhā Innovation and Enterprise Park Special Purpose Zone.	Accept FS369.020

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.139	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy support the provision of critical infrastructure (including electricity) within the Orongo Bay Special Purpose Zone.	Accept FS369.021
S454.140	Transpower New Zealand Limited	General/Plan Content/Miscellaneous	Support	Top Energy support the provision of critical infrastructure (including electricity) within the Quail Ridge Special Purpose Zone.	Accept FS369.022
S371.003	Bunnings Limited	General/Plan Content/Miscellaneous	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.023
S371.028	Bunnings Limited	General/Plan Content/Miscellaneous	Support in Part	Top Energy agrees that the proposed referencing to Engineering Standards should be amended and the relationship between the Plan and the Engineering Standards be reviewed similar to how it is in the Whangārei District Plan, with the Standards being referred to as a matter of control or discretion or means of compliance.	Accept in Part FS369.024
S446.040	Kapiro Conservation Trust	General Approach	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.025
S511.018	Royal Forest and Bird Protection Society of New Zealand	General Approach	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.026
S167.001	Bentzen Farm Limited	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.027

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S168.001	Setar Thirty Six Limited	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.028
S187.001	The Shooting Box Limited	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.029
S243.001	Matauri Trustee Limited	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.030
S344.003	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.031
S363.002	Foodstuffs North Island Limited	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Accept in Part FS369.032
S516.008	Ngā Tai Ora – Public Health Northland	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Support in Part FS369.033
S425.001	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	Applications Subject to Multiple Provisions	Support in Part	Top Energy agrees that the relationship between provisions and rules in zone/district wide chapters should be clarified to improve effectiveness of the plan for plan users.	Support in Part FS369.034

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
Definitions					
S454.014	Transpower New Zealand Ltd	Definitions – Best Practical Option	Support	Top Energy also supports the retention of this definition.	Accept FS369.035
S442.027	Kapiro Conservation Trust	Definitions – Functional Need	Support	Top Energy also supports the retention of this definition.	Accept FS369.036
S454.004	Transpower New Zealand Limited	Definitions – Functional Need	Support	Top Energy also supports the retention of this definition.	Accept FS369.037
S511.007	Royal Forest and Bird Protection Society of New Zealand	Definitions – Functional Need	Support	Top Energy also supports the retention of this definition.	Accept FS369.038
S271.002	Our Kerikeri Community Charitable Trust	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.039
S416.001	KiwiRail Holdings Limited	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.040
S446.002	Kapiro Conservation Trust	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.041
S454.005	Transpower New Zealand Limited	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.042
S489.001	Radio New Zealand	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.043
S524.002	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.044
S529.067	Carbon Neutral NZ Trust	Definitions – Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.045

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.008	Transpower New Zealand Limited	Definitions – National Grid	Support	Top Energy also supports the retention of this definition.	Accept FS369.046
S159.015	Horticulture New Zealand	Definitions – National Grid Corridor	Oppose	Top Energy also supports the retention of this definition.	Reject FS369.047
S421.008	Northland Federated Farmers of New Zealand	Definitions – National Grid Corridor	Support	Top Energy also supports the retention of this definition.	Accept FS369.048
S159.016	Horticulture New Zealand	Definitions – National Grid Yard	Oppose	Top Energy opposes the submission point in relation to this definition as it supports the definition as notified.	Reject FS369.049
S421.009	Northland Federated Farmers of New Zealand	Definitions – National Grid Yard	Oppose	Top Energy opposes the submission point in relation to this definition as it supports the definition as notified.	Reject FS369.050
S454.010	Transpower New Zealand Limited	Definitions – National Grid Yard	Support	Top Energy also supports the amendment of this definition.	Accept FS369.051
S271.003	Our Keri Keri Community Charitable Trust	Definitions – Development Infrastructure	Support	Top Energy also supports the amendment of this definition.	Accept FS369.052
S446.003	Kapiro Conservation Trust	Definitions – Development Infrastructure	Support	Top Energy also supports the amendment of this definition.	Accept FS369.053
S454.018	Transpower New Zealand Limited	Definitions – Development Infrastructure	Support	Top Energy also supports the amendment of this definition.	Accept FS369.054
S524.003	Vision Keri Keri (Vision for Keri Keri and Environs, VKK)	Definitions – Development Infrastructure	Support	Top Energy also supports the amendment of this definition.	Accept FS369.055

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S529.068	Carbon Neutral NZ Trust	Definitions – Development Infrastructure	Support	Top Energy also supports the amendment of this definition.	Accept FS369.056
S489.002	Radio New Zealand	Definitions – Network Utility	Support	Top Energy also supports the amendment of this definition.	Accept FS369.057
S416.004	KiwiRail Holdings Limited	Definitions – Network Utility Operator	Support	Top Energy also supports the amendment of this definition.	Accept FS369.058
S454.044	Transpower New Zealand Limited	Definitions – Network Utility Operator	Support	Top Energy also supports the amendment of this definition.	Accept FS369.059
S331.006	Ministry of Education Te Tāhuhu o Te Mātauranga	Definitions – Operational Need	Oppose in part	Top Energy considers that a new definition of operational need is required.	Reject in part FS369.060
S416.006	KiwiRail Holdings Limited	Definitions – Operational Need	Oppose in part	Top Energy considers that a new definition of operational need is required.	Reject in part FS369.061
S442.030	Kapiro Conservation Trust	Definitions – Operational Need	Oppose in part	Top Energy considers that a new definition of operational need is required.	Reject in part FS369.062
S454.006	Transpower New Zealand Limited	Definitions – Operational Need	Oppose in part	Top Energy considers that a new definition of operational need is required.	Reject in part FS369.063
S511.010	Royal Forest and Bird Protection Society of New Zealand	Definitions – Operational Need	Oppose in part	Top Energy considers that a new definition of operational need is required.	Reject in part FS369.064
S512.006	Fire and Emergency New Zealand	Definitions – Operational Need	Oppose in part	Top Energy considers that a new definition of operational need is required.	Reject in part FS369.065

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S158.004	Ara Poutama Aotearoa the Department of Corrections	Definitions – Regionally Significant Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.066
S416.007	KiwiRail Holdings Limited	Definitions – Regionally Significant Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.067
S454.007	Transpower New Zealand Ltd	Definitions – Regionally Significant Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.068
S489.005	Radio New Zealand	Definitions – Regionally Significant Infrastructure	Support	Top Energy also supports the retention of this definition.	Accept FS369.069
S442.034	Kapiro Conservation Trust	Definitions – Renewable Electricity Generation Activities	Oppose	Top Energy opposes the submission point in relation to this definition as it supports the definition as notified.	Reject FS369.071
S511.014	Royal Forest and Bird Protection Society of New Zealand	Definitions – Renewable Electricity Generation Activities	Oppose	Top Energy opposes the submission point in relation to this definition as it supports the definition as notified.	Reject FS369.072
S454.020	Transpower New Zealand Ltd	Definitions – Substation	Oppose in Part	Top Energy supports amendment to the definition to remove the equipment rating.	Reject in part FS369.073
S159.033	Horticulture New Zealand	Definitions – Critical Electricity Lines	Support in Part	Top Energy supports the inclusion of mapping and provisions with respect to Critical Electricity Lines.	Accept in part FS369.074
S159.034	Horticulture New Zealand	Definitions – Electricity Distribution Lines	Support in Part	Top Energy supports provision for electricity distribution lines including clear definition.	Accept in part FS369.075

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S250.001	Willowridge Developments Limited	Definitions – New Definition	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.076
S344.004	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Definitions – New Definition	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.077
S363.004	Foodstuffs North Island Limited	Definitions – New Definition	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.078
S371.006	Bunnings Limited	Definitions – New Definition	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.079
S385.001	McDonalds Restaurants NZ Limited	Definitions – New Definition	Support	Top Energy agrees that nesting tables in the definitions chapter will provide certainty and clarity for plan users.	Accept FS369.080
S421.040	Northland Federated Farmers of New Zealand	Definitions – Critical Electricity Lines	Support in Part	Top Energy support the inclusion of mapping and provisions with respect to Critical Electricity Lines.	Accept in part FS369.081
S421.042	Northland Federated Farmers of New Zealand	Definitions – Critical Electricity Lines	Support in Part	Top Energy support the inclusion of mapping and provisions with respect to Critical Electricity Lines.	Accept in part FS369.082
S582.001	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark	Definitions – Root Zone Area	Support in Part	Top Energy support the refinement of the definition to remove reference to an Australian Standard.	Accept in part ?????

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
	Limited, Vodafone New Zealand				
S454.017	Transpower New Zealand Limited	Definitions – Emergency Service	Support in Part	Top Energy support the provision for the National Grid in this definition.	Accept in part FS369.083
S512.001	Fire and Emergency New Zealand	Definitions – Emergency Service	Support in Part	Top Energy support the provision for the National Grid in this definition.	Accept in part FS369.084
Strategic Direction					
S425.006	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	Economic and Social Wellbeing	Support in part	Top Energy seek to ensure that the plan provisions provide for and enable regionally significant infrastructure.	Accept in part FS369.085
S356.006	Waka Kotahi NZ Transport Agency	Urban Form and Development – SD-UFD-O2	Support	Top Energy seek to retain this objective as notified.	Accept FS369.086
S463.005	Waiaua Bay Farm Limited	Urban Form and Development – SD-UFD-O2	Oppose	Top Energy opposes the amendments sought in this submission point as it seeks to retain this objective as notified.	Reject FS369.087
S512.009	Fire and Emergency New Zealand	Urban Form and Development – SD-UFD-O2	Support	Top Energy’s submission also seeks to retain this objective as notified.	Accept FS369.088
S516.019	Ngā Tai Ora – Public Health Northland	Urban Form and Development – SD-UFD-O2	Support	Top Energy’s submission also seeks to retain this objective as notified.	Accept FS369.089

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S561.015	Kāinga Ora Homes and Communities	Urban Form and Development – SD-UFD-O2	Support	Top Energy’s submission also seeks to retain this objective as notified.	Accept FS369.090
S331.009	Ministry of Education Te Tāhuhu o Te Mātauranga	Urban Form and Development – SD-UFD-O3	Oppose	Top Energy opposes the amendments sought in this submission point as it seeks to retain this objective as notified.	Reject FS369.091
S356.007	Waka Kotahi NZ Transport Agency	Urban Form and Development – SD-UFD-O3	Oppose	Top Energy opposes the amendments sought in this submission point as it seeks to retain this objective as notified.	Reject FS369.092
S512.010	Fire and Emergency New Zealand	Urban Form and Development – SD-UFD-O3	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.093
S561.016	Kāinga Ora Homes and Communities	Urban Form and Development – SD-UFD-O3	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.094
S160.009	Manulife Forest Management (NZ) Ltd	Infrastructure and Electricity – SD-IE-O1	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.095
S331.010	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure and Electricity – SD-IE-O1	Support in part	Top Energy sought to retain this objective as notified but do not have any particular concern with this objective being expanded to include “additional infrastructure” such as educational facilities. However, it is concerned about the potential issues this will create in terms of interpretation given the existing definition of “infrastructure.”	Accept in part FS369.096
S356.010	Waka Kotahi NZ Transport Agency	Infrastructure and Electricity – SD-IE-O1	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.097

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S489.009	Radio New Zealand	Infrastructure and Electricity – SD-IE-O1	Support	Top Energy seek to retain this objective as notified.	Accept FS369.098
S159.028	Horticulture New Zealand	Infrastructure and Electricity – SD-IE-O2	Oppose	Top Energy seeks to retain this objective as notified, noting that it supports the amendments sought by KiwiRail (see S416.010 below) and Radio New Zealand (S489.010) below.	Reject FS369.099
S356.011	Waka Kotahi NZ Transport Agency	Infrastructure and Electricity – SD-IE-O2	Support in part	Top Energy seeks to retain this objective as notified, noting that it supports the amendments sought by KiwiRail (see S416.010 below) and Radio New Zealand (S489.010) below.	Accept in part FS369.100
S416.010	KiwiRail Holdings Limited	Infrastructure and Electricity – SD-IE-O2	Support in part	Top Energy supports the addition of “repair” to this objective, noting that Top Energy also supports further amendments outlined by Radio New Zealand (S489.010) below.	Accept in part FS369.101
S421.016	Northland Federated Farmers of New Zealand	Infrastructure and Electricity – SD-IE-O2	Oppose	Top Energy opposes the amendments sought in this submission point as it seeks to retain this objective as notified, noting that it supports the amendment sought by KiwiRail (see S416.010 above) and Radio New Zealand (S489.010) below. The requested amendments from Northland Federated Farmers dilute the strength of this objective, and make it inconsistent with the direction that must be given effect to in higher order planning documents such as the Northland Regional Policy Statement (RPS).	Reject FS369.102
S489.010	Radio New Zealand	Infrastructure and Electricity – SD-IE-O2	Support in part	Top Energy supports the additions to this objective which make specific reference to “regionally significant infrastructure” and “avoiding reverse sensitivity effects.” This is more consistent with the direction in the RPS.	Accept in part FS369.103

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.031	Transpower New Zealand Limited	Rural Environment – SD-RE-02	Support	Top Energy supports the amendment to allow for infrastructure.	Accept FS369.104
Infrastructure					
S454.035	Transpower New Zealand Limited	Infrastructure Overview	Support	Top Energy supports the recognition of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and that National Grid or electricity distribution lines must comply with the Electricity (Hazards from Trees) Regulations 2003.	Accept FS369.105
S442.057	Kapiro Conservation Trust	Infrastructure Objectives	Support in part	Top Energy supports provision for Regionally Significant Infrastructure.	Accept in part FS369.106
S511.037	Royal Forest and Bird Protection Society of New Zealand	Infrastructure Objectives	Support in part	Top Energy supports provision for Regionally Significant Infrastructure.	Accept in part FS369.107
S165.005	Arvida Group Limited	Infrastructure – I-01	Support in part	Top Energy supports provision of infrastructure in a timely manner.	Accept in part FS369.108
S331.012	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure – I-01	Oppose	Top Energy sought to retain this objective as notified but do not have any particular concern with this objective being expanded to include “additional infrastructure” such as educational facilities. However, it is concerned about the potential issues this will create in terms of interpretation given the existing definition of “infrastructure.”	Reject FS369.109
S416.011	KiwiRail Holdings Limited	Infrastructure – I-01	Support	Top Energy seek to retain this objective as notified.	Accept FS369.110

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.020	Northland Federated Farmers of New Zealand	Infrastructure – I-01	Support	Top Energy seek to retain this objective as notified.	Accept FS369.111
S454.036	Transpower New Zealand Limited	Infrastructure – I-01	Support	Top Energy seek to retain this objective as notified.	Accept FS369.112
S463.011	Waiaua Bay Farm Limited	Infrastructure – I-01	Support	Top Energy seek to retain this objective as notified.	Accept FS369.113
S489.011	Radio New Zealand	Infrastructure – I-01	Support	Top Energy seek to retain this objective as notified.	Accept FS369.114
S561.019	Kāinga Ora Homes and Communities	Infrastructure – I-01	Support	Top Energy seek to retain this objective as notified.	Accept FS369.115
S158.007	Ara Poutama Aotearoa the Department of Corrections	Infrastructure – I-02	Oppose in part	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Reject in part FS369.116
S165.006	Arvida Group Limited	Infrastructure – I-02	Oppose in part	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Reject in part FS369.117
S331.013	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure – I-02	Oppose	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter. Top Energy do not have any particular concern with this objective being expanded to include “additional infrastructure” such as educational facilities. However, it is concerned about the potential issues this will create in terms of interpretation given the existing definition of “infrastructure.”	Reject FS369.118

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S416.012	KiwiRail Holdings Limited	Infrastructure – I-02	Oppose in part	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Reject in part FS369.119
S421.021	Northland Federated Farmers of New Zealand	Infrastructure – I-02	Oppose in part	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Reject in part FS369.120
S454.037	Transpower New Zealand Ltd	Infrastructure – I-02	Oppose in part	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Reject in part FS369.121
S489.012	Radio New Zealand	Infrastructure – I-02	Oppose in part	Top Energy’s submission seeks to amend this objective to capture the full range of benefits in alignment with the Strategic Direction Chapter.	Reject in part FS369.122
S159.031	Horticulture New Zealand	Infrastructure – I-03	Oppose in part	Top Energy seeks to amend this objective to include repair.	Reject in part FS369.123
S416.013	KiwiRail Holdings Limited	Infrastructure – I-03	Oppose in part	Top Energy seeks to amend this objective to include repair.	Reject in part FS369.124
S421.024	Northland Federated Farmers of New Zealand	Infrastructure – I-03	Oppose in part	Top Energy seeks to amend this objective to include repair.	Reject in part FS369.125
S454.038	Transpower New Zealand Ltd	Infrastructure – I-03	Oppose in part	Top Energy seeks to amend this objective to include repair.	Reject in part FS369.126
S489.013	Radio New Zealand	Infrastructure – I-03	Oppose in part	Top Energy seeks to amend this objective to include repair.	Reject in part FS369.127
S394.013	Haititaimarangai Marae Kaitiaki Trust	Infrastructure – I-04	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need of infrastructure to locate in these areas.	Reject in part FS369.128

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.025	Northland Federated Farmers of New Zealand	Infrastructure – I-04	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need of infrastructure to locate in these areas.	Reject in part FS369.129
S442.059	Kapiro Conservation Trust	Infrastructure – I-04	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need of infrastructure to locate in these areas.	Reject in part FS369.130
S454.039	Transpower New Zealand Ltd	Infrastructure – I-04	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need to locate in these areas.	Reject in part FS369.131
S463.012	Waiaua Bay Farm Limited	Infrastructure – I-04	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need to locate in these areas.	Reject in part FS369.132
S511.039	Royal Forest and Bird Protection Society of New Zealand	Infrastructure – I-04	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need to locate in these areas.	Reject in part FS369.133
S138.005	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Infrastructure – I-05	Oppose	Top Energy seeks to retain this objective as notified, and does not support the amendments sought by this submission.	Reject FS369.134
S421.022	Northland Federated Farmers of New Zealand	Infrastructure – I-05	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.135
S454.022	Transpower New Zealand Ltd	Infrastructure – I-05	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.136
S421.022	Northland Federated Farmers of New Zealand	Infrastructure – I-06	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need to locate in these areas.	Reject in part FS369.137

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.041	Transpower New Zealand Ltd	Infrastructure – I-06	Support in part	Top Energy seeks to amend this objective to recognise the operational and functional need to locate in these areas.	Accept in part FS369.138
S561.016	Kāinga Ora Homes and Communities	Infrastructure – I-06	Oppose in part	Top Energy seeks to amend this objective to recognise the operational and functional need to locate in these areas.	Reject in part FS369.139
S442.058	Kapiro Conservation Trust	Infrastructure Policies –	Support in part	Top Energy seeks appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part FS369.140
S454.044	Transpower New Zealand Ltd	Infrastructure Policies –	Support in part	Top Energy supports specific provisions to give effect to NPSET.	Accept in part FS369.141
S454.050	Transpower New Zealand Ltd	Infrastructure Policies –	Support in part	Top Energy supports specific provisions to give effect to NPSET.	Accept in part FS369.142
S454.050	Transpower New Zealand Ltd	Infrastructure Policies (New) –	Support in part	Top Energy supports specific provisions to give effect to NZECP 34:2001.	Accept in part ???
S511.038	Royal Forest and Bird Protection Society of New Zealand	Infrastructure Policies –	Support in part	Top Energy seeks appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part FS369.143
S511.042	Royal Forest and Bird Protection Society of New Zealand	Infrastructure – Policies	Support in part	Top Energy seeks appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part FS369.144
S511.043	Royal Forest and Bird Protection Society of New Zealand	Infrastructure – Policies	Support in part	Top Energy seek appropriate provision and enablement of Regionally Significant Infrastructure.	Accept in part FS369.145

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S512.013	Fire and Emergency New Zealand	Infrastructure Policies –	Support in part	Top Energy seeks amendments to the policies.	Accept in part FS369.146
S282.02	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-P1	Support in part	Top Energy seeks to amend this policy to include ‘repair’.	Accept in part FS369.147
S165.007	Arvida Group Limited	Infrastructure –I-P1	Support in part	Top Energy seeks to amend this policy to include ‘repair’.	Accept in part FS369.148
S331.014	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure –I-P1	Oppose	Top Energy seeks to amend this policy to include ‘repair’. Top Energy do not have any particular concern with this objective being expanded to include “additional infrastructure” such as educational facilities. However, it is concerned about the potential issues this will create in terms of interpretation given the existing definition of “infrastructure.”	Oppose FS369.149
S356.021	Waka Kotahi NZ Transport Agency	Infrastructure –I-P1	Support in part	Top Energy seeks to amend this policy to include ‘repair’.	Accept in part FS369.150
S416.014	KiwiRail Holdings Limited	Infrastructure –I-P1	Support	Top Energy also seeks to amend this policy to include ‘repair’.	Accept FS369.151
S421.026	Northland Federated Farmers of New Zealand	Infrastructure –I-P1	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.152
S454.042	Transpower New Zealand Ltd	Infrastructure –I-P1	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.153

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
489.014	Radio New Zealand	Infrastructure –I-P1	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.154
S356.022	Waka Kotahi NZ Transport Agency	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.155
S356.030	Waka Kotahi NZ Transport Agency	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.156
S364.023	Director -General of Conservation (Department of Conservation)	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.157
S394.014	Haititaimarangai Marae Kaitiaki Trust	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.158
S399.026	Te Hiku Iwi Development Trust	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.159
S416.015	KiwiRail Holdings Limited	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.160
S421.027	Northland Federated Farmers of New Zealand	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.161
S442.060	Kapiro Conservation Trust	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.162
S454.043	Transpower New Zealand Ltd	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.163
S463.013	Waiaua Bay Farm Limited	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.164
S511.040	Royal Forest and Bird Protection	Infrastructure –I-P2	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.165

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
	Society of New Zealand				
S282.16	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.166
S356.031	Waka Kotahi NZ Transport Agency	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.167
S364.024	Director -General of Conservation (Department of Conservation)	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.168
S399.027	Te Hiku Iwi Development Trust	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.169
S416.016	KiwiRail Holdings Limited	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.170
S421.028	Northland Federated Farmers of New Zealand	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.171
S442.061	Kapiro Conservation Trust	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.172
S442.062	Kapiro Conservation Trust	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.173
S454.045	Transpower New Zealand Ltd	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.174

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S463.014	Waiaua Bay Farm Limited	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.175
489.015	Radio New Zealand	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.176
S511.040	Royal Forest and Bird Protection Society of New Zealand	Infrastructure –I-P3	Support in part	Top Energy seek to amend this policy to include ‘repair’.	Accept in part FS369.177
S282.021	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.178
S331.014	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure –I-P4	Oppose	Top Energy sought to retain this policy as notified but do not have any particular concern with this policy being expanded to include “additional infrastructure” such as educational facilities. However, it is concerned about the potential issues this will create in terms of interpretation given the existing definition of “infrastructure.”	Reject FS369.179
S356.023	Waka Kotahi NZ Transport Agency	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.180
S416.017	KiwiRail Holdings Limited	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.181

Top Energy PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.029	Northland Federated Farmers of New Zealand	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.182
S454.046	Transpower New Zealand Ltd	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.183
S463.015	Waiaua Bay Farm Limited	Infrastructure –I-P4	Oppose	Top Energy opposes the amendments proposed as it seeks to retain this policy as notified.	Reject FS369.184
489.015	Radio New Zealand	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.185
S138.006	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.186
S511.040	Royal Forest and Bird Protection Society of New Zealand	Infrastructure –I-P4	Support	Top Energy seek to retain this policy as notified.	Accept FS369.187
S282.022	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-P5	Support	Top Energy seek to retain this policy as notified.	Accept FS369.188
S331.016	Ministry of Education Te Tāhuhu o Te Mātauranga	Infrastructure –I-P5	Support in part	Top Energy seek to retain this policy as notified.	Accept in part FS369.189

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Top Energy PDP Further Submission

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S356.024	Waka Kotahi NZ Transport Agency	Infrastructure –I-P5	Support	Top Energy seek to retain this policy as notified.	Accept FS369.190
S421.030	Northland Federated Farmers of New Zealand	Infrastructure –I-P5	Support	Top Energy seek to retain this policy as notified.	Accept FS369.191
S454.047	Transpower New Zealand Ltd	Infrastructure –I-P5	Support in part	Top Energy sought to retain this policy as notified, however it supports the changes sought by Transpower (see S454.048).	Accept FS369.192
S561.021	Kāinga Ora Homes and Communities	Infrastructure –I-P5	Support in part	Top Energy sought to retain this policy as notified, however it supports the changes sought by Transpower (see S454.048).	Accept FS369.193
S356.025	Waka Kotahi NZ Transport Agency	Infrastructure –I-P6	Support in part	Top Energy sought to retain this policy as notified, however it supports the changes sought by Transpower (see S454.048).	Accept FS369.194
S399.028	Te Hiku Iwi Development Trust	Infrastructure –I-P6	Oppose	Top Energy sought to retain this policy as notified, however it supports the changes sought by Transpower (see S454.048).	Reject FS369.195
S421.031	Northland Federated Farmers of New Zealand	Infrastructure –I-P6	Support in part	Top Energy sought to retain this policy as notified, however it supports the changes sought by Transpower (see S454.048).	Accept FS369.196
S454.048	Transpower New Zealand Ltd	Infrastructure –I-P6	Support	Top Energy support the changes sought by Transpower	Accept FS369.197
S282.023	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited,	Infrastructure –I-P7	Support in part	Top Energy seeks to amend this policy to clearly differentiate between national, regional and local infrastructure and to provide for Critical Electricity Mapping.	Accept in part FS369.198

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
	Vodafone New Zealand				
S356.026	Waka Kotahi NZ Transport Agency	Infrastructure –I-P7	Support in part	Top Energy seeks to amend this policy to clearly differentiate between national, regional and local infrastructure and to provide for Critical Electricity Mapping.	Accept in part FS369.199
S416.018	KiwiRail Holdings Limited	Infrastructure –I-P7	Support in part	Top Energy seeks to amend this policy to clearly differentiate between national, regional and local infrastructure and to provide for Critical Electricity Mapping.	Accept in part FS369.200
S421.039	Northland Federated Farmers of New Zealand	Infrastructure –I-P7	Support in part	Top Energy seeks to amend this policy to clearly differentiate between national, regional and local infrastructure and to provide for Critical Electricity Mapping.	Accept in part FS369.201
S454.049	Transpower New Zealand Ltd	Infrastructure –I-P7	Support in part	Top Energy seeks to amend this policy to clearly differentiate between national, regional and local infrastructure and to provide for Critical Electricity Mapping.	Accept in part FS369.202
489.015	Radio New Zealand	Infrastructure –I-P7	Support in part	Top Energy seeks to amend this policy to clearly differentiate between national, regional and local infrastructure and to provide for Critical Electricity Mapping.	Accept in part FS369.203
S282.024	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.204

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S356.027	Waka Kotahi NZ Transport Agency	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.205
S416.019	KiwiRail Holdings Limited	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.206
S421.032	Northland Federated Farmers of New Zealand	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.207
S454.051	Transpower New Zealand Ltd	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.208
489.018	Radio New Zealand	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.209
S561.021	Kāinga Ora Homes and Communities	Infrastructure –I-P8	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.210
S356.028	Waka Kotahi NZ Transport Agency	Infrastructure –I-P9	Support in part	Top Energy seeks to amend this policy to take into account the operational and functional needs of infrastructure.	Accept in part FS369.211
S421.033	Northland Federated Farmers of New Zealand	Infrastructure –I-P9	Support in part	Top Energy seeks to amend this policy to take into account the operational and functional needs of infrastructure.	Accept in part FS369.212
S421.034	Northland Federated Farmers of New Zealand	Infrastructure –I-P10	Support in part	Top Energy sought to retain this policy as notified, but support Transpower’s requested amendments outlined in S454.053 below.	Accept in part FS369.213
S454.053	Transpower New Zealand Ltd	Infrastructure –I-P10	Support	Top Energy sought to retain this policy as notified, but support Transpower’s requested amendments outlined in this submission point.	Accept FS369.214
S399.029	Te Hiku Iwi Development Trust	Infrastructure –I-P11	Oppose	Top Energy seeks to amend this policy to ‘manage’ new infrastructure to support the development of Māori land.	Reject FS369.215

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.035	Northland Federated Farmers of New Zealand	Infrastructure –I-P11	Oppose	Top Energy seeks to amend this policy to ‘manage’ new infrastructure to support the development of Māori land.	Reject FS369.216
S454.054	Transpower New Zealand Ltd	Infrastructure –I-P11	Support in part	Top Energy seeks to amend this policy to ‘manage’ new infrastructure to support the development of Māori land. Top Energy supports the proposed amendments recognising a functional or operational need for the infrastructure to be located there.	Accept in part FS369.217
S282.025	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-P12	Support in part	Top Energy seeks to amend this policy to recognise “and provide” for the benefits of new technology.	Accept in part FS369.218
S356.029	Waka Kotahi NZ Transport Agency	Infrastructure –I-P12	Support in part	Top Energy seeks to amend this policy to recognise “and provide” for the benefits of new technology.	Accept in part FS369.219
S416.020	KiwiRail Holdings Limited	Infrastructure –I-P12	Support in part	Top Energy seeks to amend this policy to recognise “and provide” for the benefits of new technology.	Accept in part FS369.220
S421.036	Northland Federated Farmers of New Zealand	Infrastructure –I-P12	Support in part	Top Energy seeks to amend this policy to recognise “and provide” for the benefits of new technology.	Accept in part FS369.221
S454.055	Transpower New Zealand Ltd	Infrastructure –I-P12	Support in part	Top Energy seeks to amend this policy to recognise “and provide” for the benefits of new technology.	Accept in part FS369.222
S356.027	Waka Kotahi NZ Transport Agency	Infrastructure –I-P13	Support in part	Top Energy seeks to amend this policy to apply the NZ standards for radiofrequency fields. and provide for offsetting or compensation.	Accept in part FS369.223

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.037	Northland Federated Farmers of New Zealand	Infrastructure –I-P13	Support in part	Top Energy seeks to amend this policy to apply the NZ standards for radiofrequency fields and provide for offsetting or compensation.	Accept in part FS369.224
S431.169	John Andrew Riddell	Infrastructure –I-P13	Oppose	Top Energy considers that the policies can be applied in the round without inserting cross references.	Reject FS369.225
S442.064	Kapiro Conservation Trust	Infrastructure –I-P13	Oppose	Top Energy considers that the policies can be applied in the round without inserting cross references.	Reject FS369.226
S454.051	Transpower New Zealand Ltd	Infrastructure –I-P13	Support in part	Top Energy seeks to amend this policy to apply the NZ standards for radiofrequency fields and provide for offsetting or compensation.	Accept in part FS369.227
S463.016	Waiaua Bay Farm Limited	Infrastructure –I-P13	Support in part	Top Energy seeks to amend this policy to apply the NZ standards for radiofrequency fields and provide for offsetting or compensation.	Accept in part FS369.228
489.019	Radio New Zealand	Infrastructure –I-P13	Support in part	Top Energy seeks to amend this policy to apply the NZ standards for radiofrequency fields and provide for offsetting or compensating. Top Energy supports the recognition of the constraints of operational and functional needs.	Accept in part FS369.229
S511.040	Royal Forest and Bird Protection Society of New Zealand	Infrastructure –I-P13	Support in part	Top Energy considers that the policies can be applied in the round without inserting references.	Accept in part FS369.230
S356.033	Waka Kotahi NZ Transport Agency	Infrastructure –I-P14	Oppose	Top Energy seeks to retain this policy as notified.	Reject FS369.231

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.038	Northland Federated Farmers of New Zealand	Infrastructure –I-P14	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.232
S454.055	Transpower New Zealand Ltd	Infrastructure –I-P14	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.233
S463.017	Waiaua Bay Farm Limited	Infrastructure –I-P14	Oppose	Top Energy seeks to retain this policy as notified.	Reject FS369.234
489.020	Radio New Zealand	Infrastructure –I-P14	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.235
S454.103	Transpower New Zealand Ltd	Infrastructure - Rules	Support in part	Top Energy acknowledges the importance of enabling the establishment of Transmission Lines and the National Grid. Top Energy sought to amend R15 to include Rural Lifestyle Zone.	Accept in part FS369.236
S511.046	Royal Forest and Bird Protection Society of New Zealand	Infrastructure Notes	Oppose in part	Top Energy considers that clarity is needed between District Wide Matters and Overlays in particular, the Infrastructure Notes should: <ul style="list-style-type: none"> Specify that the Infrastructure chapter supersedes/takes precedence over Part 3 – Area Specific Matters. Specify that overlays only manage infrastructure buildings and structures. Specify that that the activities in the Infrastructure Chapter are permitted in the overlays except where more stringent building and structure controls apply (subject to amendments sought in the overlays). 	Reject in part FS369.237
S416.021	KiwiRail Holdings Limited	Infrastructure –I-R1	Support	Top Energy seeks to retain this rule as notified.	Accept FS369.238

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.059	Transpower New Zealand Ltd	Infrastructure –I-R1	Support	Top Energy seek to retain this rule as notified.	Accept FS369.239
S356.027	Waka Kotahi NZ Transport Agency	Infrastructure –I-R1	Support	Top Energy seek to retain this rule as notified.	Accept FS369.240
489.021	Radio New Zealand	Infrastructure –I-R1	Support	Top Energy seek to retain this rule as notified.	Accept FS369.241
S416.022	KiwiRail Holdings Limited	Infrastructure –I-R2	Support	Top Energy seek to retain this rule as notified.	Accept FS369.242
S454.060	Transpower New Zealand Ltd	Infrastructure –I-R2	Support	Top Energy seek to retain this rule as notified.	Accept FS369.243
S416.023	KiwiRail Holdings Limited	Infrastructure –I-R3	Support in part	Top Energy seeks to amend the rule to provide for upgrading as a permitted activity.	Accept in part FS369.244
S454.061	Transpower New Zealand Ltd	Infrastructure –I-R3	Support in part	Top Energy seeks to amend the rule to provide for upgrading as a permitted activity.	Accept in part FS369.245
489.022	Radio New Zealand	Infrastructure –I-R3	Support in part	Top Energy seeks to amend the rule to provide for upgrading as a permitted activity.	Accept in part FS369.246
S282.005	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand	Infrastructure –I-R5	Support in part	Top Energy seeks to amend the rule to include Ngāwhā Innovation and Enterprise Park and Rural Settlement Zone, seeking a restricted discretionary activity status, including above ground level.	Accept in part FS369.247
S454.062	Transpower New Zealand Ltd	Infrastructure –I-R6	Support in part	Top Energy seeks to amend the rule default to discretionary activity.	Accept in part FS369.248
S282.006	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark	Infrastructure –I-R7	Support in part	Top Energy seeks to amend the rule to include Ngāwhā Innovation and Enterprise Park and Rural	Accept in part FS369.249

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
	TowerCo Limited, Vodafone New Zealand			Settlement Zone, seeking a restricted discretionary activity status, including above ground level.	
S454.063	Transpower New Zealand Ltd	Infrastructure –I-R7	Support in part	Top Energy seeks to amend the rule to include Ngāwhā Innovation and Enterprise Park and Rural Settlement Zone, seeking a restricted discretionary activity status, including above ground level.	Accept in part FS369.250
S454.064	Transpower New Zealand Ltd	Infrastructure –I-R10	Support in part	Top Energy supports the provision of infrastructure within the Heavy and Light Industry Zones. However, it seeks to ensure that substations within buildings in all zones are permitted.	Accept in part FS369.252
S421.041	Northland Federated Farmers of New Zealand	Infrastructure –I-R11	Support in part	Top Energy considers that Transpower are best placed to comment on provisions relating to the National Grid and support the protection of these assets.	Accept in part FS369.253
S454.065	Transpower New Zealand Ltd	Infrastructure –I-R11	Support	Top Energy consider that Transpower are best placed to comment on provisions relating to the National Grid and support the protection of these assets.	Accept FS369.254
159.036	Horticulture New Zealand	Infrastructure –I-R12	Oppose in part	Top Energy seeks to exempt works within the CEL when undertaken by the utility provider.	Reject in part FS369.255
159.037	Horticulture New Zealand	Infrastructure –I-R13	Oppose in part	Top Energy seeks to amend the rule to apply to all plan users and cross reference the Electricity (Hazard from Trees) Regulations 2003.	Reject in part FS369.256
S421.043	Northland Federated Farmers of New Zealand	Infrastructure –I-R13	Oppose in part	Top Energy seeks to amend the rule to apply to all plan users and cross reference the Electricity (Hazard from Trees) Regulations 2003.	Reject in part FS369.257

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S431.114	John Andrew Riddell	Infrastructure –I-R14	Oppose	Top Energy considers that non-complying activity is an onerous default in the context of Policy 6 of the New Zealand Coastal Policy Statement.	Reject FS369.258
S454.065	Transpower New Zealand Ltd	Infrastructure –I-R15	Support	Top Energy considers that Transpower are best placed to comment with respect to the National Grid. Top Energy seek to exclude the Rural Lifestyle, Ngāwhā Innovation Zone and Rural Settlement Zones to be consistent.	Accept FS369.259
489.023	Radio New Zealand	Infrastructure –I-R15	Support in part	Top Energy seeks to exclude the Rural Lifestyle, Ngāwhā Innovation Zone and Rural Settlement Zones to be consistent.	Accept in part FS369.260
489.023	Radio New Zealand	Infrastructure –I-S1	Oppose in part	Top Energy seeks to amend the standard to default to a discretionary activity status.	Reject in part FS369.261
Renewable Electricity Generation					
S394.015	Haitaitamaran gai Marae Kaitiaki Trust	Renewable Electricity Generation – REG-01	Oppose	Top Energy supports this objective as notified.	Reject FS369.262
S421.043	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-01	Support	Top Energy supports this objective as notified.	Accept FS369.263
S421.043	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-02	Oppose	It is unclear whether this objective seeks to direct minimum requirements or to recognise the benefits of renewable energy. Top Energy considers that this objective should be deleted or amended.	Reject FS369.264
S399.030	Te Hiku Iwi Development Trust	Renewable Electricity Generation – REG-02	Oppose	It is unclear whether this objective seeks to direct minimum requirements or to recognise the benefits of renewable energy. Top Energy considers that this objective should be deleted or amended.	Reject FS369.265

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S421.048	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-03	Oppose	Top Energy seeks amendment to this objective and considers that the proposed wording is unclear whether adverse effects on values should be avoided or minimised. Managing adverse effects is more aligned with the Regional Policy Statement (Policy 5.3.3) noting that renewable energy generation is considered regionally significant infrastructure.	Reject FS369.266
S442.066	Kapiro Conservation Trust	Renewable Electricity Generation – REG-03	Oppose	Top Energy seeks amendment to this objective and considers that the proposed wording is unclear whether adverse effects on values should be avoided or minimised. Managing adverse effects is more aligned with the Regional Policy Statement (Policy 5.3.3) noting that renewable energy generation is considered regionally significant infrastructure.	Reject FS369.267
S511.047	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – REG-03	Oppose	Top Energy seeks amendment to this objective and considers that the proposed wording is unclear whether adverse effects on values should be avoided or minimised. Managing adverse effects is more aligned with the Regional Policy Statement (Policy 5.3.3) noting that renewable energy generation is considered regionally significant infrastructure.	Reject FS369.268
159.039	Horticulture New Zealand	Renewable Electricity Generation – REG-04	Support in part	Top Energy seeks to amend this objective to provide for “repair” and “maintenance.”	Accept in part FS369.269
S331.006	Ministry of Education Te	Renewable Electricity Generation – REG-04	Support in part	Top Energy seeks to amend this objective to provide for “repair” and “maintenance.”	Accept in part FS369.270

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
	Tāhuhu o Te Mātauranga				
S421.047	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-O4	Support in part	Top Energy seeks to amend this objective to provide for “repair” and “maintenance.”	Accept in part FS369.271
S394.016	Haititaimarangai Marae Kaitiaki Trust	Renewable Electricity Generation – REG-P1	Oppose	Top Energy seeks to retain this policy as notified. The amendment sought is inconsistent with the national direction and weakens the wording of this objective.	Reject FS369.272
S421.049	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-P1	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.273
S421.050	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-P2	Support in part	Top Energy seeks to amend this policy.	Accept in part FS369.274
S368.030	Far North District Council	Renewable Electricity Generation – REG-P4	Oppose	Top Energy seeks to remove clause (g) as it is not a benefit and does not fit in this policy.	Reject FS369.275
S399.031	Te Hiku Iwi Development Trust	Renewable Electricity Generation – REG-P4	Oppose	Top Energy seek to remove clause (g) as it is not a benefit and does not fit in this policy.	Reject FS369.276
S421.052	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-P4	Support in part	Top Energy seek to amend this policy.	Accept in part FS369.277
S364.025	Director -General of Conservation (Department of Conservation)	Renewable Electricity Generation – REG-P5	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.278

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S394.017	Haititaimarangai Marae Kaitiaki Trust	Renewable Electricity Generation – REG-P5	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.279
S399.032	Te Hiku Iwi Development Trust	Renewable Electricity Generation – REG-P5	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.280
S421.053	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-P5	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.281
S442.067	Kapiro Conservation Trust	Renewable Electricity Generation – REG-P5	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.282
S511.048	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – REG-P5	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.283
S364.026	Director -General of Conservation (Department of Conservation)	Renewable Electricity Generation – REG-P6	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional	Reject in part FS369.284

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				amendments to better align this policy with the NPS - REG and the RPS.	
S399.033	Te Hiku Iwi Development Trust	Renewable Electricity Generation – REG-P6	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.285
S421.054	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-P6	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.286
S442.067	Kapiro Conservation Trust	Renewable Electricity Generation – REG-P6	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.288
S511.049	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – REG-P6	Oppose in part	Top Energy seeks to amend this policy to provide more balance in terms of the avoidance directive in this policy. Top Energy seeks additional amendments to better align this policy with the NPS - REG and the RPS.	Reject in part FS369.289
S421.055	Northland Federated Farmers of New Zealand	Renewable Electricity Generation –REG-P7	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.290
S331.019	Ministry of Education Te Tāhuhu o Te Mātauranga	Renewable Electricity Generation –REG-P8	Oppose in part	Top Energy supports protecting large scale renewable electricity generation activities. However, Top Energy is concerned that the use of “...to the extent possible, or otherwise mitigate...” is	Reject in part FS369.291

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				inconsistent with, and does not give effect to the Northland Regional Policy Statement, and in particular Policy 5.1.1(2).	
S421.056	Northland Federated Farmers of New Zealand	Renewable Electricity Generation –REG-P8	Oppose in part	Top Energy supports protecting large scale renewable electricity generation activities. However, Top Energy is concerned that the use of “...to the extent possible, or otherwise mitigate...” is inconsistent with, and does not give effect to the Northland Regional Policy Statement, and in particular Policy 5.1.1(2).	Reject in part FS369.292
159.040	Horticulture New Zealand	Renewable Electricity Generation –REG-P9	Oppose	Top Energy seeks to delete this policy noting that renewable energy is not just located within the rural production zone.	Reject FS369.293
S421.057	Northland Federated Farmers of New Zealand	Renewable Electricity Generation –REG-P9	Oppose	Top Energy seeks to delete this policy noting that renewable energy is not just located within the rural production zone.	Reject FS369.294
S421.058	Northland Federated Farmers of New Zealand	Renewable Electricity Generation –REG-P10	Oppose	Top Energy seeks to delete this policy and insert it as a matter for consideration as part of REG-P11.	Reject FS369.295
S399.034	Te Hiku Iwi Development Trust	Renewable Electricity Generation –REG-P10	Oppose	Top Energy seeks to delete REG-P10 policy and insert it as a matter for consideration as part of REG-P11.	Reject FS369.296
S442.069	Kapiro Conservation Trust	Renewable Electricity Generation – Notes	Support in part	Top Energy seeks to amend the notes to clarify how renewable energy is to be treated within area specific chapters.	Accept in part FS369.297
S511.050	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – Notes	Support in part	Top Energy seeks to amend the notes to clarify how renewable energy is to be treated within area specific chapters.	Accept in part FS369.298

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S368.031	Far North District Council	Renewable Electricity Generation – REG-R2	Support in part	Top Energy seeks to amend REG-R2 to apply to all zones consistently.	Accept in part FS369.299
S421.061	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-R2	Support in part	Top Energy seeks to amend REG-R2 to apply to all zones consistently.	Accept in part FS369.300
S421.063	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-R3	Support in part	Top Energy seeks to amend REG-R3 to apply to all zones consistently.	Accept in part FS369.301
S511.051	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – REG-R3	Oppose	Top Energy considers that the relief sought is inconsistent with the NPS-IB and overly restrictive.	Reject FS369.302
S442.070	Kapiro Conservation Trust	Renewable Electricity Generation – REG-R3	Oppose	Top Energy considers that the relief sought is inconsistent with the NPS-IB and overly restrictive.	Reject FS369.303
S511.052	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – REG-R4	Oppose	Top Energy considers that the relief sought is inconsistent with the NPS-IB and overly restrictive.	Reject FS369.304
S442.071	Kapiro Conservation Trust	Renewable Electricity Generation – REG-R4	Oppose	Top Energy considers that the relief sought is inconsistent with the NPS-IB and is overly restrictive.	Reject FS369.305
S368.015	Far North District Council	Renewable Electricity Generation – REG-R5	Support in part	Top Energy supports correction of the spelling error.	Accept FS369.306
S421.062	Northland Federated Farmers of New Zealand	Renewable Electricity Generation – REG-R5	Support in part	Top Energy seeks to amend REG-R5 to apply to all zones consistently.	Accept in part FS369.307

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S442.072	Kapiro Conservation Trust	Renewable Electricity Generation – REG-R5	Oppose	Top Energy considers that relief sought is inconsistent with the NPS-IB and is overly restrictive.	Reject FS369.308
S511.053	Royal Forest and Bird Protection Society of New Zealand	Renewable Electricity Generation – REG-R5	Oppose	Top Energy considers that relief sought is inconsistent with the NPS-IB and is overly restrictive.	Reject FS369.309
S368.016	Far North District Council	Renewable Electricity Generation – REG-R5	Support in part	Top Energy supports correction of the spelling error.	Accept FS369.310
S163.015	Julianne Sally Bainbridge	Renewable Electricity Generation – REG-R7	Oppose	Top Energy supports the provision of renewable electricity generation within the rural environment, and considers that its proposed new restricted discretionary rule affords appropriate management of potential effects.	Reject FS369.311
Natural Hazards					
S356.044	Waka Kotahi NZ Transport Agency	Natural Hazards – NH-O3	Support in part	Top Energy supports the retention of this objective and seeks the inclusion of a new objective to provide for existing infrastructure.	Accept in part FS369.312
S416.030	KiwiRail Holdings Limited	Natural Hazards – NH-O3	Support in part	Top Energy supports the retention of this objective and seeks the inclusion of a new objective to provide for existing infrastructure.	Accept in part FS369.313
S421.067	Northland Federated Farmers of New Zealand	Natural Hazards – NH-O3	Support in part	Top Energy supports the retention of this objective and seeks the inclusion of a new objective to provide for existing infrastructure.	Accept in part FS369.314
S454.071	Transpower New Zealand Ltd	Natural Hazards – NH-O3	Support in part	Top Energy supports the retention of this objective and seeks the inclusion of a new objective to provide for existing infrastructure.	Accept in part FS369.315

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S561.031	Kāinga Ora Homes and Communities	Natural Hazards – NH-O3	Support in part	Top Energy supports the retention of this objective and seeks the inclusion of a new objective to provide for existing infrastructure.	Accept in part FS369.316
S331.033	Ministry of Education Te Tāhuhu o Te Mātauranga	Natural Hazards – NH-P2	Support in part	Top Energy supports the provision for the functional and operational need of infrastructure.	Accept in part FS369.317
S356.045	Waka Kotahi NZ Transport Agency	Natural Hazards – NH-P10	Support in part	Top Energy seeks to amend the policy to remove the limitation of “minor” upgrading.	Accept in part FS369.318
S561.039	Kāinga Ora Homes and Communities	Natural Hazards – NH-P10	Support in part	Top Energy seeks to amend the policy to remove the limitation of “minor” upgrading.	Accept in part FS369.319
S356.046	Waka Kotahi NZ Transport Agency	Natural Hazards – NH-P11	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.320
S454.072	Transpower New Zealand Ltd	Natural Hazards – NH-P11	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.321
S561.040	Kāinga Ora Homes and Communities	Natural Hazards – NH-P11	Support	Top Energy seeks to retain this policy as notified.	Accept FS369.322
S356.048	Waka Kotahi NZ Transport Agency	Natural Hazards – NH-R1	Support in part	Top Energy seeks amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas.	Accept in part FS369.323
S421.069	Northland Federated Farmers of New Zealand	Natural Hazards – NH-R1	Support in part	Top Energy seeks amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas.	Accept in part FS369.324
S454.073	Transpower New Zealand Ltd	Natural Hazards – NH-R1	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas.	Accept in part FS369.325

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S335.026	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.326
S342.008	Waipapa Pine Limited and Adrian Broughton Trust	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.327
S357.023	Sean Frieling	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.328
S358.023	Sean Frieling	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.329
S421.071	Northland Federated Farmers of New Zealand	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.330
S464.029	LJ King Ltd	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.331
S472.023	Micheal Foy	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.332

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Top Energy PDP Further Submission



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S485.028	Elbury Holdings	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.333
S519.028	Elbury Holdings	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS69.334
S541.025	Elbury Holdings	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.335
S543.027	LJ King Ltd	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.336
S547.027	LJ King Ltd	Natural Hazards – NH-R3	Support in part	Top Energy seek amendments to this rule as it is overly restrictive for the 1 in 100 year River Flood Hazard Areas to provide for above ground infrastructure as a permitted activity.	Accept in part FS369.337
S479.010	Tracy and Kenneth Dalton	Natural Hazards – NH-R5	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.338
S484.002	James Phillips	Natural Hazards – NH-R5	Oppose	Top Energy seek to retain this rule as notified.	Reject FS369.339
S502.043	Northland Planning and Development 2020 Limited	Natural Hazards – NH-R5	Support in part	Top Energy seek to retain this rule as notified.	Accept in part FS369.340

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S512.022	Fire and Emergency New Zealand	Natural Hazards – NH-R5	Support in part	Top Energy seek to retain this rule as notified.	Accept in part FS369.341
Hazardous Substances					
S454.075	Transpower New Zealand Ltd	Hazardous Substances – Rules	Support in part	Top Energy seeks to delete rules for hazardous substances in the PDP. However, should the rules remain Top Energy supports the provision for hazardous facilities associated with the National Grid and Electricity Suppliers.	Accept in part FS369.342
S454.076	Transpower New Zealand Ltd	Hazardous Substances – Rules	Support in part	Top Energy seeks to delete rules for hazardous substances in the PDP. However, should the rules remain Top Energy supports the provision for hazardous facilities associated with the National Grid and Electricity Suppliers.	Accept in part FS369.343
Notable Trees					
S356.054	Waka Kotahi NZ Transport Agency	Notable Trees – NT-O1	Support in part	Top Energy seeks to amend this objective to enable the safe and efficient use, development, maintenance, operation and upgrading of infrastructure and network utilities.	Accept in part FS369.344
S454.079	Transpower New Zealand Ltd	Notable Trees – NT-P2	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.345
S331.040	Ministry of Education Te Tāhuhu o Te Mātauranga	Notable Trees – NT-P3	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.346

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.080	Transpower New Zealand Ltd	Notable Trees – NT-P3	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.347
S454.081	Transpower New Zealand Ltd	Notable Trees – NT-P4	Support	Top Energy seeks to retain this policy as notified.	Accept in part FS369.348
S356.055	Waka Kotahi NZ Transport Agency	Notable Trees – NT-P5	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.349
S390.064	Te Runanga o Ngai Takoto Trus	Notable Trees – NT-P5	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.350
S486.078	Te Rūnanga o Whaingaroa	Notable Trees – NT-P5	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.351
S498.065	Te Rūnanga Ā Iwi O Ngapuhi	Notable Trees – NT-P5	Support in part	Top Energy seeks to amend this policy to refer to notable trees specifically and enable the safe and efficient operation of infrastructure.	Accept in part FS369.352
S399.055	Te Hiku Iwi Development Trust	Notable Trees – NT-P6	Support	Top Energy seeks to retain this policy as notified.	Accept in part FS369.353
S421.069	Northland Federated Farmers of New Zealand	Notable Trees – NT-R1	Oppose in part	Top Energy seeks to retain this rule as notified.	Reject in part FS369.354
S502.045	Northland Planning and Development 2020 Limited	Notable Trees – NT-R1	Oppose in part	Top Energy seeks to retain this rule as notified.	Reject in part FS369.355
S503.029	Waitangi Limited	Notable Trees – NT-R1	Oppose in part	Top Energy seeks to retain this rule as notified.	Reject in part FS369.356

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Sub point #	Submitter Name		Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
Sites and Areas of Significance to Māori						
S454.082	Transpower Zealand Ltd	New	Sites and Areas of Significance to Māori - policies	Support	Top Energy also seeks to provide for the operational and functional need for infrastructure to be located within these areas.	Accept FS369.357
Ecosystems and Indigenous Biodiversity						
S454.083	Transpower Zealand Ltd	New	Ecosystems and Indigenous Biodiversity – IB-P2	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.358
S454.084	Transpower Zealand Ltd	New	Ecosystems and Indigenous Biodiversity – IB-P3	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.359
S454.085	Transpower Zealand Ltd	New	Ecosystems and Indigenous Biodiversity – IB-P5	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.360
S454.086	Transpower Zealand Ltd	New	Ecosystems and Indigenous Biodiversity – IB-P10	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.361
S454.087	Transpower Zealand Ltd	New	Ecosystems and Indigenous Biodiversity – IB-R1	Support	Top Energy supports the inclusion of provisions which provide for vegetation clearance to ensure the safe and efficient operation of infrastructure.	Accept FS369.362
Natural Character						
S454.087	Transpower Zealand Ltd	New	Natural Character – NATC-O2	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.363
S454.089	Transpower Zealand Ltd	New	Natural Character – NATC-P4	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.364

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S159.059	Horticulture New Zealand Limited	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.365
S167.028	Bentzen Farm Limited	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.366
S243.042	Matauri Trustee Limited	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.367
S243.046	Matauri Trustee Limited	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.368
S364.092	Director -General of Conservation (Department of Conservation)	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.369
S421.149	Northland Federated Farmers of New Zealand	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.370
S436.037	Northland Fish and Game Council	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.371
S511.076	Royal Forest and Bird Protection Society of New Zealand	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.372

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S442.095	Kapiro Conservation Trust	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.373
S512.027	Fire and Emergency New Zealand	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.374
S526.016	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.375
S529.140	Carbon Neutral NZ Trust	Natural Character – NATC-R3	Support in part	Top Energy supports rule NATC-R3 and seeks amendment to provide for works associated with upgrading of infrastructure.	Accept in part FS369.376
Natural Features and Landscapes					
S454.090	Transpower New Zealand Ltd	Natural Features and Landscapes – NFL-O2	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.377
S454.091	Transpower New Zealand Ltd	Natural Features and Landscape – NFL-P2	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.378
S454.092	Transpower New Zealand Ltd	Natural Features and Landscape – NFL-P3	Support	Top Energy supports the amendment to give effect to the NPSET.	Accept FS369.379
S46.002	David King	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.380
S67.007	Michael John Winch	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.566

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S167.040	Bentzen Farm Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.381
S168.043	Setar Thirty Six Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.382
S187.035	The Shooting Box Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.383
S222.043	Wendover Two Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.384
S243.058	Matauri Trustee Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.385
S277.016	Alec Jack	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.386
S333.035	PS Yates Family Trust	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.387
S421.156	Northland Federated Farmers of New Zealand	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.388
S454.093	Transpower New Zealand Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.389

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S490.003	Owen Burn	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.390
S491.003	Eric Kloet	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.391
S492.003	Ironwood Trust Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.392
S493.004	William Goodfellow	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.393
S494.004	Ian Jepson	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.394
S495.003	Ricky Faesen Kloet	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.396
S495.006	Ricky Faesen Kloet	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.395
S496.003	Phillip Thornton	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.401
S497.013	Mark John Wyborn	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.402

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S502.038	Northland Planning and Development 2020 Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.403
S503.020	Waitangi Limited	Natural Features and Landscape – NFL-R1	Support in part	Top Energy seeks to amend this rule to provide for underground infrastructure and additional network utility buildings and structures.	Accept in part FS369.404
S277.017	Alec Jack	Natural Features and Landscape – NFL-R2	Support	Top Energy seeks to retain this rule as notified.	Accept FS369.405
S333.035	PS Yates Family Trust	Natural Features and Landscape – NFL-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.406
S421.157	Northland Federated Farmers of New Zealand	Natural Features and Landscape – NFL-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.407
S502.039	Northland Planning and Development 2020 Limited	Natural Features and Landscape – NFL-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.408
S503.021	Waitangi Limited	Natural Features and Landscape – NFL-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.564
Subdivision					
S331.049	Ministry of Education Te Tāhuhu o Te Mātauranga	Subdivision Objectives –	Support in part	Top Energy supports the intent to enable growth and development that is supported by infrastructure.	Accept in part FS369.409
S356.076	Waka Kotahi NZ Transport Agency	Subdivision Objectives –	Support in part	Top Energy supports the intent to enable growth and development that is supported by infrastructure.	Accept in part FS369.410

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S512.028	Fire and Emergency New Zealand	Subdivision Objectives –	Oppose	Top Energy supports the retention of SUB-O3 as notified.	Oppose FS369.411
S179.091	Russell Protection Society (INC)	Subdivision – SUB-O2	Oppose	Top Energy seeks to amend this objective to ensure that existing electricity infrastructure is not compromised. Given the regional significance of most of the electricity infrastructure network, protection of this infrastructure is required to achieve alignment with the RPS and with SUB – R10 and SUB-R9.	Reject FS369.412
S349.010	Neil Construction Limited	Subdivision – SUB-O2	Oppose in part	Top Energy seeks to amend this objective to ensure that existing electricity infrastructure is not compromised. Given the regional significance of most of the electricity infrastructure network, protection of this infrastructure is required to achieve alignment with the RPS and with SUB – R10 and SUB-R9.	Reject in part FS369.413
S356.073	Waka Kotahi NZ Transport Agency	Subdivision – SUB-O2	Oppose in part	Top Energy seeks to amend this objective to ensure that existing electricity infrastructure is not compromised. Given the regional significance of most of the electricity infrastructure network, protection of this infrastructure is required to achieve alignment with the RPS and with SUB – R10 and SUB-R9.	Reject in part FS369.414
S421.008	Northland Federated Farmers of New Zealand	Subdivision – SUB-O2	Oppose in part	Top Energy seeks to amend this objective to ensure that existing electricity infrastructure is not compromised. Given the regional significance of most of the electricity infrastructure network, protection of this infrastructure is required to	Reject in part FS369.415

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				achieve alignment with the RPS and with SUB – R10 and SUB-R9.	
S138.007	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	Subdivision – SUB-03	Oppose	Top Energy seeks to retain this objective as notified.	Reject FS369.416
S172.004	Terra Group	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.417
S179.092	Russell Protection Society (INC)	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.418
S271.021	Our Kerikeri Community Charitable Trust	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.419
S356.074	Waka Kotahi NZ Transport Agency	Subdivision – SUB-03	Oppose	Top Energy seeks to retain this objective as notified.	Reject FS369.420
S421.173	Northland Federated Farmers of New Zealand	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.421
S425.043	Pou Herenga Tai Twin Coast Cycle Trail Charitable Trust	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.422
S446.0232	Kapiro Conservation Trust	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.423

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S522.034	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Subdivision – SUB-03	Oppose	Top Energy seeks to retain this objective as notified.	Reject FS369.424
S524.021	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.425
S529.011	Carbon Neutral NZ Trust	Subdivision – SUB-03	Oppose	Top Energy seeks to retain this objective as notified.	Reject FS369.426
S529.086	Carbon Neutral NZ Trust	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.427
S554.008	Kiwi Fresh Orange Company Limited	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.428
S561.045	Kāinga Ora Homes and Communities	Subdivision – SUB-03	Support	Top Energy seeks to retain this objective as notified.	Accept FS369.429
S55.017	New Zealand Pork Industry	Subdivision – SUB-P11	Support in part	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Accept in part FS369.430
S159.069	Horticulture New Zealand	Subdivision – SUB-P11	Support in part	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV	Accept in part FS369.431

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require that consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	
S167.054	Bentzen Farm Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Reject FS369.432
S168.055	Setar Thirty Six Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Reject FS369.433
S179.105	Russell Protection Society (INC)	Subdivision – SUB-P11	Oppose in part	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV	Reject in part FS369.434

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	
S187.047	The Shooting Box Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Reject FS369.435
S243.072	Matauri Trustee Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Reject FS369.436
S333.047	PS Yates Family Trust	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV	Reject FS369.437

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				line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	
S349.013	Neil Construction Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Reject FS369.438
S454.094	Transpower New Zealand Ltd	Subdivision – SUB-P11	Support in part	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Accept in part FS369.439
S483.166	Waiaua Bay Farm Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV	Reject FS369.440

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				line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	
S517.002	Spark New Zealand Trading Limited and Vodafone New Zealand Limited	Subdivision – SUB-P11	Oppose	Top Energy seeks to ensure the protection of all electricity infrastructure, noting the interdependency of the system and the importance of lines other than 110kV and 33kV line which Top Energy has sought be mapped as Critical Electricity Lines. Top Energy seeks that a further matter of consideration be included to require consideration of potential reverse sensitivity effects on infrastructure at the time of subdivision.	Reject FS369.441
S119.001	Lynley Newport	Subdivision – SUB-R1	Oppose	Top Energy considers that it is important that electrical services are provided to all allotments, noting that servicing to a boundary provides flexibility for the boundary adjustment rule.	Reject FS369.442
S191.001	Thomson Survey Ltd	Subdivision – SUB-R1	Oppose	Top Energy considers that it is important that electrical services are provided to all allotments, noting that servicing to a boundary provides flexibility for the boundary adjustment rule.	Reject FS369.443
S368.034	Far North District Council	Subdivision – SUB-R9	Support	Top Energy supports the amendment of a spelling error.	Accept FS369.444
S454.095	Transpower New Zealand Limited	Subdivision – SUB-R9	Support	Top Energy supports the amendments to improve clarity for the plan user.	Accept FS369.445

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S119.001	Lynley Newport	Subdivision – SUB-S6	Oppose	Top Energy considers that it is important that electrical services are provided to all allotments, noting that servicing to a boundary provides flexibility for the boundary adjustment rule. Alternative methods can be assessed via a consent.	Reject FS369.446
Coastal Environment					
S454.096	Transpower New Zealand Limited	Coastal Environment - Objectives	Support	Top Energy supports the new objective referencing the functional or operational need for infrastructure to locate in the coastal environment.	Accept FS369.447
S454.099	Transpower New Zealand Limited	Coastal Environment – Policies	Support	Top Energy supports the new objective referencing the functional or operational need for infrastructure to locate in the coastal environment.	Accept FS369.448
S454.097	Transpower New Zealand Limited	Coastal Environment – CE-P2	Support	Top Energy supports amendments to give effect to the NPSET.	Accept FS369.449
S454.098	Transpower New Zealand Limited	Coastal Environment – CE-P3	Support	Top Energy supports amendments to give effect to the NPSET.	Accept FS369.450
S159.075	Horticulture New Zealand	Coastal Environment– CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.451
S167.076	Bentzen Farm Limited	Coastal Environment– CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.452
S168.075	Setar Thirty Six Limited	Coastal Environment– CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.453

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S1639.003	Suzanne Linda Ashmore	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.454
S177.003	Cavalli Properties Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.455
S187.066	The Shooting Box Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.456
S222.068	Wendover Two Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.457
S243.097	Matauri Trustee Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.458
S263.033	Waitoto Development Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.459
S333.067	PS Yates Family Trust	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.460
S421.187	Northland Federated Farmers of New Zealand	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.461
S461.003	Kingheim Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.462
S463.061	Waiaua Bay Farm Limited	Coastal Environment-CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.463

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S502.017	Northland Planning and Development 2020 Limited	Coastal Environment–CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.464
S503.015	Waitangi Limited	Coastal Environment–CE-R2	Oppose	Top Energy seeks to retain this rule as notified.	Reject FS369.465
S364.071	Director-General of Conservation (Department of Conservation)	Coastal Environment–CE-R3	Oppose	Top Energy supports R3 and seeks to ensure that it provides for upgrades of network utilities.	Reject FS369.466
S442.119	Kapiro Conseration Trust	Coastal Environment–CE-R3	Oppose	Top Energy supports R3 and seeks to ensure that it provides for upgrades of network utilities.	Reject FS369.467
S511.110	Royal Forest and Bird Protection Society of New Zealand	Coastal Environment–CE-R3	Oppose	Top Energy supports R3 and seeks to ensure that it provides for upgrades of network utilities.	Reject FS369.468
S454.095	Transpower New Zealand Limited	Coastal Environment – CE-R9	Support	Top Energy supports amendments to give effect to the NPSET.	Accept FS369.469
S431.045	John Andrew Riddell	Coastal Environment – CE-R11	Oppose	Top Energy seeks to retain rule CE-R11 as notified.	Reject FS369.470
S93.003	Lynley Newport	Coastal Environment – CE-R11	Oppose	Top Energy seeks to retain rule CE-R11 as notified.	Reject FS369.471
Earthworks					
S454.100	Transpower New Zealand Limited	Earthworks – EW-O3	Support	Top Energy supports amendments to give effect to the NPSET.	Accept FS369.472

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S454.101	Transpower New Zealand Limited	Earthworks – Policies	Support	Top Energy supports the protection of regionally significant infrastructure.	Accept FS369.473
S215.042	Haigh Workman Limited	Earthworks-EW-R7	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	Accept in part FS369.474
S335.015	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Earthworks-EW-R7	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	Accept in part FS369.475
S356.100	Waka Kotahi NZ Transport Agency	Earthworks-EW-R7	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same	Accept in part FS369.476

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	
S463.074	Waiaua Bay Farm Limited	Earthworks-EW-R7	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	Accept in part FS369.477
S215.043	Haigh Workman Limited	Earthworks-EW-R8	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed	Accept in part FS369.478

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	
S282.014	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Spark TowerCo Limited, Vodafone New Zealand Limited	Earthworks-EW-R8	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	Accept in part FS369.479
S335.016	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Earthworks-EW-R8	Support in part	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	Accept in part FS369.480
S356.101	Waka Kotahi NZ Transport Agency	Earthworks-EW-R8	Oppose	Top Energy notes that no particular benefit is provided by this rule when compared to earthworks for EW-1 – all of the same	Reject FS369.481

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				performance standards apply. Top Energy seeks an exemption from SW-1 Maximum earthworks thresholds where the works are associated with infrastructure owned by a network utility. Volume will otherwise be managed by the Regional Council, and amenity and stability issues addressed by the remaining standards, and the more stringent earthworks provisions contained within the Overlays.	
S159.082	Horticulture New Zealand	Earthworks-EW-R9	Oppose in part	Top Energy considers that the wording of the rule does not work as a non-complying activity and needs to be redrafted so that the activities identified are a permitted activity with a non-complying default. There is potential overlap with I –R12 given it also applies to Top Energy’s 110kv lines; as currently drafted the Infrastructure Chapter only applies to network utility operators.	Reject in part FS369.482
S454.003	Transpower New Zealand Ltd	Earthworks-EW-R9	Support	Top Energy considers that the wording of the rule does not work as a noncomplying activity and needs to be redrafted so that the activities identified are a permitted activity with a noncomplying default. There is potential overlap with I –R12 given it also applies to Top Energy’s 110kv lines; as currently drafted the Infrastructure Chapter only applies to network utility operators.	Accept FS369.483
S454.102	Transpower New Zealand Ltd	Earthworks-EW-R9	Support	Top Energy consider that the wording of the rule does not work as a noncomplying activity and needs to be redrafted so that the activities identified are a permitted activity with a noncomplying default. There is a potential overlap	Accept FS369.484

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				with I –R12 given it also applies to Top Energy’s 110kv lines; as currently drafted the Infrastructure Chapter only applies to network utility operators.	
Noise					
S45.037	Puketona Business	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.485
S143.008	Ballance AgriNutrients Limited	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.486
S159.085	Horticulture New Zealand	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.487
S182.018	NZ Agricultural Aviation Association	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.488
S331.050	Ministry of Education Te Tāhuhu o Te Mātauranga	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.489
S342.023	Waipapa Pine Limited and Adrian Broughton Trust	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.490
S356.106	Waka Kotahi NZ Transport Agency	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.491

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S416.037	KiwiRail Holdings Limited	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.492
S436.040	Northland Fish and Game Council	Noise – NOISE-O2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.493
S45.038	Puketona Business Park Limited	Noise- NOISE-P2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.494
S331.050	Ministry of Education Te Tāhuhu o Te Mātauranga	Noise- NOISE-P2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.495
S356.106	Waka Kotahi NZ Transport Agency	Noise- NOISE-P2	Oppose in part	Top Energy seeks to amend this objective to ensure consistency with policy 5.1.1 of the RPS.	Reject in part FS369.496
S454.105	Transpower New Zealand Limited	Noise- NOISES2	Support	Top Energy supports the provision for temporary activities providing lifeline utilities.	Accept FS369.497
S454.106	Transpower New Zealand Limited	General Residential – Objectives	Support	Top Energy supports the new objective GRZ-O7 to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.498
S454.107	Transpower New Zealand Limited	General Residential – Policies	Support	Top Energy supports the new policy GRZ-PX to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.499
S454.108	Transpower New Zealand Limited	Rural Production– RPROZ-O2	Support	Top Energy supports the amendments to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.500

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S454.109	Transpower New Zealand Limited	Rural Production– Policies	Support	Top Energy supports the amendments RPROZ-P1 to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.501
S454.110	Transpower New Zealand Limited	Rural Lifestyle– Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.502
S454.111	Transpower New Zealand Limited	Rural Lifestyle– Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.503
S454.112	Transpower New Zealand Limited	Rural Residential– Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.504
S454.113	Transpower New Zealand Limited	Rural Residential– Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.505
S454.114	Transpower New Zealand Limited	Settlement– Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.506
S454.115	Transpower New Zealand Limited	Settlement– Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.507
S454.116	Transpower New Zealand Limited	Mixed Use– Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.508
S454.117	Transpower New Zealand Limited	Mixed Use– Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.509

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S454.118	Transpower New Zealand Limited	Light Industrial- Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.510
S454.119	Transpower New Zealand Limited	Light Industrial- Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.511
S454.120	Transpower New Zealand Limited	Heavy Industrial- Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.512
S454.120	Transpower New Zealand Limited	Heavy Industrial- Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept duplicate
S454.122	Transpower New Zealand Limited	Natural Open Space - Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.513
S454.123	Transpower New Zealand Limited	Natural Open Space - Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.514
S454.124	Transpower New Zealand Limited	Open Space - Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.515
S454.125	Transpower New Zealand Limited	Open Space - Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.516
S454.126	Transpower New Zealand Limited	Sport and Active Recreation – SARZ-O2	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.517

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S454.127	Transpower New Zealand Limited	Sport and Active Recreation – Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.518
S454.128	Transpower New Zealand Limited	Māori Purpose– Objectives	Support	Top Energy supports the objective to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.519
S454.129	Transpower New Zealand Limited	Māori Purpose– Policies	Support	Top Energy supports the policy to provide for infrastructure that has a functional or operational need to locate in the zone.	Accept FS369.520

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