



# 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

### DETAILS OF SUBMITTER

Name of Submitter: Aurora Energy Limited

Postal Address: 10 Halsey Street, Dunedin 9016

(Or alternative method of service under [section 352](#) of the Act)

Telephone: 0800 22 00 05

Email: Angus.Robertson@auroraenergy.nz

Contact Person: Angus Robertson, Property & Environmental Planner

(Name & designation, if applicable)

This is a submission on proposed Plan Change 18 to the Central Otago District Plan (the proposal).

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

~~I/We am/am not (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

**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.

Please see attached

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

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

Please see attached

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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~~ to be heard in support of this submission (select one)
- ~~I/We will consider presenting a joint case if others make a similar submission~~  
\*Delete this paragraph if not applicable.

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.



Signature

08/12/2021

Date

**Submissions close in response to proposed Plan Change 18 at 4pm on  
Thursday 9 December 2021**

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 ON CENTRAL OTAGO DISTRICT COUNCIL NOTIFIED PLAN CHANGE 18

**To:** Central Otago District Council  
PO Box 122  
**Alexandra, 9340**

**From:** Aurora Energy Limited  
10 Halsey Street  
PO Box 1404  
**DUNEDIN 9054**

This is a submission on public notice Plan Change 18, Cromwell, which seeks to include approximately 65.5ha of land as an extension to the Cromwell Industrial Resource Area.

### **Background**

Aurora Energy Limited (Aurora Energy) owns, operates and maintains an electricity distribution network in the Dunedin, Central Otago and Queenstown Lakes districts. This network carries electricity from the National Grid to more than 87,000 homes and businesses across Dunedin City and the Central Otago region. Aurora Energy owns substations, lines and cables located in public road reserve, as well as on private property. In addition to the distribution network, Aurora has the capacity to own and operate high voltage (up to 110kV) transmission lines, and associated structures in future, and may be required to do so as regional electricity demand grows. Aurora is committed to providing its customers in the region with an effective and secure supply of electricity which, in doing so, provides a critical service to customers, as well as a public good to local communities including hospitals, schools, offices and residential dwellings.

Aurora Energy owns three separate lines and supporting infrastructure running through the area of land proposed for rezoning, legally described as Lot 5 DP 454268, Lot 3-4 DP 526140 and Section 2 SO Plan 526035. The infrastructure includes 66Kv and 33Kv extra high voltage conductors, an 11Kv high voltage conductor and a 230V low voltage underground cable as well as supporting infrastructure including 38 poles, switching gear and junctions. The lines and associated infrastructure cross Bannockburn Road to the south of the site and Cemetery Road to the north, as shown in **Figure 1** below.

These lines are strategic assets for Aurora Energy serving a number of commercial, residential and industrial customers in Cromwell and the wider Central Otago/Queenstown Lakes region. One of these lines goes on to follow SH6 to the east to supply Wanaka and surrounds, while

another, the "Meg Line", connects to the generation facility at the Roaring Meg. These lines have been in operation since 1979, 1984 and 1994 and are continually upgraded and maintained as load grows within the Central Otago region. Aurora Energy has planned expansion works for the "Meg Line" in particular over the next planning period, as outlined within the Aurora Energy Asset Management Plan 2017-2027, to provide additional support to the region and security from extended outages.

Aurora Energy also have infrastructure bordering the other, smaller, sites included in Plan Change 18 adjacent to State Highway 6, legally described as Lot 1 & 2 DP 390710. Although this is not as likely to be directly impacted by the rezoning, being in the adjacent road reserve rather than contained within the site. This infrastructure is shown in **Figure 2** below.

Given the significance of this infrastructure it is important any works that are to be undertaken on the site are carried out in a manner that do not undermine it or compromise compliance with New Zealand Electrical Code of Practice – 34 – Safety Clearances (NZECP34). From the information available in the plan change application, is it not clear what, if any, changes will be required to Aurora Energy's infrastructure.

NZECP 34 is governed by the Electricity (Safety) Regulations 2010 and the Electricity Act 1992. Part 2 of the Regulations prescribes general safety requirements that must be maintained by private landowners and electricity infrastructure owners. Clause 17 of the Regulations provides for the following:

- *A person who carries out any construction, building, excavation, or other work on or near an electric line must maintain safe distances – in accordance with ECP 34.*

It is an offence to carry out any work without maintaining the safe distances set out within NZECP34. The person who carries out the work and/or is in control of the work may be prosecuted. A failure to comply with the setback standards within NZECP34 can also create a significant health and safety risk for staff and/or contractors working within the setback distances. This may give rise to further liability under Health and Safety legislation. Work that cannot be completed in accordance with the requirements of NZECP34 is prohibited.

Aurora Energy is concerned that any resultant development and operation of the site(s) from Plan Change 18 does not result in issues associated with reverse sensitivity, compromise the functionality of its regionally significant network infrastructure, or result in adverse safety outcomes.

### **Trade Competition**

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

### **The Specific Parts of the Application the Submission Relates to:**

Aurora Energy's submission is in relation to the entire subject matter of the application.

## Submission

### **Aurora Energy's submission is as follows: —**

Aurora Energy's submission is neutral regarding the rezoning of the proposed site(s). However, given the close proximity of Aurora Energy's infrastructure on, and adjacent to, the proposed sites, Aurora Energy highlights the following concerns:

- Aurora Energy seeks to ensure the protection of its assets from adverse effects, including reverse sensitivity effects associated with land use activities and appropriate management of potential adverse effects of Aurora Energy's network, taking into consideration the specific locational, technical and operational requirements of its network. These obligations are largely found within the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP 34:2001"), although other regulatory documents also control works undertaken in the proximity of Aurora Energy's network.
- The proposed development is located in close proximity to a number of regionally significant Aurora Energy assets (in particular the high voltage lines identified above).

Specific obligations include:

- The application must comply with NZECP 34:2001 Electrical Safe Distances when building near overhead lines. If the proposal requires work closer than four metres to overhead lines, the applicant must obtain a close approach approval from Aurora Energy.
- All excavation within five metres of a power pole requires close approach approval. Digging includes anything that disturbs or penetrates the ground including shovels, excavators, hammer drills, directional drillers and hydro excavators.
- No mechanical excavation shall occur within two metres of strategic cables.
- Depending on the nature of the works it may be necessary to disconnect the power. Given the significance of the line careful consideration will need to be given to management of any outages.
- No landscaping is to be planted under any of the overhead lines, or on top of the underground cables.
- Correspondence with an Aurora Energy engineer is required prior to any excavations occurring to ensure that underground cables and supporting infrastructure are not damaged, and to ensure that the foundations of any poles are not undermined.
- It is noted that only public roads have been addressed in the application. There is no mention of the electricity assets of Aurora Energy on the subject site(s) or the need for connections to the Aurora Energy network. If the plan change is approved, the existing Aurora Energy lines will likely provide the source of electricity supply to future

developments. Easements for such services may be required if the site is subdivided and subsequently developed.

- Aurora Energy therefore seeks assurances from the applicant that the operation and maintenance of its assets will not be adversely affected by the proposed plan change.



Figure 1 - Aurora Energy Lines and support infrastructure crossing the proposed IRA extension



Figure 2 - Aurora Energy Lines and support infrastructure adjacent to the proposed IRA extension

**Aurora Energy seeks the following decision from the consent authority:**

If the Central Otago District Council approves Plan Change 18, then Aurora Energy seeks performance standards or advice notes attached to any further approvals that will address the issues outlined above.

**Hearing**

Aurora Energy reserves its right to be heard in relation to the application. If appropriate conditions, performance standards or other mechanisms are included and accepted by the Council, Aurora Energy is unlikely to need to be heard.

**If others make a similar submission, Aurora Energy will consider presenting a joint case with them at the hearing.**

**Date:** 8 December 2021

(A signature is not required if you make your submission by electronic means.)

<b>Address for service of submitter:</b>	Aurora Energy Limited, 10 Halsey Street Dunedin
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<b>Email:</b>	angus.robertson@auroraenergy.nz
<b>Contact person:</b>	Angus Robertson Property and Environmental Planning Analyst