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To Timaru District Council

**SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON
PLAN CHANGE 22 – WASHDYKE FLAT ROAD INDUSTRIAL PLAN CHANGE,
BY SEADOWN PROPERTIES LTD
PURSUANT TO CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT
1991
RMA FORM 5**

Transpower New Zealand Limited (“Transpower”) is the State-Owned Enterprise that plans, builds, maintains, owns and operates New Zealand’s electricity transmission network, the National Grid. The National Grid links generators to distribution companies and major industrial users and comprises around 12,000 kilometres of transmission lines and over 160 substations.

National Significance of the National Grid

The national significance of the National Grid is recognised, in the context of the Resource Management Act 1991 (‘RMA’), by the National Policy Statement on Electricity Transmission (2008) (the ‘NPSET’).

National policy statements are at the top of the hierarchy of planning instruments under the RMA. The NPSET sets a clear directive to councils on how to provide for National Grid resources (including future activities) when drafting plans under the RMA. The NPSET confirms the national significance of the National Grid and establishes a clear national policy direction that recognises the benefits of electricity transmission, the effects of and on the National Grid, and the need to appropriately manage activities and development under and in close proximity to it.

The one objective of the NPSET is as follows:

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:

a. Managing the adverse environmental effects of the network; and

b. Managing the adverse effects of other activities on the network.

This objective recognises that the electricity transmission network itself potentially gives rise to adverse effects, and, conversely, that other activities can potentially adversely affect the network. The NPSET's 14 policies provide for the recognition of the benefits of the National Grid, as well as the environmental effects of transmission and the management of adverse effects on the National Grid. The policies must be applied by both Transpower and decision-makers under the RMA, as relevant.

Of specific relevance to Proposed Plan Change 22, Policies 10 and 11 of the NPSET provide the primary direction on the management of adverse effects of subdivision, land use and development activities on the transmission network. These policies are critical matters for the plan change to address.

Policy 10 is as follows:

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 operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.

Policy 11 relates to the development of buffer corridors, and is as follows:

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. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).

Transpower's interest in Proposed Plan Change 22

As outlined in the Report¹ accompanying the proposed plan change request ('the **Report**'), the Transpower owned and operated high voltage Ashburton to Timaru A and B 110kV ("ASH-TIM 110kV") single circuit transmission lines on single and pi-poles traverse through the area subject to Proposed Plan Change 22 ('**PPC 22**'). Refer Figure 1 below (source PPC 22 Report).

¹ Seadown Properties Limited, Proposed Private Plan Change to the Timaru District Plan, dated 9 April 2020, Prepared by WSP, Reference 6-TWE03.00

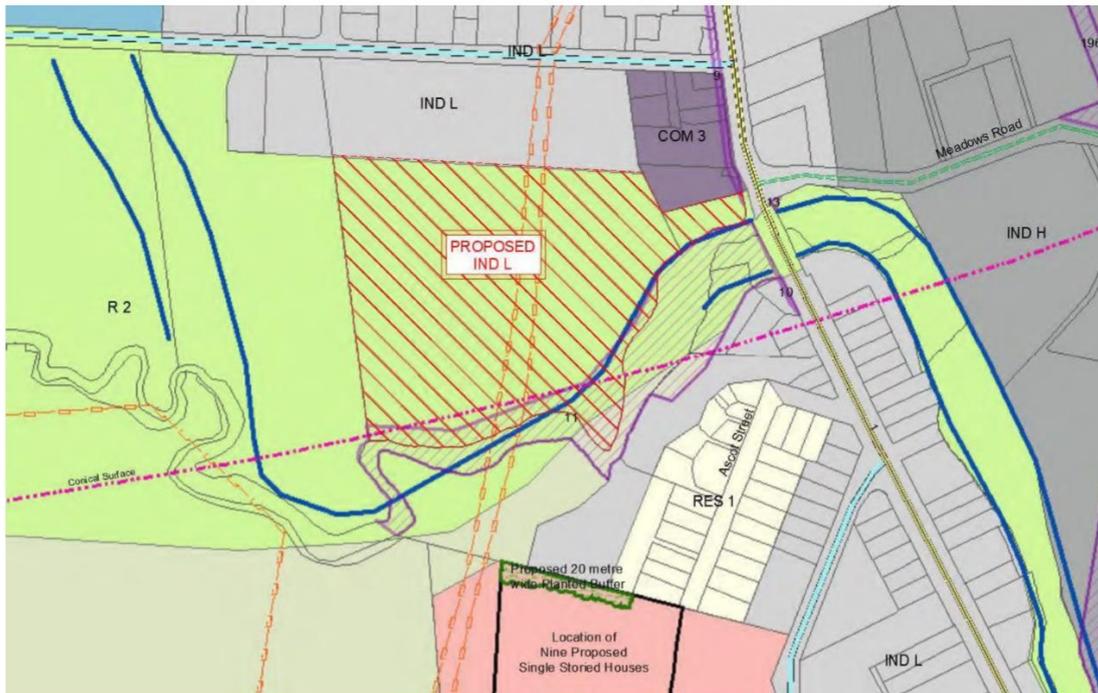


Figure 1. PCC 22 Site area shown as red hatched, and existing National Grid ASH-TIM 110kV Lines

Transpower has no view or position in relation to the change of zoning overall, with its specific interests confined to the National Grid assets on, and traversing the site.

As outlined in the Report, the applicant has consulted with Transpower with feedback provided by Transpower largely addressed and incorporated into the plan change. In particular Transpower supports the provision of specific rules relating to the National Grid. Transpower notes the site is subject to Resource Consent 101/102.2018.94 which includes a requirement for a number of conditions relating to the National Grid lines, and as outlined in the Report, these conditions are to be set out in consent notices for new titles issued for the site. Transpower supports the provision of consent notices, but also supports the provisions of specific rules in the district plan for the site as the consent notice does not cover all relevant matters, such as earthworks.

As outlined in Schedule 1 attached, two amendments are sought to proposed Rule 5.42 to provide consistency with the consent notices and also reflect likely activities within the sought industrial zoning of the site.

Transpower’s submission and relief sought on Proposed Plan Change 22

1. Transpower seeks relief in relation to Proposed Plan Change 22 as detailed in Schedule 1. Transpower NZ Ltd is the owner and operator of the National Grid. The need to operate, maintain, develop and upgrade the National Grid is identified as a matter of national significance under the National Policy Statement on Electricity Transmission 2008. Transpower also has an interest as an occupier of the site.
2. The reasons for the submission by Transpower are set out 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 (09) 590 7540 or environment.policy@transpower.co.nz if you have any queries or should you require clarification of any matter.

Yours faithfully

TRANSPOWER NZ LTD

A handwritten signature in black ink, appearing to read 'P. Whitney', written in a cursive style.

Pauline Whitney
Senior Environmental Planner

Schedule 1

Clause / Section	Specific PPC 22 Provision	Relief Sought	Amendment Sought	Reason
Rezoning to Industrial zoning	Planning Map 27	Neutral	N/A	<p>On the basis the District Plan is amended in accordance with the provisions outlined in Appendix 3 of the Report accompanying the plan change application, Transpower is neutral on the proposed rezoning proposal.</p> <p>Transpower notes that while outside the ambit of the plan change itself, Transpower supports the statement in the Report accompanying the plan change request that conditions provided in Resource Consent 101/102.2018.94 relating to the National Grid lines are to be set out in consent notices for new titles issued for the site.</p>
Part D4, Industrial L Zone	Rule 5.42	Oppose in part	<p>Amend Rule 5.42 as follows: <i>5.42 No building or <u>structure</u> activity sensitive to the National Grid shall be located within: (i) 10 metres of the centre line of a National Grid transmission line on single poles; (ii) 12 metres of the centre line of a National Grid transmission line on pi poles; and (iii) 12 metres of the foundation of a National Grid</i></p>	<p>Transpower supports the provision of a rule specific to buildings or activities within proximity of the National Grid, but requests two amendment to the rule as follows:</p> <ol style="list-style-type: none"> 1. Amendment to Rule 5.42 to clarify that it is not only buildings or activities for sensitive activities (emphasis added) which are to be managed, but all buildings and structures. The amendment would give effect to Policy 10 of the NPSET in that it recognises that any inappropriate buildings or structures can compromise the National Grid. The amendment would also reflect and ensure consistency with conditions 18² and 19³ of Resource Consent 101/102.

² No buildings shall be located within 12 metres of the centreline of the Ashburton – Timaru A (ASH-TIM - A) and the Ashburton – Timaru B (ASH-TIM - B) 110 kV National Grid transmission lines.

³ No buildings or structures shall be located within 12 metres of any outer visible edge of any National Grid support structure, except for non-conductive fencing, which can be located 6m from any outer visible edge of the support structure foundation.

Clause / Section	Specific PPC 22 Provision	Relief Sought	Amendment Sought	Reason
			<i>transmission line support structure</i>	<p>2018.94.1 (which are to be imposed as consent notices against the titles) for the site.</p> <p>It is noted the proposed reference to ‘buildings or structures for sensitive activities’ reflects the National Grid provisions within the Residential Zone of the Operative Timaru District Plan. However, this reference is not directly applicable to the Industrial zone given the nature of the zone itself and activity permitted within the zone.</p> <p>2. Amendment to Rule 5.42 to delete clause i) which refers to 10m setback from the centre line of a National Grid transmission line on single poles, and amendment to clause ii) to delete reference to the support structure type.</p> <p>While the 10m setback requirement is broadly aligned with Transpower’s corridor management approach, it is inconsistent with the consent notice to be applied to the sites (Resource Consent 101/102. 2018.94.1 condition 18) which imposes a 12m setback from the centreline regardless of the support structure type. Given the consent notice is an enforceable document, Transpower supports consistency between the district plan provisions and the consent notice.</p>
Part D4, Industrial L Zone and Part D6 Subdivision	Policy 4.1.2.2 Rule 3A.4 Rule 4.3 Rule 5.41 Rule 5.43 Rule 5.44 Notes 1 and 2 Rule 5.45	Support	N/A	Transpower supports the proposed policy and rules as outlined in Appendix 3 of the Report accompanying the plan change request. In particular Transpower supports the setback standards in relation to the National Grid, and the default non complying activity status. The provisions are supported on the basis they give effect to the National Policy Statement on Electricity Transmission 2008.

Clause / Section	Specific PPC 22 Provision	Relief Sought	Amendment Sought	Reason
	Rule 6.3.5A (vi) Rule 6.3.6(v) Rule 6.3.9(6) and Note 1			
Outline Development Plan	Appendix 4: Outline Development Plan, Washdyke Flat Road	Support	N/A	Transpower supports the Outline Development Plan ('ODP'), in particular the location of the 'New Road' and 'National Grid 110kV Transmission Line and Buffer Zone' on the basis the ODP provides a framework to manage land use, development and subdivision within proximity of the National Grid and is consistent the policies 10 and 11 of the National Policy Statement on Electricity Transmission 2008.