

RESOURCE MANAGEMENT ACT 1991

FORM 5

SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE TO CENTRAL OTAGO DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council
PO Box 122
ALEXANDRIA 9340

Name of Submitter: Transpower New Zealand Limited
(Full name)

This is a submission on proposed Plan Change 13 to the Central Otago District Plan (the proposal).

I could/could not* gain an advantage in trade competition through this submission.
(* Select one)

I am/am not* 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 entire paragraph if you could not gain an advantage in trade competition through this submission)
(* Select One)

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

Please refer to the attached submission
(Please give details and continue on additional page if necessary)

My submission is:

Please refer to the attached submission
(Please include:

- whether you support or oppose the specific provisions or wish to have them amended; and
reasons for your views;
and continue on additional page if necessary)

I seek the following decision from the local authority:

Please refer to the attached submission
(Please give precise details)

I wish/do not wish to be heard in support of my submission.
(Please strike out as applicable)



TRANSPOWER

Keeping the energy flowing

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20 June 2018

Central Otago District Council
PO Box 122
Alexandra 9340

By email: info@codc.govt.nz

Tēnā koe

SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON CENTRAL OTAGO DISTRICT COUNCIL PROPOSED PLAN CHANGE 13 PURSUANT TO CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

Transpower New Zealand Limited ("Transpower") is the State Owned Enterprise that plans, builds, maintains and operates New Zealand's high voltage transmission network (the National Grid) which links generators to distribution companies and major industrial users. The National Grid, which extends from Kaikohe in the North Island down to Tiwai in the South Island, transports electricity throughout New Zealand.

The National Grid comprises some 12,000 km of transmission lines and 167 substations. This is supported by a telecommunications network of some 300 telecommunication sites that link together the components that make up the National Grid. Transpower's assets within the Central Otago District include:

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

A plan showing the location of these assets is included in **Appendix A**.

The importance of Transpower's assets and functions have been recognised at a national level through two key Resource Management Act 1991 (RMA) national instruments: the National Policy Statement on Electricity Transmission 2008 (NPSET) and the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA). The Central Otago District Council (CODC) has partly given effect to the NPSET in the District Plan and the relevant provisions are contained within Section 12 "District Wide Rules and Performance Standards", Section 13 "Infrastructure, Energy and Utilities" and in the relevant zone chapters of the Operative District Plan¹.

¹ Plan was made operative in September 2013.

General comments on Proposed Plan Change 13

Proposed Plan Change 13 (PC13) proposes to insert a new section into the District Plan, Section 20: River Terrace Resource Area. Proposed Section 20 includes objectives, policies and rules relating to subdivision and development in the River Terrace Resource Area. PC13 seeks to provide comprehensive development of urban activities including medium and higher density residential activity, retirement living, a neighbourhood centre (and a possible school), along with an open space network, walkways, roading and infrastructure. Development is proposed to be guided by a Structure Plan. These types of activities have potential to impact on Transpower's assets if there are not adequate provisions in place to protect them.

Transpower understands PC13 only applies to Section 28 Block I Cromwell Survey District and Part Section 24 Block 1 Cromwell Survey District (49.8 ha in total). Plans showing the location of the PC13 area in relation to Transpower's assets are included in **Appendix B**.

Transpower's existing Cromwell – Frankton A (CML – FKN A) 110kV transmission line is located approximately 65m to the south-east of the proposed PC13 area (refer to **Appendix B**). The parcel to the south of PC13 (which the CML-FKN A line crosses) is 222 Pearson Rd, Cromwell (Pt Sec 48 Sarita Subdivision) and is not part of the plan change area.

Transpower sought clarification from CODC relating to whether the district wide provisions (Sections 11-15) prevail over any underlying zone-specific provisions. This is important for Transpower as most of the existing transmission line corridor provisions in the District Plan are in Section 12 "District Wide Rules and Performance Standards" (which partly gives effect to the NPSET). Transpower sought clarification from Adam Vincent, Planning Officer at CODC. Mr Vincent advised that the Council's interpretation was that Section 12 "District Wide Rules and Performance Standards", have equal weight to the underlying zone-specific sections². As drafted, PC13 proposes that the zone-specific River Terrace Resource Area (Section 20) provisions would prevail when there is conflict with the general provisions. Transpower's expectation is that more stringent requirements in Sections 11-15 would prevail over the zone-specific provisions in PC13 in the event there is conflict and have requested amendments in **Schedule 1** to clarify this matter. PC13 would fail to give effect to the NPSET if it were to contain less stringent provisions relating to managing effects on the National Grid which prevailed over more stringent provisions elsewhere in the District Plan.

Transpower has a strong interest in the wider area surrounding PC13 because of the existing CML – FKN A transmission line, but also because of the additional development proposals we are aware of in the surrounding environment. For instance, Transpower has had high level discussions regarding a potential residential and recreational development on the adjacent site to the east (Lot 3 DP 403966).

Specific comments on Proposed Plan Change 13 - NZECP34:2001 (NZECP)

Any activities and development within the River Terrace Resource Area (or ancillary works in areas surrounding the plan change area) must comply with any relevant requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP). NZECP specifies minimum safe separation distances for buildings/structures, earthworks, mobile plant (including machinery and vehicles crossing beneath the transmission lines) and people from transmission lines and support structures. These minimum safe distances have been set primarily to protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards. NZECP is a regulation under the Electricity Act 1992 and compliance with its provisions is mandatory. Transpower is happy to work with the developers, contractors and future owners to help them understand and comply with any relevant requirements under NZECP.

² A. Vincent, Planning Officer, personal communications, 12 June 2018.

Dust concerns

Transpower considers there is a high risk of dust being generated during earthworks to establish the PC13 area, especially during the typically dry summer period. Particulate matter, such as dust from earthworks, can build up on and accelerate the corrosion of transmission lines and support structures, including the existing CML – FKN A transmission line. Particulate build-up can result in arcing of insulators, causing flashovers, and resulting in increased risks to public safety, and loss of electricity supply. In Transpower's experience, the risk of increased particulate matter damaging conductors is closely associated with increased development activities near transmission lines, including those involving large scale earthworks. As the River Terrace Resource Area will involve large scale earthworks, Transpower wishes to ensure that this risk is recognised and managed.

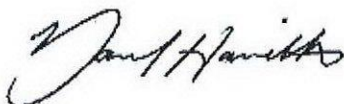
Transpower notes that dust emissions to air and dust nuisance is primarily controlled by the Regional Council, but dust is generated by land use activities which are managed by the District Council. The current District Plan notes that dust effects are therefore relevant issues for CODC to consider when assessing land use proposals³.

Transpower has sought relief for these general and specific matters in **Schedule 1** below.

1. Transpower seeks relief in relation to the Central Otago District Proposed Plan Change 13 as detailed in **Schedule 1**.
2. The reasons for the submission by Transpower are set out above and in **Schedule 1**.
3. Transpower **wishes to be heard** in support of this submission and would not consider presenting a joint case at the hearing.
4. Transpower could not gain an advantage in trade competition through this submission.

Please contact me on (03) 590 6923 or Daniel.Hamilton@transpower.co.nz if you have any queries or should you require clarification of any matter.

Nāku, nā
TRANSPower NZ LTD

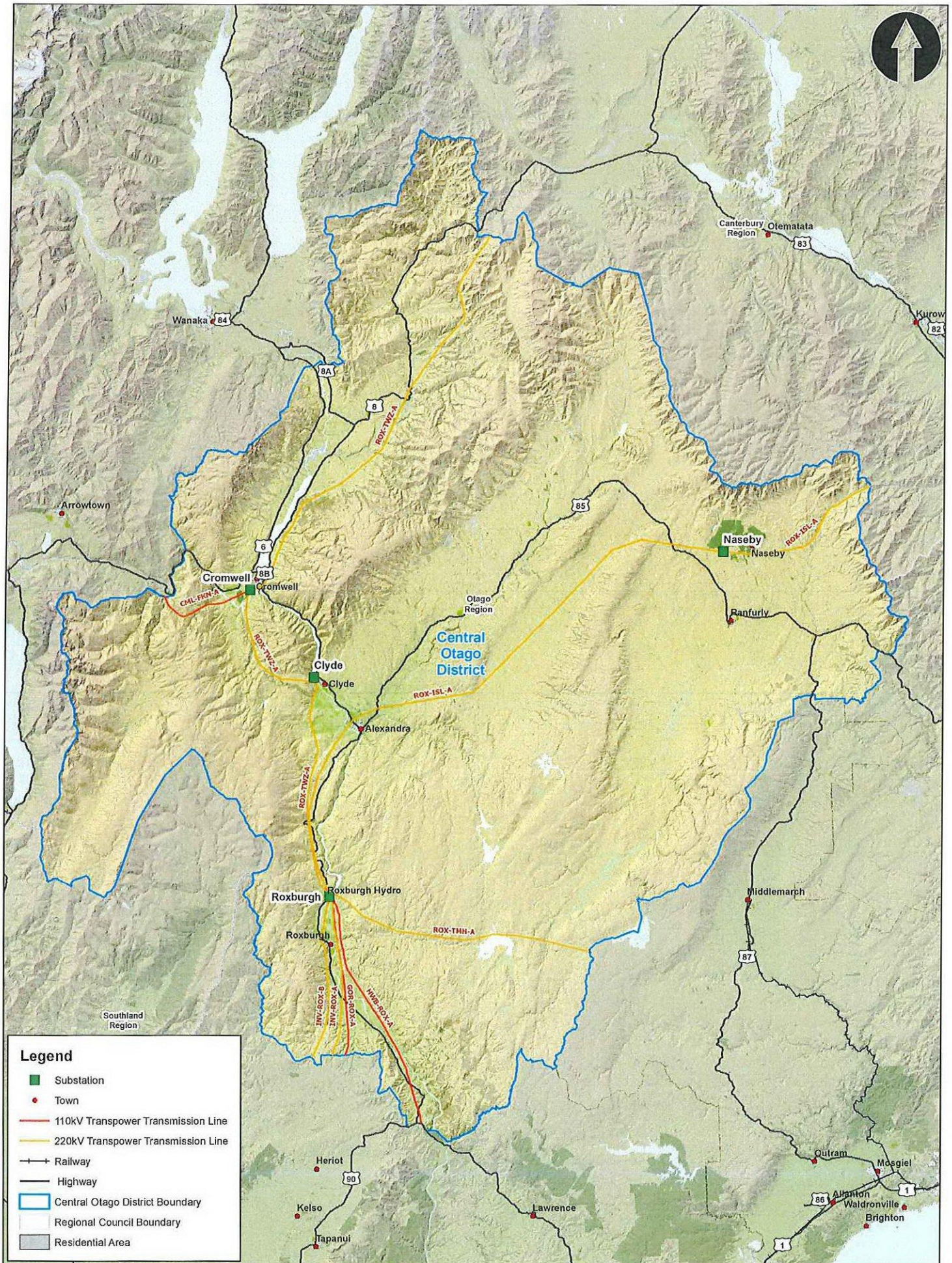


Daniel Hamilton
Environmental Regulatory Team Leader (Acting)

³ Issue explanation 12.2.4, page 12:3.

Schedule 1: Submission by Transpower on the Proposed Plan Change 13 - Decisions Sought

Clause / Section	Relief Sought	Amendment	Reason
20.1 Introduction	Insert new clause	Insert new clause: <i>"Sections 11 – 15 of the District Plan contain issues, objectives, policies, rules and standards which apply district wide, including in the River Terrace Resource Area. Where any of these district wide provisions (Sections 11-15) conflict with the provisions of the River Terrace Resource Area (Section 20), the district wide provisions (Sections 11-15) prevail"</i>	Transpower requests that the district wide issues, objectives, policies, rules and/or standards (Sections 11-15) shall prevail over any conflicting Section 20 (River Terrace Resource Area) issues, objectives, policies, rules and/or standards. Clarifying this matter will assist all plan users. Section 12 contains district wide objectives, policies, rules and standards relating to access, parking, loading, noise, signs, electrical interference, odour and dust, external appearance of land and buildings, temporary activities and transmission lines. Sections 11, 13-15 control many important activities which apply district wide including heritage precincts; infrastructure, energy and utilities; heritage buildings, places, sites; and financial contributions.
20.3 Objectives	Oppose	Amend proposed clause: <i>"The objectives contained in this section are specific to the River Terrace Resource Area. The objectives in the following sections of the District Plan are also relevant to the subdivision, use, development, and protection of land in the River Terrace Resource Area: Section 3.3 (Manawhenua) Section 6.3 (Urban Areas) Section 12.3 (District Wide) Section 13.3 (Infrastructure, Energy and Utilities) Section 14.3 (Heritage) Section 15.3 (Financial Contributions) Section 16.3 (Subdivision) Section 17.3 (Hazards) Where any of the objectives of the River Terrace Resource Area conflict with the objectives in the sections listed above, the objectives in the sections listed above of the River Terrace Resource Area shall prevail."</i>	Consistent with the above, Transpower requests that the district wide objectives (Sections 11-15) shall prevail over any conflicting Section 20 (River Terrace Resource Area) objectives. Clarifying this matter will assist all plan users. Transpower considers that the River Terrace Resource Area provisions prevailing, when there is conflict with the district wide provisions is a significant step change from the status quo (where district wide provisions have equal weight in all decision-making to the underlying zone-specific sections).
20.3.10 Objective – Compatibility with surrounding activities	Support in part	Amend proposed clause: <i>"20.3.10 Objective – Compatibility with surrounding activities Development which is undertaken in a manner that is compatible with the surrounding land uses including State Highway 6, National Grid transmission lines, motorsport activities, orcharding."</i>	Minor amendment recognising the National Grid Transmission Line as nationally significant infrastructure and is an important part of surrounding land uses. Development within the River Terrace Resource Area needs to be compatible with all surrounding land uses including the National Grid transmission line.
20.4 Policies	Oppose	Amend proposed clause: <i>"Where any of the policies of the River Terrace Resource Area conflict with the policies in the sections listed above, the policies in the sections listed above of the River Terrace Resource Area shall prevail"</i>	Consistent with the above, Transpower requests that the district wide policies (Sections 11-15) shall prevail over any conflicting Section 20 (River Terrace Resource Area) policies. Clarifying this matter will assist all plan users. Transpower considers that the River Terrace Resource Area provisions prevailing, when there is conflict with the district wide provisions is a significant step change from the status quo (where district wide provisions have equal weight in all decision-making to the underlying zone-specific sections).
20.4.11 Policy – Compatibility with surrounding established land uses	Support in part	Amend proposed clause: <i>"Policy 20.4.11C: Ensure that potential reverse sensitivity effects on nearby activities, including State Highway 6, National Grid transmission lines, motorsport activities and orcharding are adequately managed"</i>	Consistent with the above, minor amendment requested to ensure any reverse sensitive effects on the National Grid Transmission Line (as nationally significant infrastructure) are adequately managed.
20.7.1 Permitted Activities	Support	Retain clause: <i>(i) Compliance with standards Any activity that is not listed as a controlled, discretionary (restricted), discretionary, non-complying or prohibited activity and that complies with the rules and standards set out in Sections 11 to 15 of this Plan and the standards set out in Rules 20.7.1(ii) – (v) is a permitted activity [Emphasis added].</i>	Transpower supports that any activities in the River Terrace Resource Area, will need to comply with all district wide rules and standards set out in Sections 11-15 of the District Plan, otherwise consent will be required. Transpower has concerns with dust from the area covered by PC13 in terms of the effects on its assets as outlined above. Compliance with the District Wide Rules and Performance Standards relating to dust (including Issue 12.2.4, Objective 12.3.4, Policy 12.4.7 and Method of Implementation 12.5.5) is important to address these concerns and ensure dust from the PC13 area is appropriately managed.



Legend

- Substation
- Town
- 110kV Transpower Transmission Line
- 220kV Transpower Transmission Line
- Railway
- Highway
- Central Otago District Boundary
- Regional Council Boundary
- Residential Area




TRANSPOWER 

14-Jun-2018
 Scale: 5,000
 Plan Size: A4P


**Appendix B: PC 13 area and
 Transpower's CML-FKN A line (1)**

125 0 125 Meters



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14-Jun-2018

Scale: 2,500

Appendix B: PC 13 area and Transpower's CML-FKN A line (2)

63 0 63 Meters



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Plan Size: A4L