



OFFICE USE ONLY

Submission number

168

## PROPOSED PLAN CHANGE TO THE UPPER HUTT CITY COUNCIL DISTRICT PLAN Proposed Plan Change 50 – Rural Review

The closing date for submissions is **Friday, 17 November 2023, at 5pm**

### To Upper Hutt City Council

#### Submission on Proposed Plan Change 50 to the Upper Hutt City Council District Plan

**Deliver to:** Upper Hutt Civic Centre, 838 – 842 Fergusson Drive, Upper Hutt 5019

**Post to:** Planning Policy Team, Upper Hutt City Council, Private Bag 907, Upper Hutt 5140

**Scan and email to:** [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

### Details of submitter

When a person or group makes a submission or further submission on a Proposed Plan Change this is public information. By making a submission your personal details, including your name and addresses, will be made publicly available under the Resource Management Act 1991. This is because, under the Act, all submissions must be published to allow for further submission on the original submission. There are limited circumstances when your submission or your contact details can be kept confidential. If you consider you have reasons why your submission or your contact details should be kept confidential, please contact the Planning Team via email at [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz).

NAME OF SUBMITTER Wellington Electricity Lines Ltd

POSTAL ADDRESS OF SUBMITTER PO Box 31049, Lower Hutt, 5040, New Zealand

AGENT ACTING FOR SUBMITTER (IF APPLICABLE) Tim Lester ( Edison Consulting )

ADDRESS FOR SERVICE (IF DIFFERENT FROM ABOVE) 127 Alexandra Street, Hamilton 3204

CONTACT TELEPHONE 021993223

CONTACT EMAIL [tim.lester@edison.co.nz](mailto:tim.lester@edison.co.nz)

I could gain an advantage in trade competition through this submission (please tick one  **no**)

Only answer this question if you ticked 'yes' above:

I **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.

## Details of submission

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The specific provisions of the proposed Plan Change that my submission relates to are as follows:

See attached

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USE ADDITIONAL PAPER IF NECESSARY

My submission is that:

See attached

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PLEASE STATE IN SUMMARY THE NATURE OF YOUR SUBMISSION. CLEARLY INDICATE WHETHER YOU SUPPORT OR OPPOSE THE SPECIFIC PROVISIONS OR WISH TO HAVE AMENDMENTS MADE, GIVING REASONS. PLEASE USE ADDITIONAL PAPER IF NECESSARY

I seek the following decision from the local authority:

See attached

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PLEASE GIVE PRECISE DETAILS AND USE ADDITIONAL PAPER IF NECESSARY

Please indicate whether you wish to be heard in support of your submission (tick appropriate box 

I do wish to be heard in support of my submission.

Please indicate whether you wish to make a joint case at the hearing if others make a similar submission (tick appropriate box 

I do not wish to make a joint case.

## Signature and date

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Signature of person making submission or person authorised to sign on behalf of person making submission:



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**Wellington Electricity Lines Limited**  
**UPPER HUTT CITY COUNCIL PROPOSED PLAN CHANGE 50**

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**To** Upper Hutt City Council

**Sent via email to:**

[planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)

**FROM:** Wellington Electricity Lines Limited  
PO Box 31049  
Lower Hutt 5040

Date 17 November 2023

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## Wellington Electricity Lines Limited: Feedback on Proposed PC50

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- 1.1 Wellington Electricity Lines Limited ('WELL') is pleased to provide the following submission on Upper Hutt City Council's (UHCC) Plan Change 50.
- 1.2 WELL understand that Plan Change 50 (PC50) has now progressed to the notified 'Proposed' version pursuant to the Schedule 1 process under the RMA; and furthermore now only relates to the Rural Zone provisions.
- 1.3 In presenting the proposed PC50 Council have considered the previous stakeholder feedback from 2020 and 2021 – at which both opportunities preliminary feedback was provided by WELL so as to refine the proposed Rural and Residential provisions of the Operative UHCC District Plan as they relate to the District's electricity distribution network.
- 1.4 Upon review of the notified provisions of PC50 it is noted that some of initial suggestions made by WELL have not been incorporated into the proposed Rural Zone provisions. Therefore, a central reason for this formal submission from WELL is to reiterate to Council the integrated role and function electricity distribution plays in planning for future growth and development across Upper Hutt's rural lifestyle and rural environments.
- 1.5 The value WELL see in providing this submission is not only to contextualise development and operational requirements for the electricity distribution network in the Upper Hutt District, but also how these requirements relate to Council's growth and climate change (decarbonisation) initiatives.
- 1.6 With regard to contextualising decarbonisation initiatives - a recent Boston Consulting Group (BCG) report<sup>1</sup> has identified that a \$8.2bn in transmission infrastructure spend is required for New Zealand to enable new renewable and flexible generation.
- 1.7 Furthermore, the same report states that nation-wide \$22bn in distribution infrastructure will be required to enable Renewable Electricity Generation electrification in the 2020s in order to prepare distribution networks for rapid electrification and multi-directional flows of electricity in the 2030s. Nationally, total investment need in 2026–2030 is forecast to be 30% higher than 2021–2025.
- 1.8 In considering such projections, the pressures for Electricity Distribution Businesses (EDB) such as WELL to be able to meet these renewable energy demands requires cost effective and responsive environmental provisions at the local (district) level, particularly in rural environments where WELL's sub transmission network is located.
- 1.9 Notwithstanding WELL's feedback that has already been passed on to Council under PC50, themes contained below are in direct response to the proposed Rural Zone objectives, policies and performance standards - and consist of:
- *Identifying all relevant infrastructure to service growth.*
  - *Appropriately defining Regionally Significant Infrastructure.*
  - *Avoidance of reverse sensitivity.*

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<sup>1</sup> The Future is Electric: A Decarbonisation Roadmap for New Zealand's Electricity Sector – October 2022

- 1.10 On the matter of Regionally Significant Infrastructure (RSI), WELL wishes to highlight to Council that this term is not currently defined in the Operative UHCC District Plan (ODP); rather, a definition for Regionally Significant Network Utilities (RSNU) is provided.
- 1.11 Given that many of the applicable PC50 provisions of direct interest to WELL relate to RSI under PC50, a potential ODP interpretation issue arises as a consequence of the plan change.
- 1.12 The current RSNU definition contained within the UHCC is as follows:
- *pipelines for the distribution or transmission of natural or manufactured gas or petroleum*
  - *the National Grid, as defined by the National Policy Statement on Electricity Transmission*
  - ***facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003***
  - *the local authority water supply network and water treatment plants*
  - *the local authority wastewater and stormwater networks, systems and wastewater treatment plants*
- 1.13 As highlighted in bold electricity transmission activities outside of the National Grid (such as that undertaken by WELL’s sub transmission network) are no longer subject to the Electricity Governance Regulations 2003 as this legislation has been revoked since 2010.
- 1.14 Whilst the definitions of the ODP are outside of the PC50 scope, WELL wish to take this opportunity to advise UHCC of this inconsistency and RSI provisions contained within the notified plan change.
- 1.15 Plan Change 1 to the Greater Wellington Regional Council (GWRC) Regional Policy Statement (WRPS) has introduced a RSI definition which is appropriate to capture WELL’s sub transmission network:
- “...  
  
*facilities for the electricity distribution network, where it is 11kV and above. This excludes private connections to the local distribution network*  
  
...”
- (WRPS)
- 1.16 The excerpt above is also reflected in the GWRC Natural Resource Plan, and consequently would be expected to apply to the UHCC District Plan until a point whereby a RSI definition is provided.
- 1.17 Notwithstanding the RSI matter, this submission will apply the key messages indicated above as appropriate to the proposed wording provided by Council for PC50 Rural Zone provisions. Consequently, comments have been provided to each proposed provision as applicable, in the table below.



1.18 In summarising the context of this feedback, WELL’s submission to Council is that a secure and reliable electricity supply is essential to Upper Hutt City Council's success in developing the next iteration of the district plan’s Rural Zone provisions; and furthermore that the District’s continued growth appropriately reflects the inherent increase in the region's electricity demand.

Signature for and on behalf of Wellington Electricity Lines Limited:

A handwritten signature in blue ink, appearing to read 'Tim Lester', written over a dotted line.

Tim Lester  
021 993 223  
tim.lester@edison.co.nz

Address for service:

Wellington Electricity Lines Limited  
c/- Edison Consulting Group Ltd  
  
PO Box 875  
  
Hamilton 3240  
  
Attention: Tim Lester

Provision	Proposed Text	Level of support from WELL	Feedback
3.1 Definitions Regionally significant network utilities	<i>*New Definition</i>  Replace the definition for Regionally significant network utilities with a new definition for Regionally Significant Infrastructure so to be consistent with the Wellington Regional Council Regional Policy Statement (Plan Change 1)	NA	Replace the Definition for Regionally significant network utilities so as to be consistent with the WRPS, with recognition of WELL's network being:  "• facilities for the electricity distribution network, where it is 11kV and above. This excludes private connections to the local distribution network"
Objectives	<i>New Objective</i> <i>SUB-RUR-xx</i>  <i>Include a new Objective for rural subdivision identifying the requirements for the protection and efficient operation of network utility infrastructure in the context of PC50 rural subdivision provisions</i>	NA	WELL are generally supportive of the intent behind the rural subdivision provisions as they indicate to plan users their obligations when undertaking development works within the Rural Zone.  Notwithstanding the above, higher-level objectives in PC50 are particularly important for WELL as they can provide broad acknowledgement of their assets and facilities in the Rural Zone, and how such infrastructure is to be provided for when assessing any given subdivision or development proposed in the zone.  Upon review of the rural zone subdivision Objectives it is unclear how capacity or operational efficiency in the rural zone is to be recognised as only objectives relating to Protection of rural productivity, Rural lifestyle subdivision, Settlement Zone subdivision, Density within General Rural Zone, and Berketts farm precinct have been included within PC50.  WELL seek that the Rural Zone subdivision Objectives are expanded upon so as to explicitly include the importance of development in the rural zone recognising operational efficiency of Regionally Significant Infrastructure.
<i>SUB-RUR-P5</i> <i>Infrastructure capacity</i>	<i>Ensure that subdivision creates allotments that are able to accommodate on-site wastewater, stormwater and water supply infrastructure, and provides sufficient water supply capacity for firefighting purposes</i>	Support in Part	WELL support the provisions recognising infrastructure capacity associated with rural subdivisions.  WELL does not support the policy only focusing on three waters infrastructure and therefore seek for the policy to be suitably broadened to recognise all infrastructure such as Network Utilities.  WELL seek the following amendments to SUB-RUR-P5:  "Ensure that subdivision creates allotments that are able to accommodate <u>all appropriate on-site wastewater, stormwater and water supply</u> infrastructure, and provides sufficient water supply capacity for firefighting purposes."  Alternatively, WELL would accept a separate policy relating to infrastructure provision other than on-site management of three waters infrastructure.

Provision	Proposed Text	Level of support from WELL	Feedback
SUB-RUR-R1 to R5	<p><i>Subdivision which complies with the standards in SUB-RUR-S1 and SUB-RUR-S2 unless specified below.</i></p> <p><i>Council may impose conditions over the following matters:</i></p> <p>....</p> <p><i>3. Provision of and effects on network utilities and/or services.</i></p> <p>...</p>	Support	<p>WELL support the controlled activity requirements relating to both provision and effects on Network Utility infrastructure.</p> <p>WELL seek that provisions SUB-RUR-R1 to R5 are retained as currently drafted.</p>
Standards for Controlled Activities	<p><i>SUB-RUR-S1</i></p> <p><i>New Controlled Activity performance standard</i></p>	Support in part	<p>WELL is neutral on the provision of controlled activity subdivisions in the Rural Zone; however, to ensure the sub transmission network is adequately recognised and protected WELL seek a 'broadening' of the controlled subdivision activity standards.</p> <p>IN consideration of the above, the following standard is sought to be included under PC50:</p> <p><u><i>"The location and capacity of network utility infrastructure to service the proposed allotments."</i></u></p>
SUB-RUR-R6	<p><i>Restricted Discretionary Activities</i></p> <p><i>Subdivision which complies with the standards of SUB-RUR-S1 but not with the access standards in SUB-RUR-S2</i></p> <p><i>Council will restrict its discretion to, and may impose conditions on:</i></p> <p>...</p> <p><i>3. Provision of and effects on network utilities and/or services</i></p>	Support in part	<p>WELL support the discretionary matter in sub-clause 3 as the wording reflects recognition of both potential capacity constrains as well as the potential effects of reverse sensitivity.</p> <p>Notwithstanding the above, support for provision SUB-RUR-R6 is contingent on an appropriate development standard being in place for the controlled activity subdivision as indicated above.</p>
SUB-RUR- R8	<p><i>Subdivision of land within the National Grid Subdivision Corridor</i></p> <p>...</p> <p><i>5. The ability of future development to</i></p>	Support in part	<p>Whilst WELL acknowledge that Rule SUB-RUR- R8 relates to the National Grid, it is important to note that NZECP 34:2001 similarly applies to WELLS electricity distribution network.</p> <p>Notwithstanding the support provided to SUB-RUR- R8, WELL consider that it would be beneficial to advise plan users over compliance with NZECP 34:2001 for subdivision of land which is outside of the</p>



Provision	Proposed Text	Level of support from WELL	Feedback
	<i>comply with NZECP 34:2001 New Zealand Electrical Code of Practice for Electrical Safe Distances</i>		<p>National Grid Corridor.</p> <p>To give effect to this submission point, WELL seek that either an advice not is provided within the rule to the effect that compliance with NZECP 34:2001 is also applicable to electricity distribution infrastructure which is not contained within the National Grid Subdivision Corridor.</p> <p>Alternatively, should Council consider such an advice note inappropriate within SUB-RUR- R8 due to scope, then such an advice note could be provided for within the Standards for Controlled Activities in the District’s rural zones.</p>
GRUZ-O3	<p><i>Infrastructure</i></p> <p><i>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community</i></p>	Support in part	<p>WELL generally support this objective as it is clear in what it seeks to achieve; however, it is also considered that the objective wording could be strengthened in relation to the word “Appropriate”.</p> <p>To make the objective more definitive the following amendments are sought for inclusion:</p> <p><del>Appropriate</del> <i>Infrastructure either exists or can be</i> <del>is</del> <i>provided to support existing and planned activities meeting the needs of the rural community.</i></p>
GRUZ-P1	<p><i>Appropriate activities</i></p> <p><i>Enable activities that are compatible with the purpose of the General rural zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</i></p> <p>...</p> <p><i>where they</i></p>	Support in part	<p>WELL support the intent of Policy GRUZ-P1, however, to make the provision more robust for other rurally based infrastructure, the following amendment is sought:</p> <p>...</p> <p><i>“4. will not compromise the efficiency of the transport network <u>or other infrastructure</u>”</i></p>
GRUZ-P5	<p><i>Infrastructure</i></p> <p><i>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated safely and efficiently.</i></p>	Support in part	<p>WELL support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and communities – particularly in regard to decarbonisation initiatives.</p> <p>Whilst there is support for the intent of the policy, and as discussed above in this submission, the definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.</p> <p>In considering the above greater consistency with regional planning documents will be provided, as well as removing ambiguity form WELL’s critical sub transmission network where it is currently</p>

Provision	Proposed Text	Level of support from WELL	Feedback
			defined by the revoked Electricity Governance Regulations 2003.
GRUZ-S1	<i>New Standard for permitted activities</i>	Support in part	WELL consider that reference to NZECP34 should be identified in the permitted activity standards so as to ensure protection to WELL's network utility infrastructure located in the Rural Zone.  Possible working for the additional standard could be as follows:  <i>"Compliance with NZECP 34:2001 is achieved"</i>
RPROZ-O2	<i>Infrastructure</i>  <i>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.</i>	Support	Similar to the submission point above (GRUZ-O3), WELL seek that the following amendments to RPROZ-O2:  <del>Appropriate Infrastructure</del> <i>either exists or can be provided to support existing and planned activities meeting the needs of the rural community.</i>
RPROZ-P1	<i>Appropriate activities</i>  ...  <i>where they:</i>  <i>3. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available;</i>	Support in part	Whilst WELL agree with the intent of Policy RPROZ-P1, it is sought additional text is provided so as to ensure the potential adverse effects of rural land use on network utility infrastructure is recognised at the policy level.  To strengthen the proposed Policy RPROZ-P1, the following amendment is sought:  <i>3. ensure adequate infrastructure either exists or can be provided to service the activity, including on-site servicing where reticulated services are not available;</i>
RPROZ-P4	<i>Infrastructure</i>  <i>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated safely and efficiently</i>	Support in part	WELL support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and communities.  Whilst there is support for the intent of the policy, and as discussed above in this submission, the definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.  In consideration of the above create consistency with regional planning documents, as well as removing ambiguity from WELL's critical sub transmission network where it is currently defined by the revoked Electricity Governance Regulations 2003.
<i>Standards for Permitted Activities</i>	<i>RPROZ-S1</i>  <i>Include a new standard</i>	Support in part	WELL consider that reference to NZECP34 should be identified in the permitted activity standards so as to ensure protection to WELL's network utility infrastructure located in the Rural Zone.

Provision	Proposed Text	Level of support from WELL	Feedback
			<p>Possible working for the additional standard could be as follows:</p> <p><i>"Compliance with NZECP 34:2001 is achieved"</i></p>
RLZ-05	<p><i>Infrastructure</i></p> <p><i>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community.</i></p>	Support in part	<p>Similar to the submission points above, WELL seek that the following amendments to RLZ-05:</p> <p><del>Appropriate Infrastructure</del> <i>either exists or can be provided to support existing and planned activities meeting the needs of the rural community.</i></p>
RLZ-P3	<p><i>Infrastructure</i></p> <p><i>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated safely and efficiently</i></p>	Support in part	<p>WELL support this policy as operational efficiency of the rural supply network is of critical importance to rural businesses and communities.</p> <p>Whilst there is support for the intent of the policy, and as discussed above in this submission, the definition of Regionally Significant Network Utilities should be amended so as to align with the definition for Regionally Significant Infrastructure in the WRPS and Natural Resource Plan.</p> <p>In consideration of the above create consistency with regional planning documents, as well as removing ambiguity from WELL's critical sub transmission network where it is currently defined by the revoked Electricity Governance Regulations 2003.</p> <p>In addition to the above, WELL seek that reference to the potential adverse effects of rural lifestyle development to operational aspects of network utility infrastructure in the zone.</p> <p>The locations of WELL's infrastructure (sub transmission lines, substations, generators) have established effects such as noise and visual; therefore, it is appropriate that Policy RLZ-P3 recognises reverse sensitivity.</p> <p>WELL Seek the following text to be included with in the policy:</p> <p><i>To ensure that transport networks, transmission lines and other regionally significant network utilities are <u>recognised and protected to enable them</u> to be operated safely and efficiently</i></p>
SETZ-03	<p><i>Infrastructure</i></p> <p><i>Appropriate infrastructure is provided to support existing and planned activities meeting the needs of the rural community</i></p>	Support in part	<p>WELL generally support clustered rural residential development such as in the Settlement Zone (due to efficiency of service supply); however, due to the potential for relatively high development yields as restricted discretionary activities under PC50, WELL consider it appropriate that Council's assessment criteria (or matters of discretion) are broadened so as to include allotment serviceability from a network utility infrastructure perspective.</p> <p>In regard to WELL's rural network capacity, load growth which have not been planned for present potential risks for security of supply and the potential retrospective upgrading to sections of the</p>

Provision	Proposed Text	Level of support from WELL	Feedback
			<p>network or substation facilities.</p> <p>In consideration of the above WELL consider that the objective wording should be strengthened in relation to the word “Appropriate”.</p> <p>To make the objective more definitive the following amendments are sought for inclusion:</p> <p><del>Appropriate</del> Infrastructure <u>either exists or can be</u> <del>is</del> provided to support existing and planned activities meeting the needs of the rural community.</p>
<p>SETZ-P1</p>	<p><i>Appropriate activities</i></p> <p>...</p> <p><i>where they:</i></p> <p>...</p> <p><i>4. ensure adequate infrastructure is available to service the activity, including on-site servicing where reticulated services are not available;</i></p>	<p>Support in part</p>	<p>WELL support policy recognition of infrastructure capacity in consideration of the rural settlement zone; however, network infrastructure also needs to be captured.</p> <p>In consideration of the above, the following amendment is sought in regard to Rural Lifestyle Settlement Zone subdivision:</p> <p>“With Council restricting its discretion to:</p> <p>...</p> <p><u>XX. Provision of network utility infrastructure.</u></p> <p>...”</p> <p>Such an amendment will give effect to SUB-INF-P8.</p>
<p>SETZ-P4</p>	<p><i>Infrastructure</i></p> <p><i>To ensure that transport networks, transmission lines and other regionally significant network utilities are able to be operated safely and efficiently.</i></p>	<p>Support in part</p>	<p>Whilst WELL agree with the intent of Policy SETZ-P4, it is sought additional text is provided so as to ensure the potential adverse effects of rural land use on network utility infrastructure is recognised at the policy level.</p> <p>To strengthen the proposed Policy SETZ-P4 the following amendment is sought:</p> <p><del>3. ensure adequate infrastructure</del> <u>either exists or can be provided</u> <del>is available</del> to service the activity, including on-site servicing where reticulated services are not available;</p>
<p><i>Standards for Permitted Activities</i></p>	<p>SETZ-S1</p> <p><i>New performance standard</i></p>	<p>Support in part</p>	<p>WELL generally support development in the Settlement Zone due to efficiency in servicing such development with a safe and secure supply of electricity.</p> <p>Regardless, WELL consider it appropriate that such development control is in place relating to the provision and protection of network utility infrastructure.</p>

Provision	Proposed Text	Level of support from WELL	Feedback
			<p>WELL consider that reference to NZECP34 should be identified in the permitted activity standards so as to ensure protection to WELL's network utility infrastructure located in the Rural Zone.</p> <p>Possible working for the additional standard could be as follows:</p> <p><i>"Compliance with NZECP 34:2001 is achieved"</i></p>