

# Resource Management Act 1991

## Submission on Notified Proposed Plan Change to Central Otago District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

### (FORM 5)

To: The Chief Executive  
Central Otago District Council  
PO Box 122  
Alexandra 9340

RECEIVED  
02/09/2022  
CODC

### Details of submitter

Name: Transpower New Zealand Limited \_\_\_\_\_

Postal address: \_31 Gilberthorpes Road, Islington 8042 Christchurch  
(Or alternative method of service under [section 352](#) of the Act)

Phone: \_\_\_03 5907126\_\_\_\_\_

Email:  
\_\_\_\_\_environment.policy@transpower.co.nz\_\_\_\_\_

Contact person: \_Trudi Burney – Senior Environmental Planner\_\_\_\_\_

(Name & designation, if applicable)

**This is a submission on proposed Plan Change 19 to the Central Otago District Plan (the proposal).**

**I am not\* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991**  
(\*select one)

**We am (select one) directly affected by an effect of the subject matter of the submission that:**

- (a) adversely affects the environment; and**
- (b) does not relate to trade competition or the effects of trade competition.**

*\*Delete this paragraph if you are not a trade competitor.*

**The specific provisions of the proposal that my submission relates to are:**

*(Give details, attach on separate page if necessary)*

\_\_\_\_\_

Please see attached letter to email \_\_\_\_\_

\_\_\_\_\_

**This submission is:**

*(Attach on separate page if necessary) Include:*

- *whether you support or oppose the specific parts of the application or wish to have them amended; and*
  - *the reasons for your views.*
- 
- 
- 

**I / We seek the following decision from the consent authority:**

*(Give precise details, including the general nature of any conditions sought)*

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- **I support / oppose the application OR neither support nor oppose** *(select one)*
- **I wish to be heard in support of this submission** *(select one)*
- **We will not consider presenting a joint case if others make a similar submission**

**In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.**

TLBurney

\_\_\_\_\_  
**Signature**

\_\_\_\_\_ 2 September 2022  
**Date**

**Submissions close at 4pm on Friday 2 September 2022**

Submissions can be emailed to [districtplan@codc.govt.nz](mailto:districtplan@codc.govt.nz)

**Note to person making submission:**

*If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

*Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a least 1 of the following applies to the submission (or part of the submission):*

- *it is frivolous or vexatious:*
- *it discloses no reasonable or relevant case:*
- *it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:*
- *it contains offensive language:*
- *it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.*

# Submission by Transpower New Zealand Ltd on Plan Change 19 Residential Zoning to the Central Otago District Plan

2 September 2022

*Keeping the energy flowing*



**SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED  
ON PROPOSED PLAN CHANGE 19 RESIDENTIAL ZONING TO THE CENTRAL OTAGO  
DISTRICT PLAN**

**To:** Plan Change 19 Submissions

The Chief Executive  
Central Otago District Council  
PO Box 122  
ALEXANDRA 9340

By email: [districtplan@codc.govt.nz](mailto:districtplan@codc.govt.nz)

**Name of Submitter making submission:**

Transpower New Zealand Ltd

**Address for Service and Correspondence**

Transpower New Zealand Limited  
Attn: Trudi Burney – Senior Environmental Planner  
31 Gilberthorpes Road  
Islington  
Christchurch 8042  
Email: [environment.policy@transpower.co.nz](mailto:environment.policy@transpower.co.nz)  
Ph: 03 590 7126

**This is a submission to Proposed Plan Change 19 – Residential Zoning to the Central Otago District Plan**

**Transpower could not gain advantage in trade competition through this submission**

**The specific provisions of the proposed plan change that the submission relates to are:**

Refer attached which outlines the specific feedback.

**Transpower NZ Ltd wishes to be heard in support of its submission.**



Signature of submitter

[or person authorised to sign on behalf of the submitter.]

**Date: 2 September 2022**

## **SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON PROPOSED PLAN CHANGE 19 RESIDENTIAL ZONING TO THE OPERATIVE CENTRAL OTAGO DISTRICT PLAN**

### **Overview**

This is a submission made by Transpower New Zealand Limited (“**Transpower**”) on Proposed Plan Change 19 Residential Zoning (“**PC19**”) to the operative Central Otago District Plan 2008 (“**District Plan**”).

This submission seeks to ensure PC19 appropriately recognises and provides for the National Grid. Specifically, from Transpower’s perspective, two of the sites to be rezoned, being 147 and 149 Dunstan Road Alexandra contain the National Grid. As such the provisions of PC19 need to ensure that the District Plan:

- Gives effect to the National Policy Statement on Electricity Transmission 2008 (“**NPSET**” or “**NPS**”);
- Recognises the need to sustainably manage the National Grid as a physical resource of national significance;
- Recognises the benefits of the National Grid at local, regional and national levels; and
- Provides for the effective operation, maintenance, upgrading and development of the National Grid.

### **Introduction to Transpower**

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand’s National Grid, the high voltage electricity transmission network for the country. The National Grid links generators directly to distribution companies and major industrial users, feeding electricity to the local networks that distribute electricity to homes and businesses. The National Grid comprises towers, poles, lines, cables, substations, a telecommunications network and other ancillary equipment stretching and connecting the length and breadth of the country from Kaikohe in the North Island down to Tiwai in the South Island, with two national control centres (in Hamilton and Wellington).

The National Grid includes approximately 11,000km of transmission lines and around 170 substations, supported by a telecommunications network of some 300 telecommunication sites, which help link together the components that make up the National Grid.

Transpower’s role and function is determined by the State-Owned Enterprises Act 1986, the company’s Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions. Transpower’s Statement of Corporate Intent for 1 July 2022, states that:

*Transpower is central to the New Zealand electricity industry, connecting New Zealanders to their power system through safe, smart solutions for today and tomorrow. Our principal commercial activities are:*

- *As grid owner, to reliably and efficiently transport electricity from generators to distributors and large users, and*
- *As system operator, to operate a competitive electricity market and deliver a secure power system.*

In line with these objectives, Transpower needs to efficiently maintain and develop the network to meet increasing demand, to connect new generation, and ensure security of supply, thereby contributing to New Zealand’s economic and social aspirations. It has to be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs. Transpower therefore has a significant interest in contributing to the process of developing an effective, workable and efficient district plan where it may affect the National Grid, including possible future changes.

### **Central Otago District Transmission Assets**

Transpower has a number of overhead, substation and telecommunications assets within the Central Otago District, comprising the following:

- Cromwell – Frankton A 110kV transmission line (CML-FKN-A)
- Gore – Roxburgh A 110kV transmission line (GOR-ROX-A)
- Halfway Bush – Roxburgh A 110kV transmission line (HWB-ROX-A)
- Roxburgh – Islington A 220kV transmission line (ROX-ISL-A)\*
- Roxburgh – Three Mile Hill A transmission line (ROX-TMH-A)
- Invercargill – Roxburgh A 220kV transmission line (INV-ROX-A)
- Invercargill – Roxburgh B 220kV transmission line (INV-ROX-B)
- Roxburgh – Twizel A 220kV transmission line (ROX-TWZ-A).

\*Asset located at 147 and 149 Dunstan Road, part of the Plan Change site

The above lines have a mixture of tower and pi-pole support structures. There are also four substations in the District, namely: Cromwell, Clyde, Naseby and Roxburgh.

A map of the assets is attached as Appendix 2.

### **National Policy Statement on Electricity Transmission 2008**

The need to operate, maintain, upgrade and develop the National Grid is a matter of national significance that is recognised in an RMA context by the National Policy Statement on Electricity Transmission 2008 (“NPSET”).

The single Objective of the NPSET is:

*“To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:*

- *managing the adverse environmental effects of the network; and*
- *managing the adverse effects of other activities on the network.”*

Of relevance to the Plan Change, the NPSET recognises that ongoing investment in the National Grid and significant upgrades are expected to be required to meet the demand for electricity and to meet the Government’s objective for a renewable energy future, therefore strategic planning to provide for transmission infrastructure is required.

Most transmission lines and substations were originally built in rural areas over open land which posed little to no constraint on the ability to operate, maintain, upgrade and develop the National Grid. Over time, urban boundaries have expanded and development has occurred under, and near the National Grid assets. Housing and other buildings and structures have been constructed under, and near, the National Grid without Transpower’s knowledge or consent.

The NPSET was (in part) developed as a mechanism to provide better management controls. It contains policies which protect the National Grid from housing being constructed under and near it. The NPSET also acknowledges that the operation, maintenance, upgrading and development of the National Grid can be significantly constrained by third party activities and development and requires such impacts to be avoided. In particular, Policies 10 and 11 of the NPSET provide the following direction that is directly relevant to the scope of Plan Change 19:

Policy 10:

*“In achieving the purpose of the Act, decision makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that the operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.”*

Policy 11:

*“Local authorities must consult with the operator of the National Grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent...”*

In the context of the Central Otago District Plan, Policies 10 and 11 of the NPSET have been given effect to in the District Plan (particularly within Sections 12 and 13 District-Wide Matters and Performance Standards and Infrastructure, Energy and Utilities).

### Specific Comments

In general, Transpower is neutral regarding the principle of Residential Zoning in the Plan Change area, as proposed. The District Plan is required to appropriately recognise and provide for the National Grid by giving effect to the NPSET which, amongst other matters, requires district plans to identify transmission lines on planning maps.<sup>1</sup> The operative District Plan maps fulfil this requirement.

PC19 as notified included changing the zone of the two specific sites, from rural (RU) to Large Lot Residential Zone (LLRZ) to operative Planning Map 42. There were generic text changes to the residential chapter but none specific to these two sites. The National Grid transmission lines are a physical part of Lot 2 DP 350011 (147 Dunstan Road, Alexandra) and traverse Lot 2 DP 546912 (149 Dunstan Road, Alexandra) as shown in Figure 1 below.



Figure 1: 147 and 149 Dunstan Road, Alexandra (147 Dunstan Road with existing tower highlighted)

Figure 2 below shows part of the District Plan Map 42 with the ROX-ISL-A traversing the bottom central area of the Plan Change site (the blue line). It is noted that there is a single circuit steel tower (220kV) within 147 Dunstan Road with the line also traversing 149 Dunstan Road.

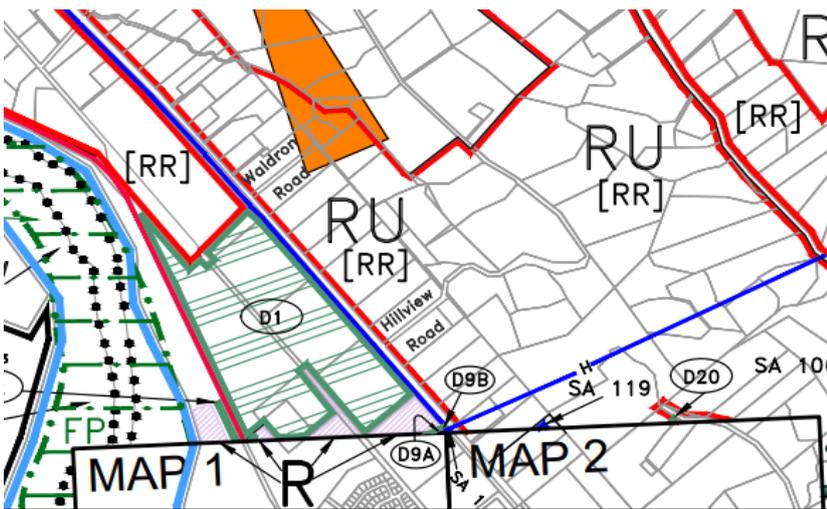


Figure 2: Part of Planning Map 42 showing the Transmission Line (Blue Line)

<sup>1</sup> NPSET Policy 12

The change in the zoning of these two sites allows for increased development, with the minimum allotment size for a dwelling being 2,000m<sup>2</sup>. Each of these allotments are just over two hectares, allowing for up to ten sites each (subject to access). The corresponding subdivision provision is also provided within the new chapter. It is noted that no changes are proposed to the existing operative subdivision section and that the provisions of Section 16.7.11 with regards to the Transmission Lines will continue to apply.

It is noted that the Section 32 report is limited and that there is no reference to the National Policy Statement on Electricity Transmission 2008 as being relevant, and it is. The Section 32 report states (on page 7) that the only national policy statement of potential relevance to the plan change is the National Policy Statement on Urban Development 2020 (NPSUD). However, the NPSET is relevant to part of the plan change area and should have been referenced and assessed in the Section 32 report. There is no assessment of these sites in regards to the appropriateness of the re-zoning and the potential intensification of the sites within the National Grid.

As a further consequence, there is no certainty that plan users will be alerted to the associated provisions in Sections 12, 13 and 16 that regulate land use and development in proximity to the National Grid. Transpower notes that the National Grid will continue to be mapped, and the associated provisions will continue to apply, however this is unclear and this submission is made for the avoidance of doubt.

Transpower's specific relief is set out in Appendix 1.

### **Summary**

Transpower is neutral regarding the principle of rezoning in Plan Change 19 Residential Zone, on the proviso that there are no changes that could impact on the National Grid and that specific reference be made to Sections 12, 13 and 16 in the new chapter to ensure that the National Grid is considered when these sites are developed, including land use and subdivision.

Transpower also requests that the Section 32 report be updated to include appropriate analysis of the NPSET and how this may impact on the two sites at 147 and 149 Dunstan Road, Alexandra.

Transpower wishes to be heard by the hearings panel appointed to make recommendations in respect of submissions on Plan Change 19 Residential Zone.

Transpower seeks that the hearings panel recommends that no changes are made to the existing District Plan provisions in Sections 12, 13 and 16 that regulate land use and development in proximity to the National Grid, that the new provisions specifically reference these sections in regards to any site with National Grid assets within or over it, and that any changes to the planning maps retain the existing transmission line through the site.

Contact details are as follows:

P: +64 3 590 7126

E: environment.policy@transpower.co.nz

Yours faithfully

**TRANSPower NZ LTD**



Trudi Burney  
Senior Environmental Planner

**Appendix 1: Relief Sought By Transpower New Zealand Limited**

Clause / Section	Title	Relief Sought	Amendment	Reason						
Planning Maps	Proposed Plan Change 19	Neutral	Amend Operative District Plan Map 42 to show the extent of the area proposed to be rezoned and show the National Grid in a manner consistent with the Operative Plan Map version.	The Plan Change as notified is not accompanied by an amendment to the relevant Operative District Plan Map 42, indicating the extent of the area to be rezoned. Transpower requests that the National Grid will continue to be mapped within the Plan Change area, as is required by Policy 12 of the NPSET.						
Plan Change text	Proposed Plan Change 19	Neutral	<p>Add reference to National Grid provisions in Sections 12, 13 and 16 of the Operative District Plan in the Large Lot Residential Zone Introduction</p> <p>Add new LLRZ standard and amend LLRZ-R1 – R15 to include reference to LLRZ – S8.</p> <p>Proposed new LLRZ-S8 provision;</p> <table border="1" data-bbox="719 935 1491 1278"> <tr> <td>LLRZ-S8</td> <td>High Voltage Transmission Lines</td> <td>Activity Status where compliance not achieved</td> </tr> <tr> <td>Large Lot Residential Zone</td> <td>Any use or development of a site with High Voltage Transmission lines within or over the site shall be subject to the relevant provisions of Sections 12, 13 and 16 of the operative District Plan</td> <td>NC</td> </tr> </table>	LLRZ-S8	High Voltage Transmission Lines	Activity Status where compliance not achieved	Large Lot Residential Zone	Any use or development of a site with High Voltage Transmission lines within or over the site shall be subject to the relevant provisions of Sections 12, 13 and 16 of the operative District Plan	NC	Transpower wishes to ensure that no changes are proposed to Sections 12, 13 and 16 of the operative District Plan, specifically the provisions that regulate subdivision, land use and development in the National Grid Yard and National Grid Corridor. These provisions give effect to Policies 10 and 11 of the NPSET and must continue to apply within the Plan Change site.
LLRZ-S8	High Voltage Transmission Lines	Activity Status where compliance not achieved								
Large Lot Residential Zone	Any use or development of a site with High Voltage Transmission lines within or over the site shall be subject to the relevant provisions of Sections 12, 13 and 16 of the operative District Plan	NC								

***Appendix 2: Map of Transpower Assets in the Central Otago District***

# Transpower Assets

## Central Otago District

### Legend

Territorial Land Authority

Boundary

NZ Roads

Highways

### Transpower Assets

Cable Protection Zone

Overhead Fibre Cable

Underground Fibre Cables

Site

ACSTN

COMMS

HVDC

TEE

Transmission Line

0kV Overhead

11, 66kV Underground

11, 33, 66 kV Overhead

110kV Underground

110 kV Overhead

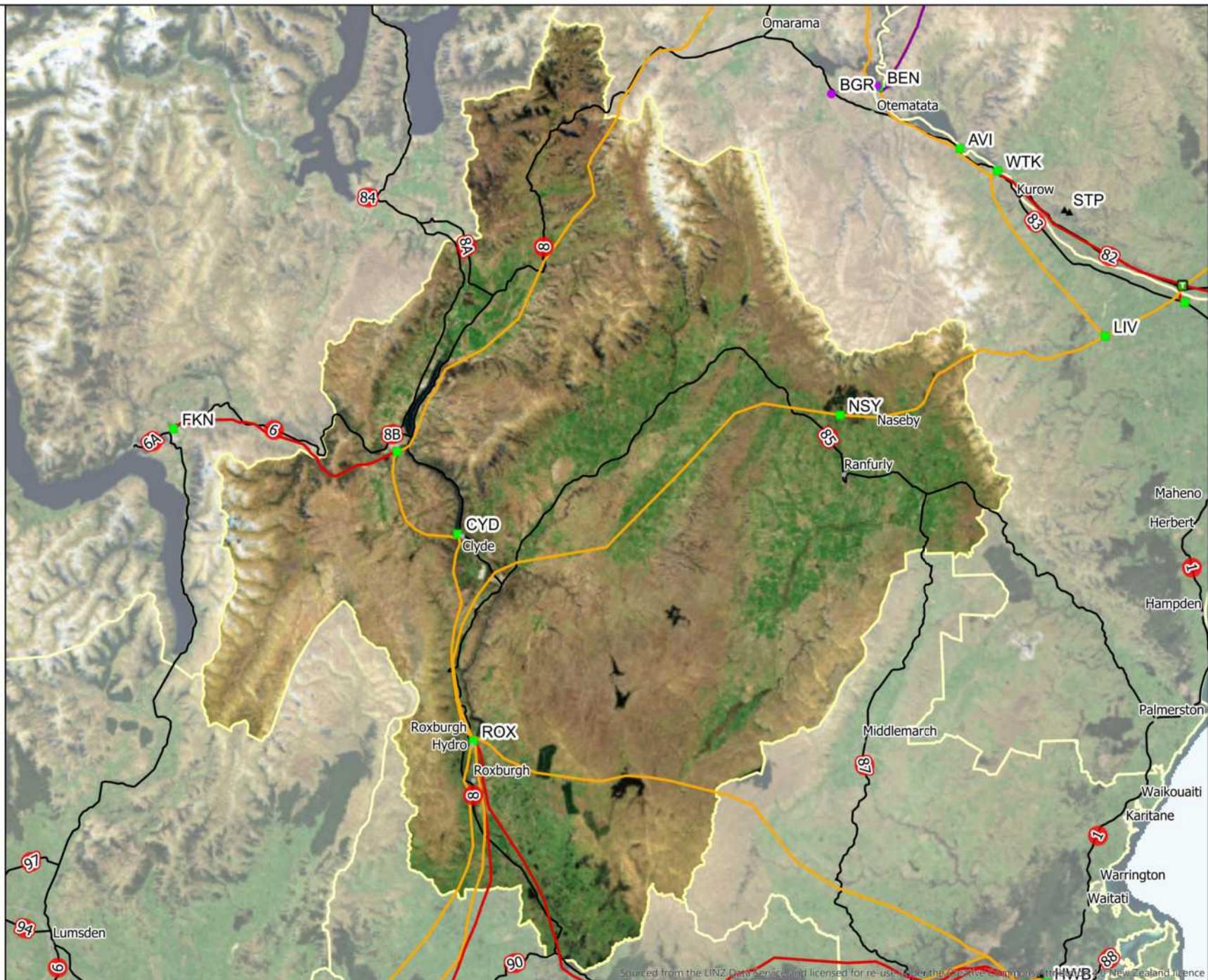
220kV Underground

220 kV Overhead

350 kV Overhead

350kV Submarine

400kV Overhead



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