

1604

Clause 6 of Schedule 1, Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

**SUBMISSION ON THE PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN**

**TO:** District Plan Submissions  
Christchurch City Council  
PO Box 73001  
Christchurch 8154  
*Submission lodged by email – [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)*



**SUBMISSION ON:** The proposed Christchurch Replacement District Plan (Chapter 6 – Temporary activities)

**SUBMISSION BY:** Orion New Zealand Limited

**SUBMITTER ADDRESS:** Orion New Zealand Limited  
PO Box 13896  
Christchurch 8141

*Please note the different address for service below.*

**INTRODUCTION**

1. This submission is made by the Orion New Zealand Limited (Orion).
2. Orion make a submission in opposition and in support of elements of the proposed Chapter 6 of the Christchurch Replacement District Plan (the Replacement Plan).

**STATEMENT OF INTEREST AND BACKGROUND**

3. Orion own and operate the electrical distribution network between the Waimakariri and Rakaia Rivers and supply line services to over 190,000 customers within Christchurch City and the Selwyn District. Orion's core purpose is to consistently deliver a safe, secure and cost-effective supply of electricity.
4. Broadly, the electricity network comprises underground cables, overhead lines, substations/transformers/kiosks, electricity structures (poles/pylons, earth rods and associated buildings) and access tracks. Orion is responsible for the installation, maintenance, repair and upgrade of the electricity network.
5. Orion undertakes, and will continue to undertake, these activities in accordance with strict Industry Codes of Practice, Environment Canterbury requirements, and Electricity Network Technical Specification standards.

**SUBMISSION**

**Submission Summary**

4001

6. Orion have sought to have some of their critical electricity distribution lines incorporated into the Planning Maps (attached as Appendix One) and provided protection within the Residential, Industrial and Commercial Chapters of Phase 1 of the Replacement Plan as part of an earlier submission.
7. Orion now seek that these distribution lines are included within some activity specific standards and a non-complying activity provision provided within proposed Chapter 6. Inclusion of Orion's distribution lines within Chapter 6 is consistent with the changes that Orion have already sought as part of their earlier submission on the Replacement Plan.
8. The detail of the submissions, including the reasons for the submission and the relief sought are included in the table attached as Appendix Two. Appendix Two should be considered as part of this submission. The provisions relate to Chapter 6 – Temporary Activities, being Rules 6.4.3.2.1 and 6.4.2.2.4.

#### HEARING

9. Orion wishes to be heard in support of its submission.
10. If others make a similar submission, Orion will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of the Orion New Zealand Limited.



Laura Buttimore  
Consultant Planner  
(03) 903 5230

[laura@rmgroup.co.nz](mailto:laura@rmgroup.co.nz)

Resource Management Group Limited  
Dated: 19 March 2015

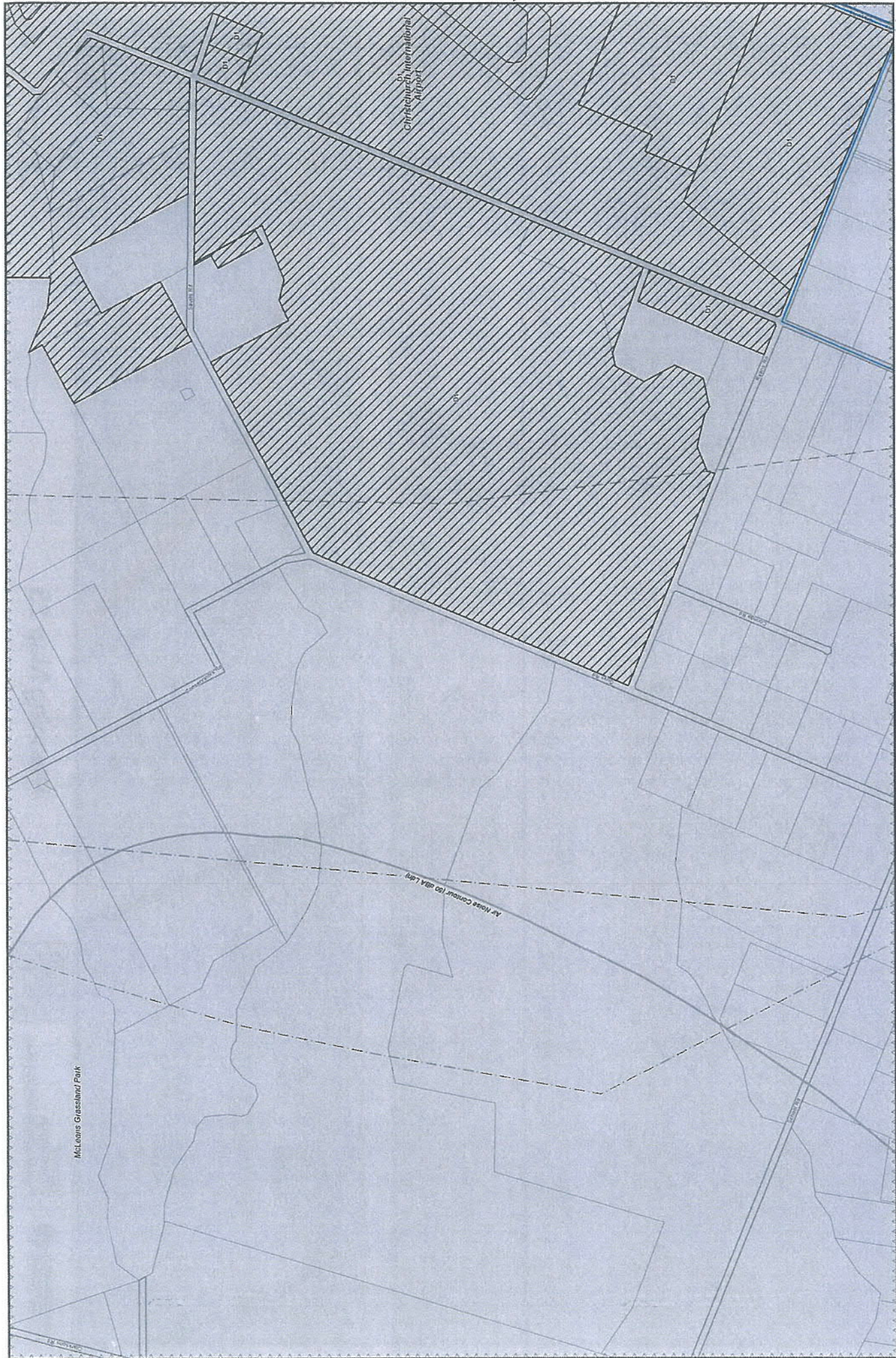
#### Address for Service:

University of Canterbury  
C/- Resource Management Group Limited  
PO Box 908  
Christchurch Box Lobby  
Christchurch 8140  
Attn: Laura Buttimore

#### ATTACHMENT:

Appendix One: Orion's proposed amendment to the proposed planning maps  
Appendix Two: Submissions on specific provisions, including explanation and relief sought.





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# Planning Map 22

Scale 1:10000 on A3  
27/08/2014

15	16	17
21	22	23
28	29	30

The proposed  
**Christchurch  
Replacement District Plan**





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16	17	18
22	23	24
28	30	31

The proposed  
**Christchurch**  
 Replacement District Plan



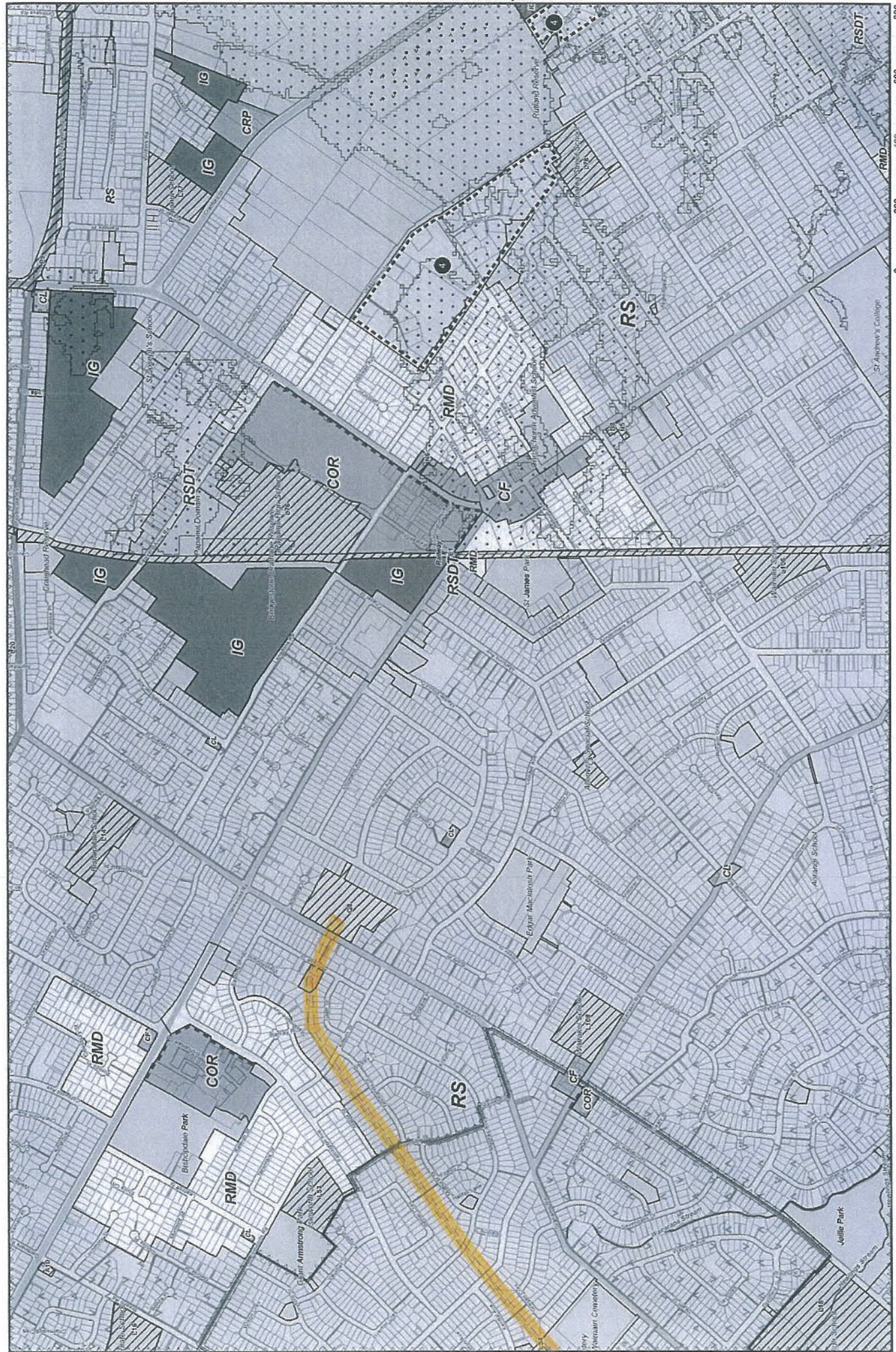
# Planning Map 23

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Metres







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 27/08/2014

# Planning Map 24

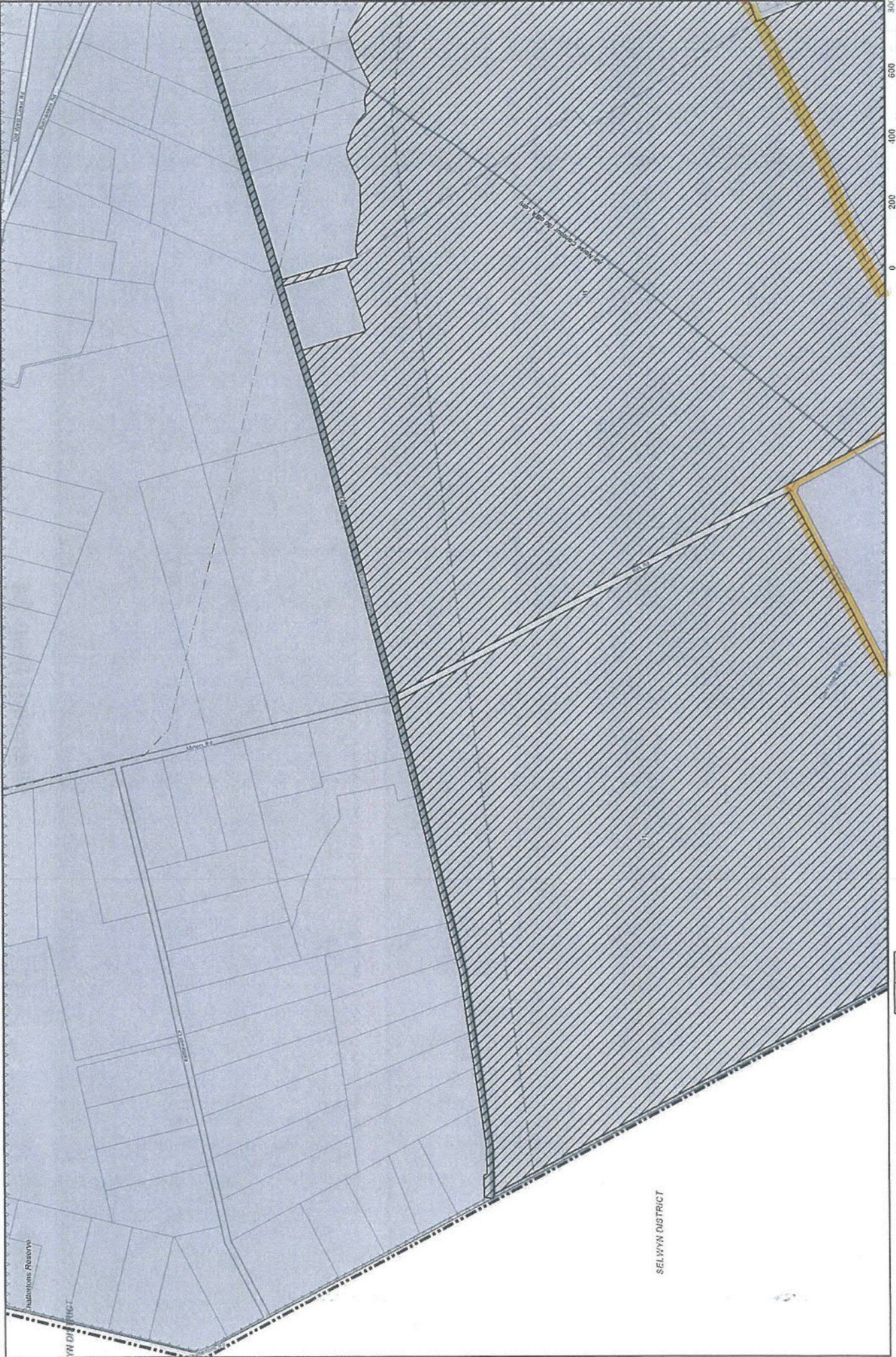
17	18	19
23	24	25
30	31	32

The proposed  
**Christchurch**  
 Replacement District Plan





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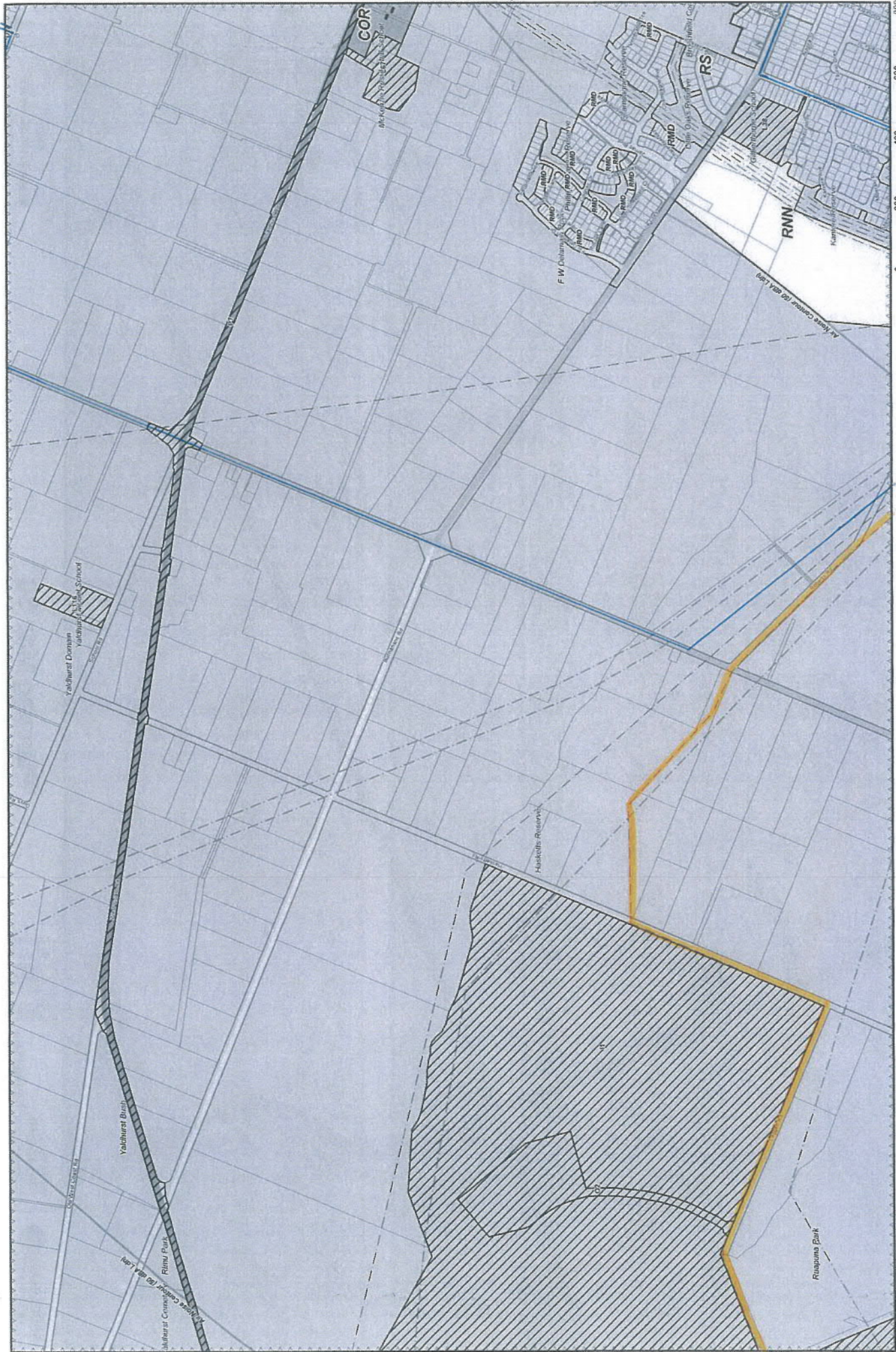


# Planning Map 28

Scale 1:10000 on A3  
27/08/2014

21	22
28	29
36	36





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27/08/2014

# Planning Map 29

21	22	23
28	29	30
35	36	37

The proposed  
**Christchurch  
Replacement District Plan**





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# Planning Map 30

22	23	24
29	30	31
36	37	38

The proposed  
**Christchurch  
 Replacement District Plan**



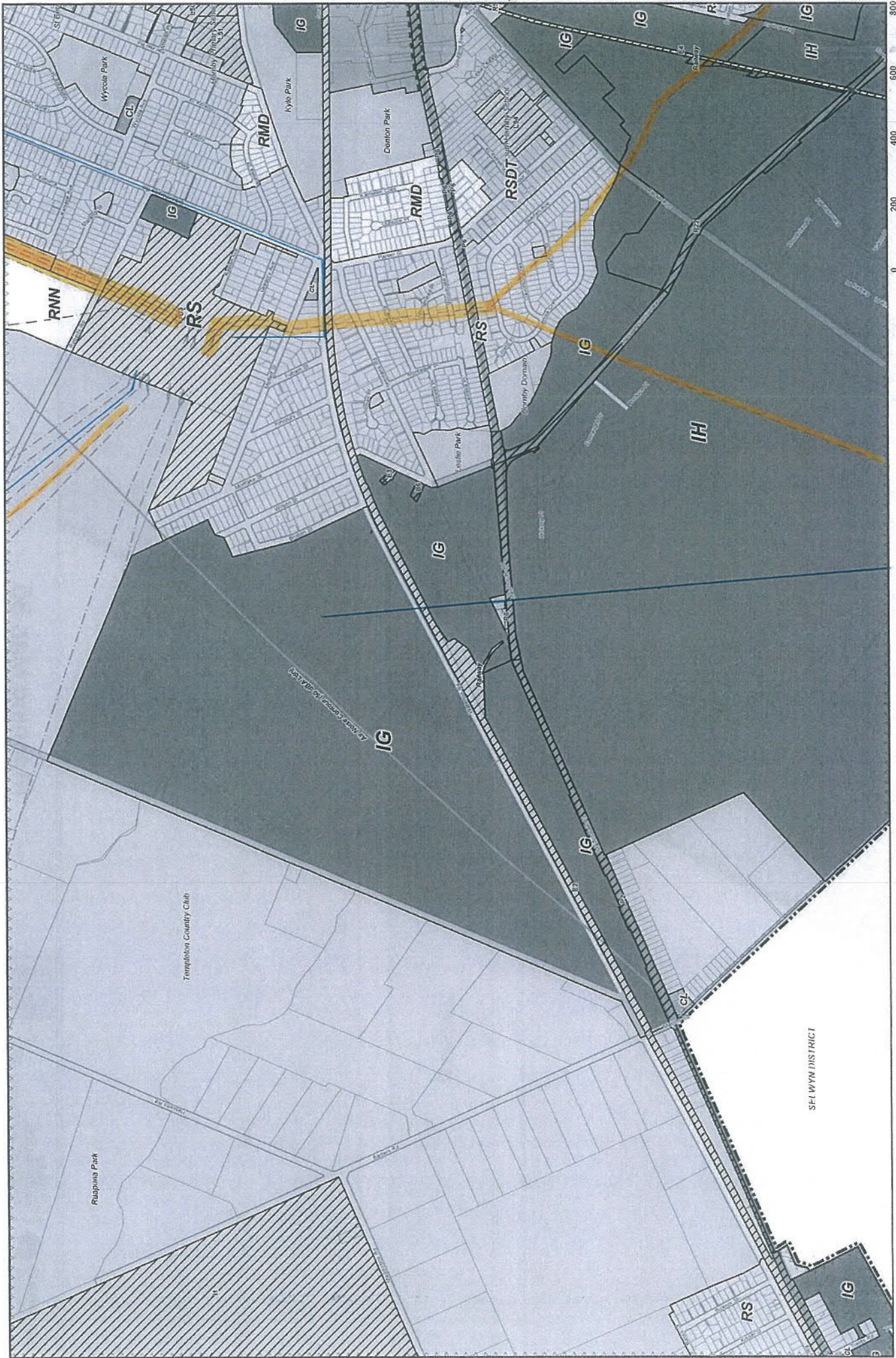
**Christchurch  
 City Council**

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# Planning Map 36

28	29	30
35	36	37
42	43	44

The proposed  
**Christchurch  
Replacement District Plan**



SELWYN DISTRICT





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# Planning Map 37

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27/08/2014

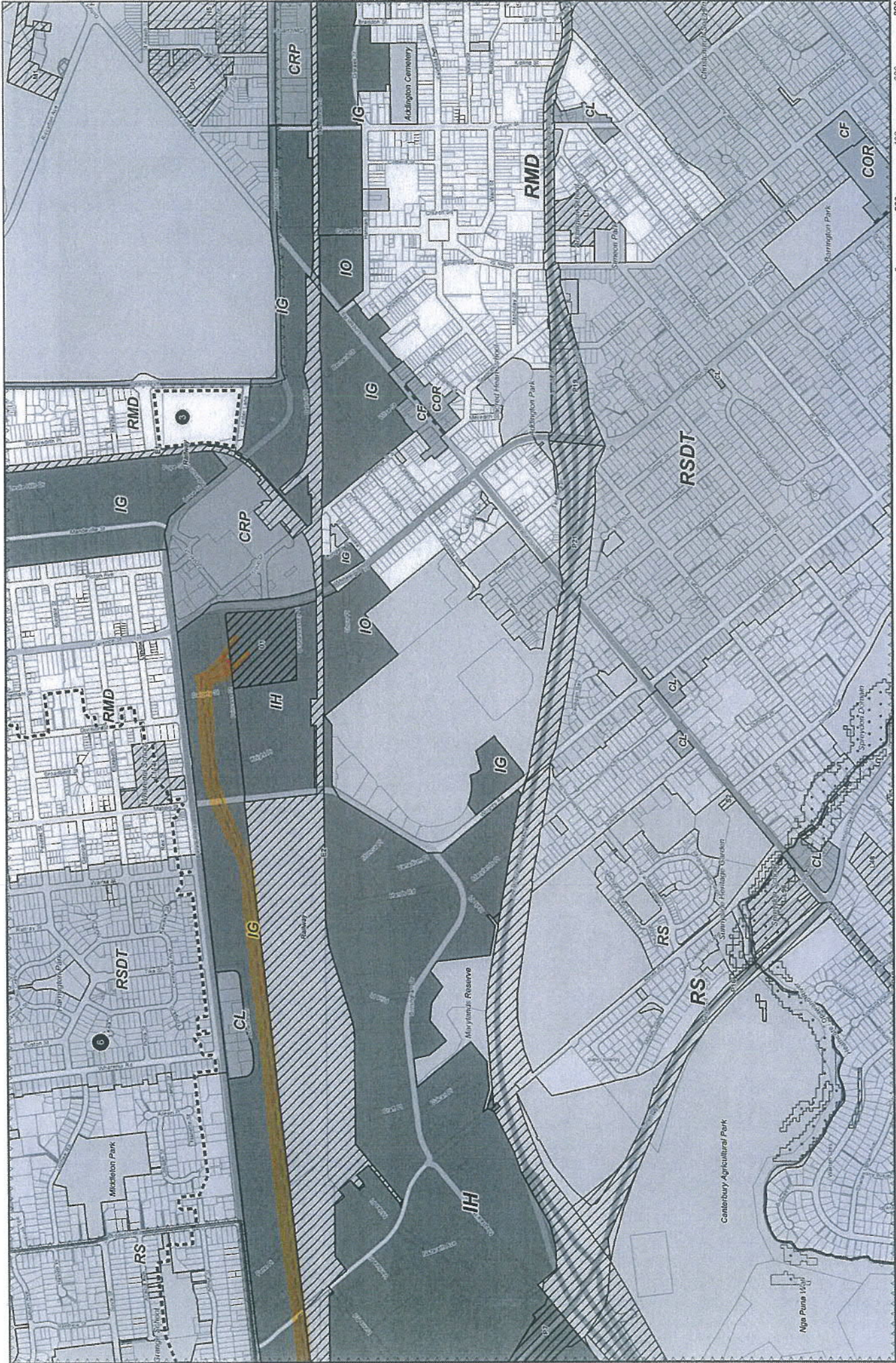
28	30	31
36	37	38
43	44	46

The proposed  
**Christchurch  
Replacement District Plan**





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Metres  
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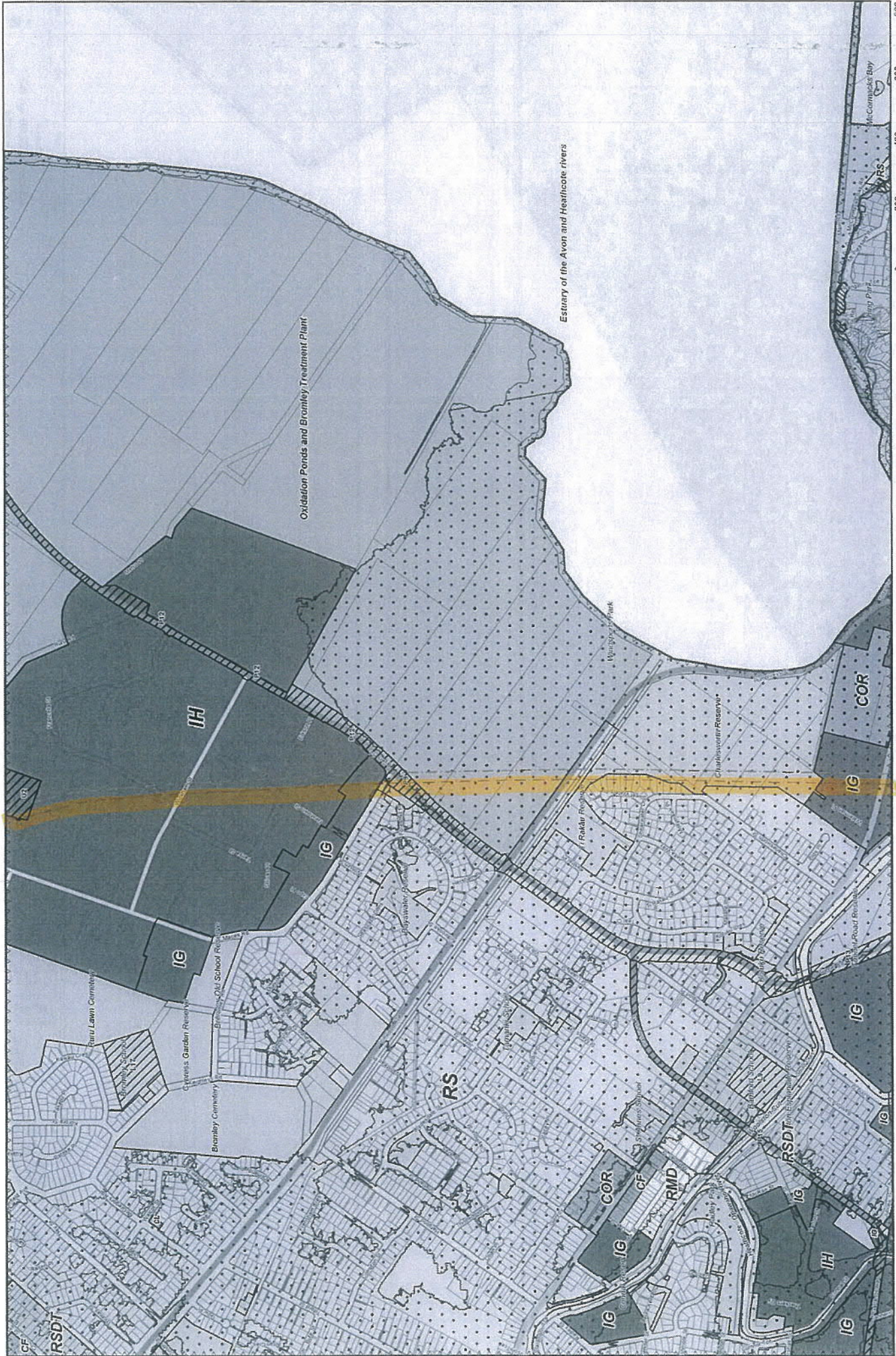
# Planning Map 38

30	31	32
37	38	39
44	45	46

The proposed  
**Christchurch  
 Replacement District Plan**







# Planning Map 40

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27/08/2014

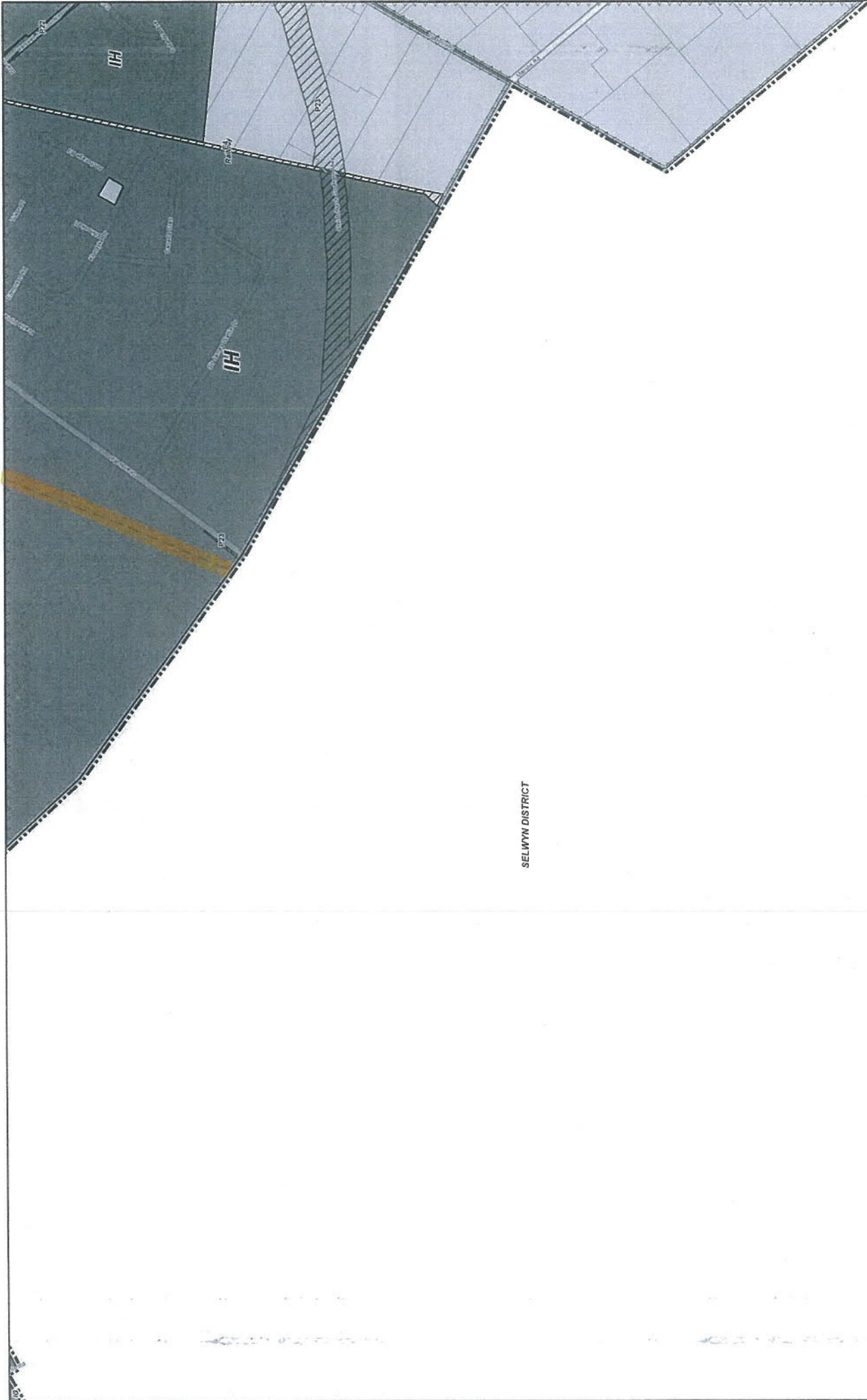
32	33	34
39	40	41
46	47	48

The proposed  
**Christchurch  
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SELWYN DISTRICT



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# Planning Map 43

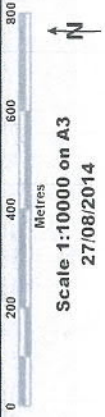
35	36	37
42	43	44
		45

The proposed  
Christchurch  
Replacement District Plan





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27/08/2014

# Planning Map 44

36	37	38
43	44	46
	49	50

The proposed  
**Christchurch  
Replacement District Plan**







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# Planning Map 45

37	38	39
44	45	46
48	49	51

The proposed  
Christchurch  
Replacement District Plan



Scale 1:10000 on A3  
27/08/2014



0 200 400 600 800  
Metres



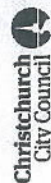
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# Planning Map 47

39	40	41
46	47	48
61	62	63

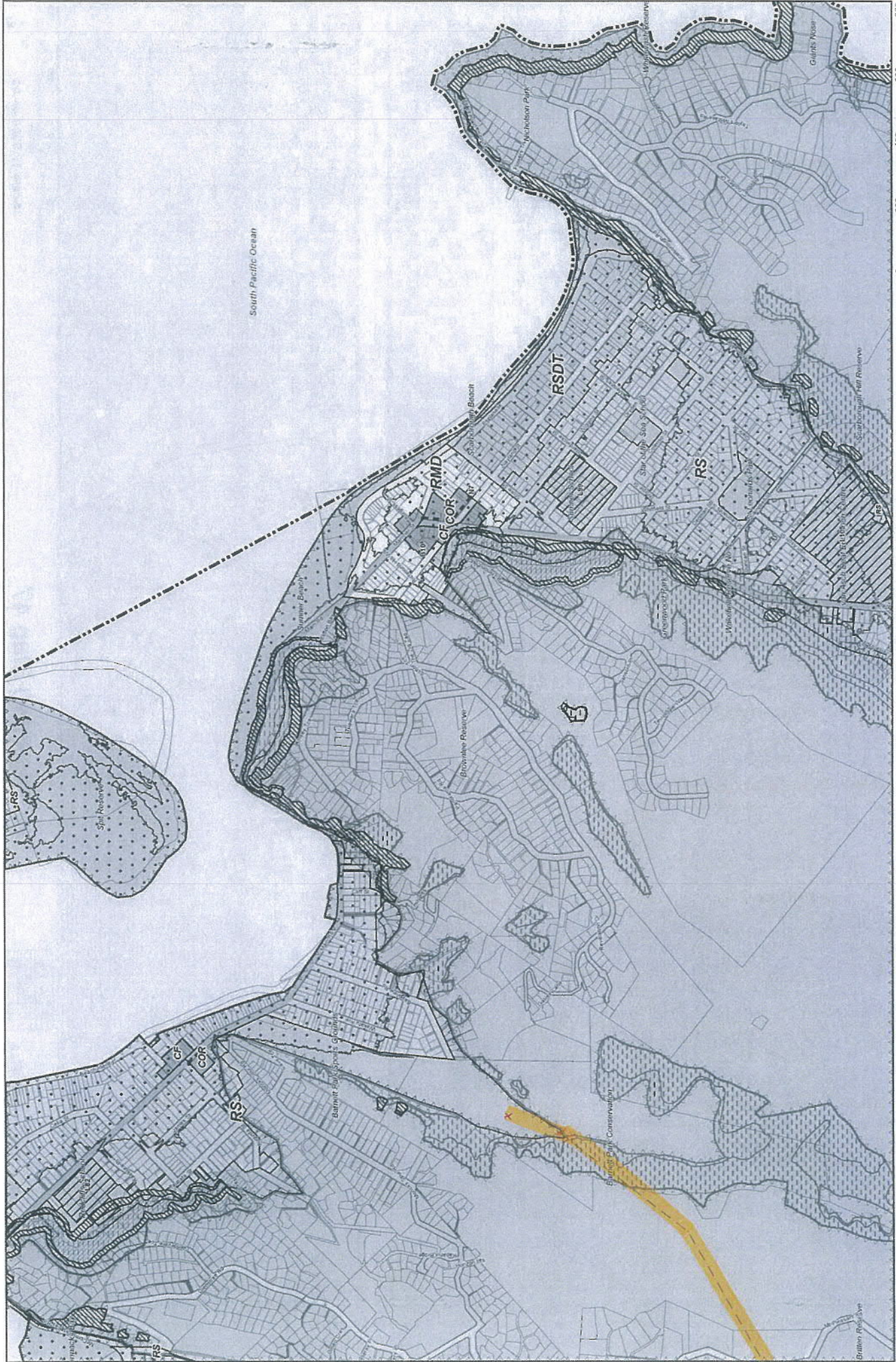
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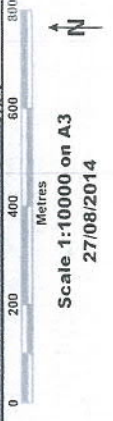
**Christchurch  
 City Council**

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# Planning Map 48

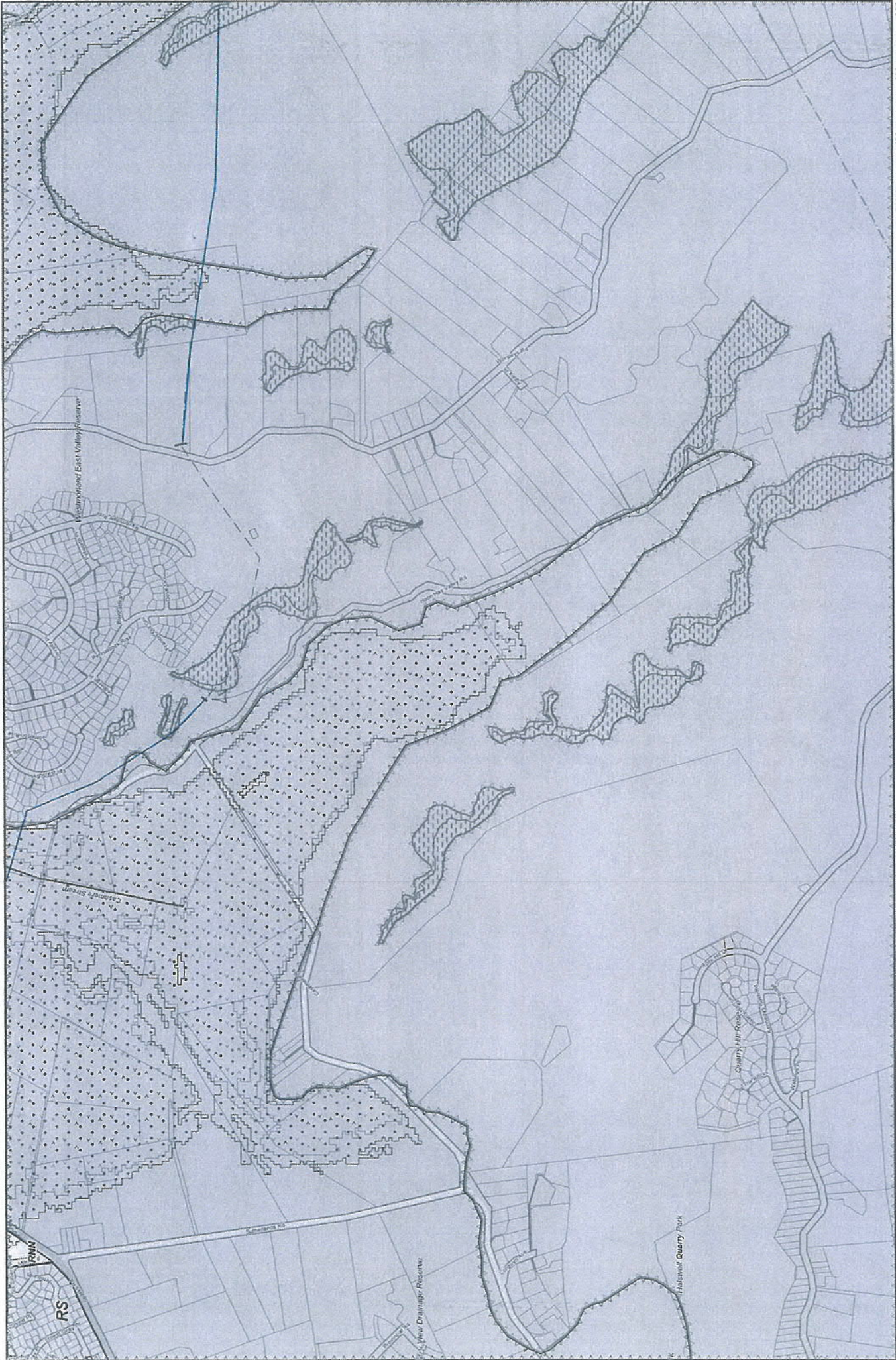
40	41
47	48
52	53
	54

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**Christchurch  
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Metres



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27/06/2014

# Planning Map 50

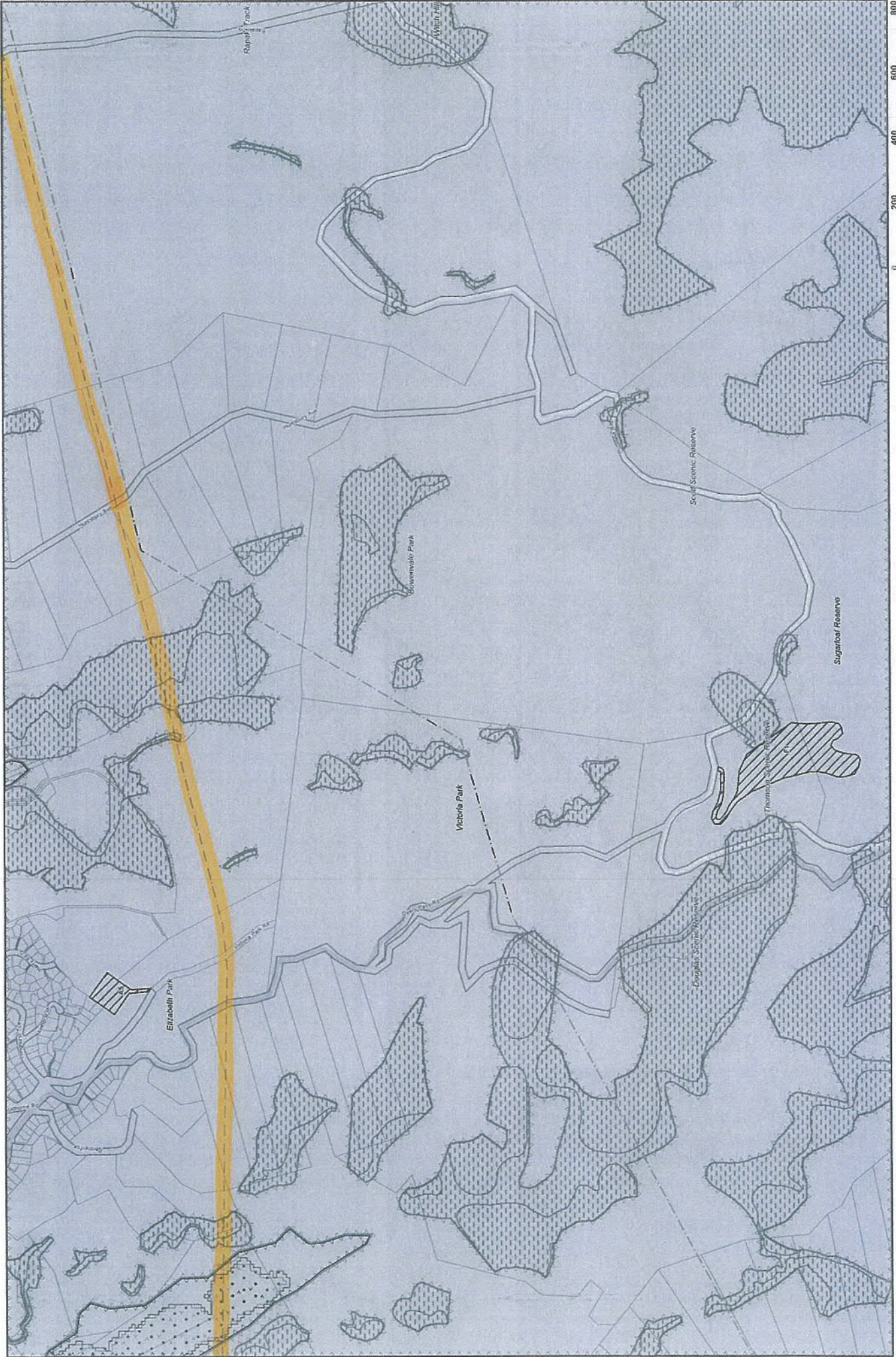
44	45	46
49	50	51
55	56	57

The proposed  
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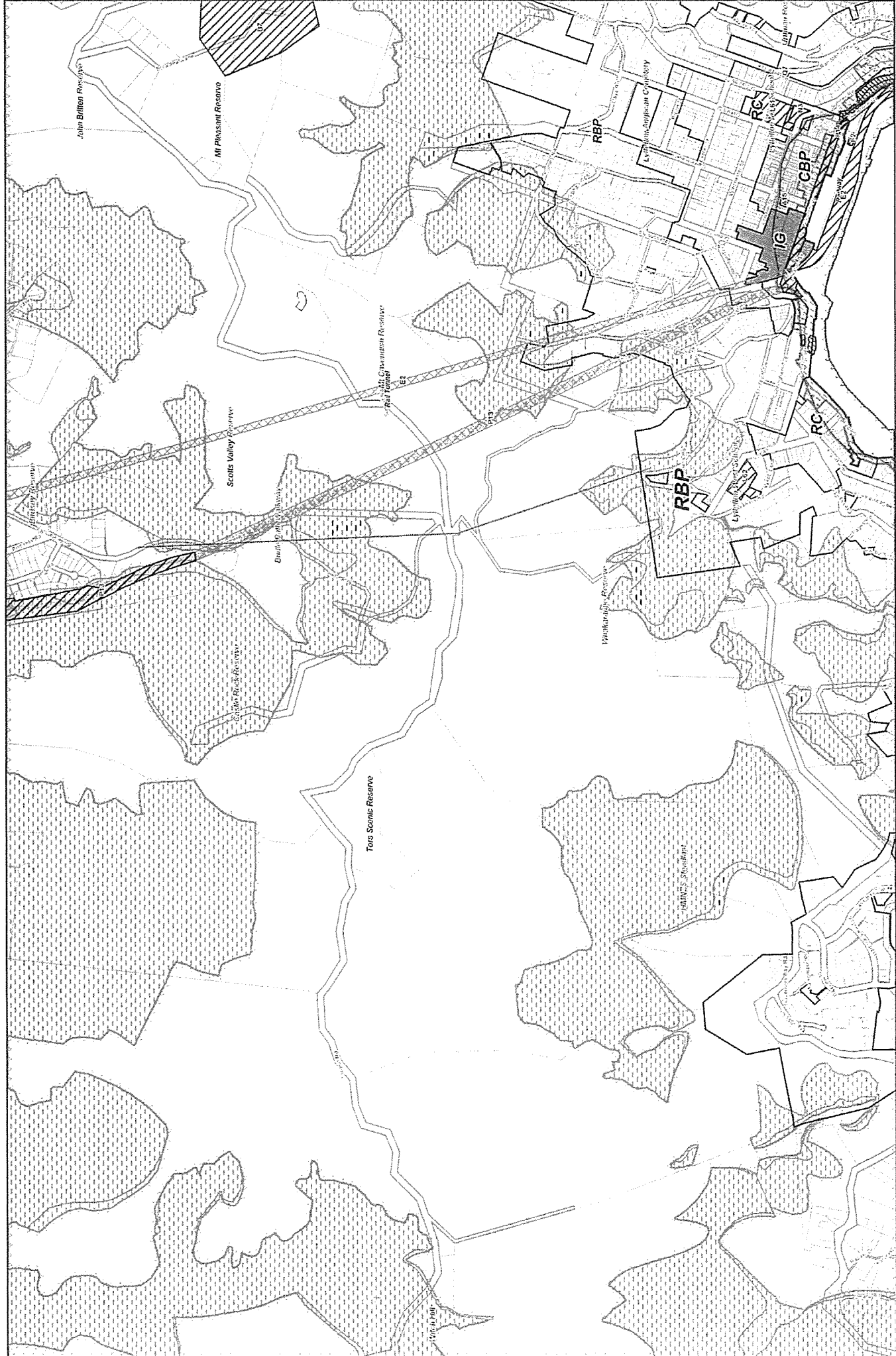
# Planning Map 51

45	46	47
50	51	52
55	57	58

The proposed  
**Christchurch  
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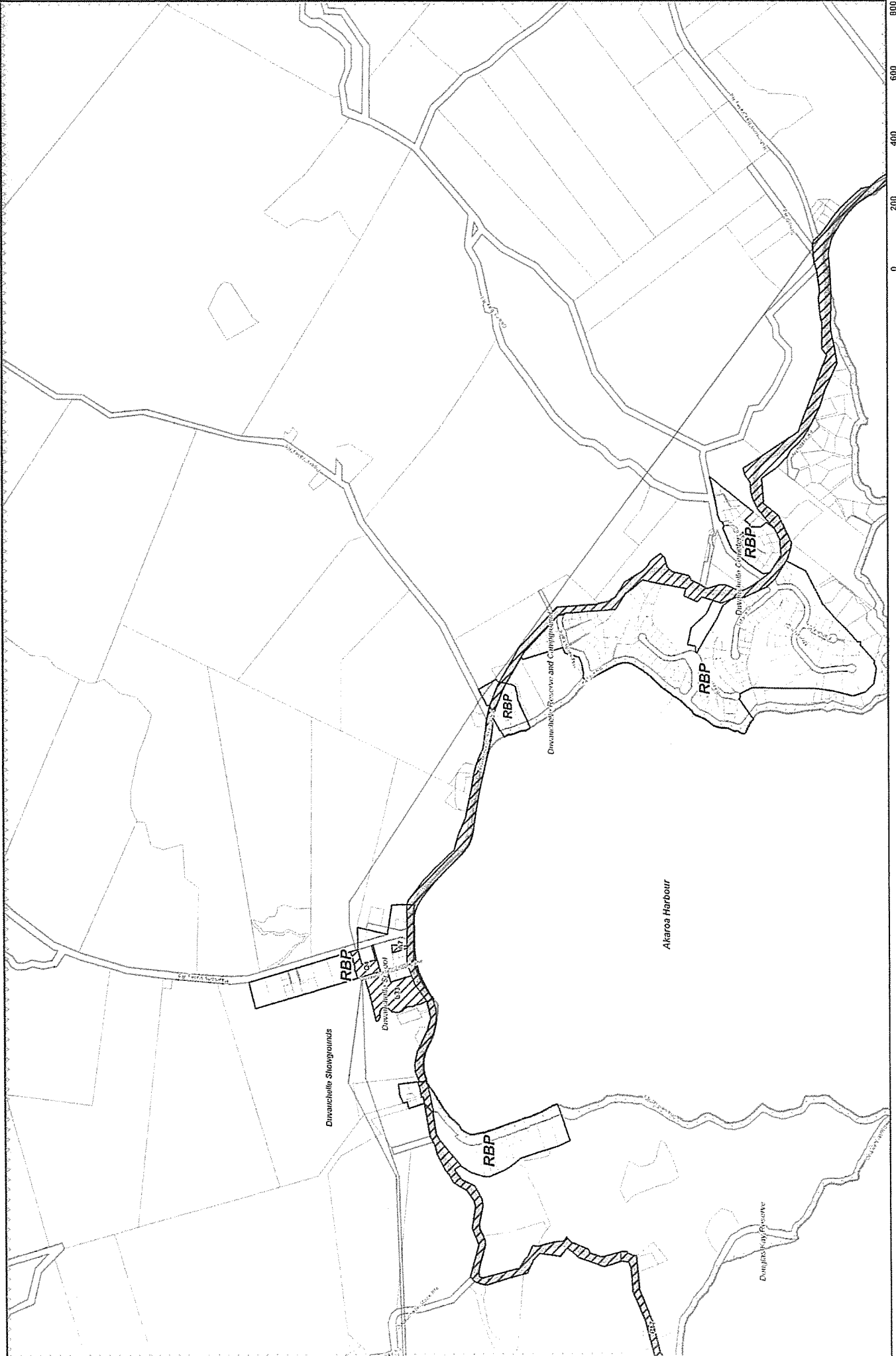
Metres  
 Scale 1:10000 on A3  
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46	47	48
51	52	53
57	58	59

# Planning Map 52

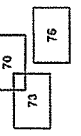


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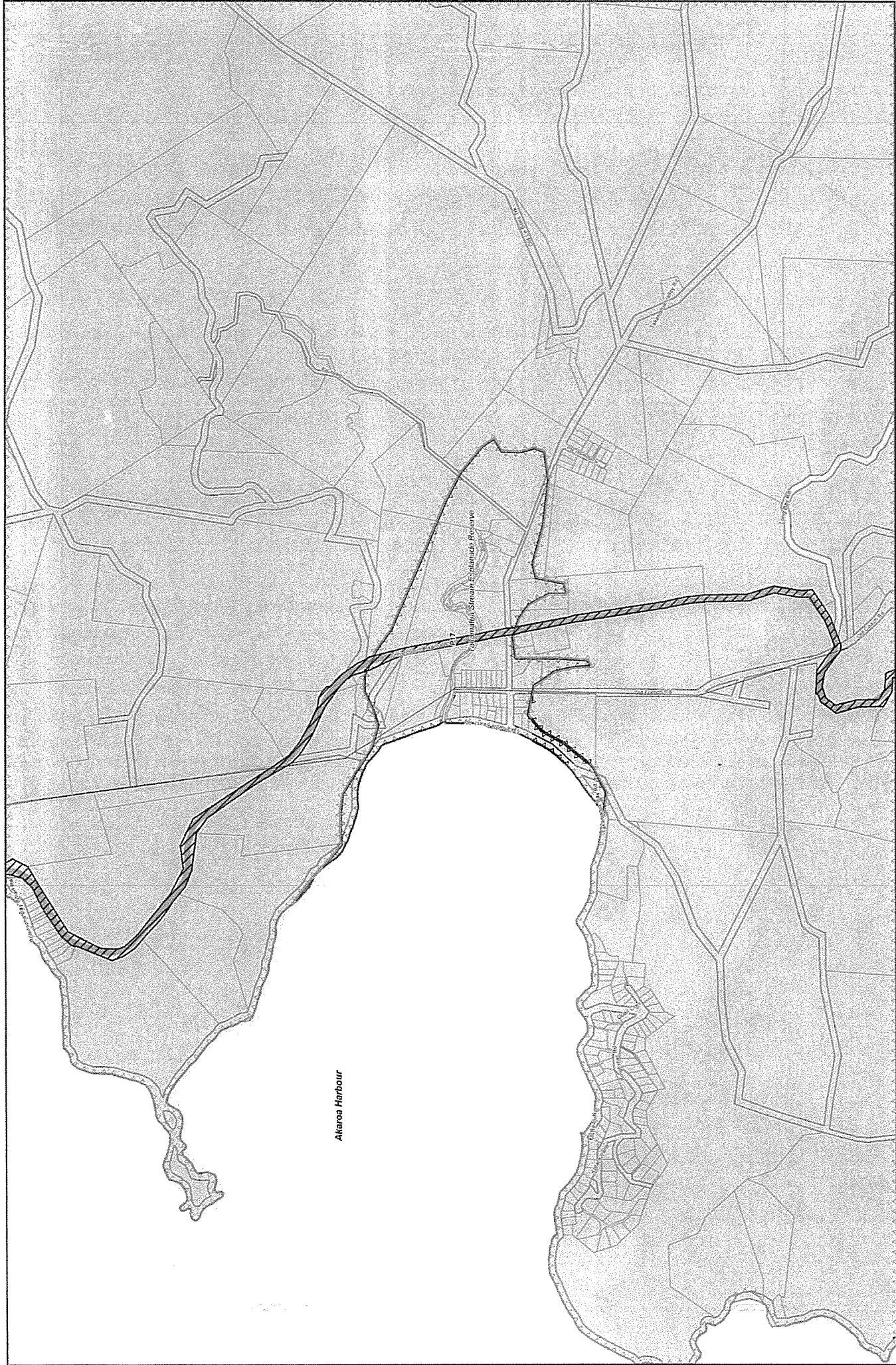
# Planning Map 70



The proposed  
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Replacement District Plan**







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# Planning Map 76

The proposed  
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Meters

0 200 400 600 800







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# Planning Map R1

The proposed  
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 Replacement District Plan**

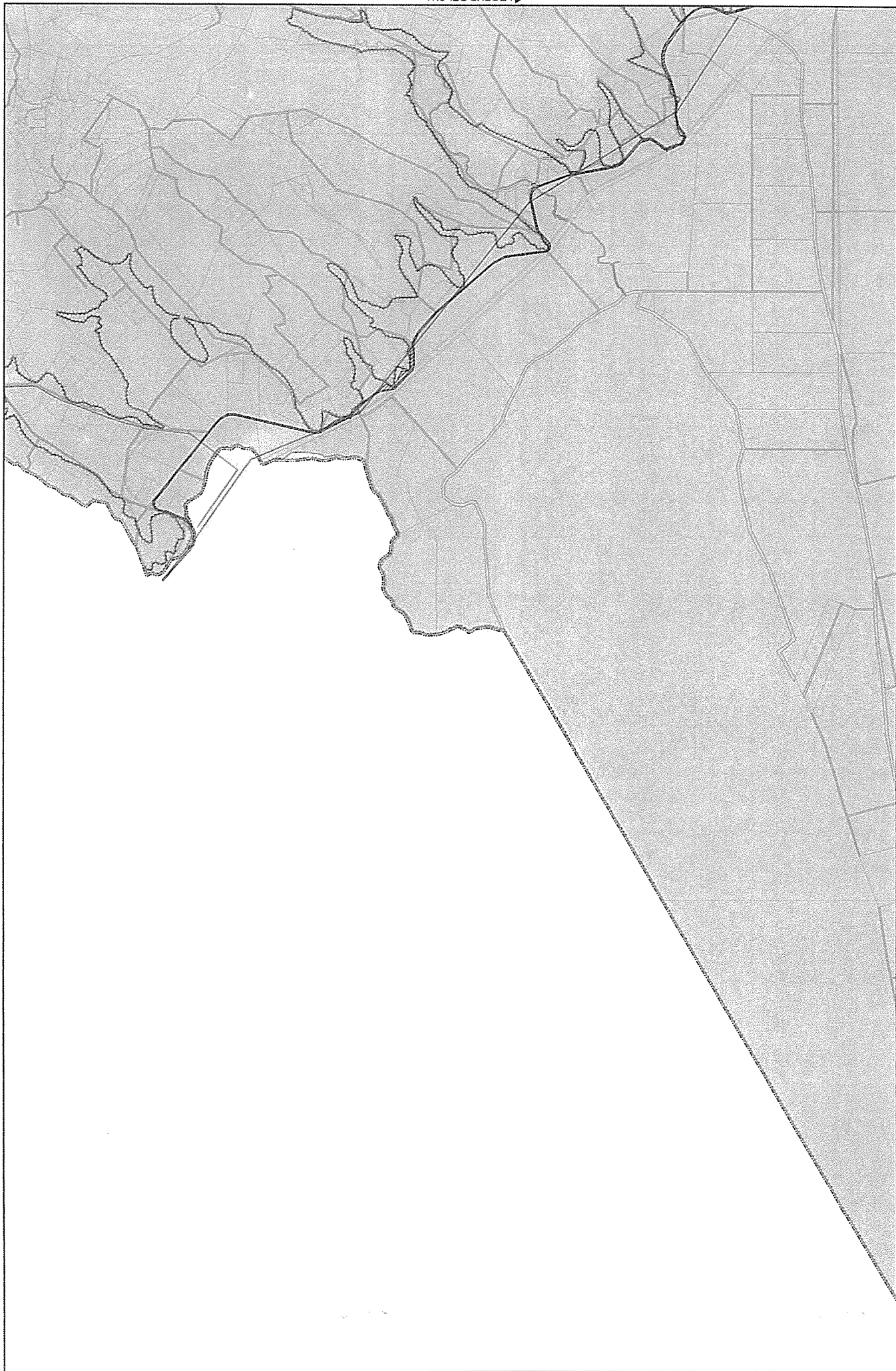


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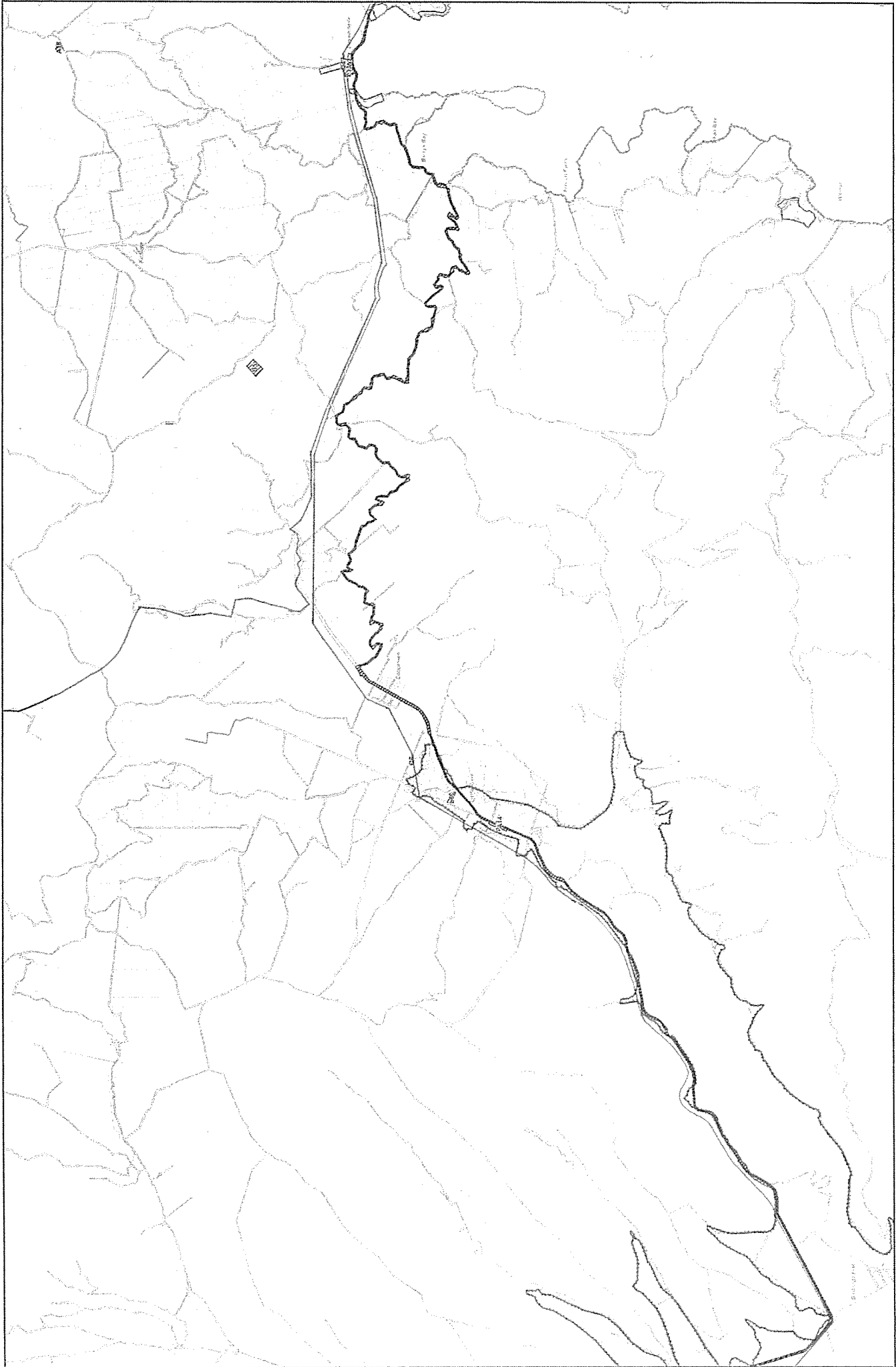
# Planning Map R3



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# Planning Map R4

Metres  
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The proposed  
**Christchurch  
Replacement District Plan**







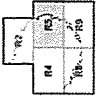
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0 1000 2000 3000 4000  
Metres



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# Planning Map R5



The proposed  
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## Appendix Two – Submission Details

General Relief Sought
Orion seek the amendments to Chapter 6 of the Replacement Plan as detailed in the tables below, and including any alternate and/or consequential amendments to the issues, objectives, policies, rules, maps and other methods required to give effect to the relief sought.

**Table 1 - Chapter 6 Temporary Activities**

Table 1 – Temporary Activities		
Rule #	Submission	Relief Sought
6.4.3.2.1 – Temporary Earthquake Activities	Orion supports the premise of Rule 6.4.3.2.1 which enables temporary earthquake activities to occur as a permitted activity provided some activity specific standards are met until 30 April 2018.  Proposed rules 6.4.3.2.1 – 6.4.2.2.4 as drafted would mean that activities can locate temporarily in close proximity to Orion’s strategic distribution network. This temporary occupation of buildings near this network can have adverse reverse sensitivity effects on the efficient operation of the Orion network.	<u>Insert</u> changes into Rule 6.4.3.2.1 and 6.4.2.2.4 (as shown in table 2) which includes corridor protection for Orion’s strategic distribution network as shown in Appendix One.

1604.1

1604.2



Table 2: New addition to activity specific standards for inclusion in Rule 6.4.3.2.1 and 6.4.2.2.4:

Activity	No change is sort to activity as described	Activity specific standards
Rule 6.4.3.2.1 P2 activity specific standard x.	No change is sort to activity as described	1604.3 (x) The activity and/or buildings shall be located greater than 12 metres from the centre of a National Grid transmission line and or an electricity distribution line shown on a Planning Map, and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure, and or an electricity distribution line support structure shown on a Planning Map.
Rule 6.4.3.2.1 P3 activity specific standard s	No change is sort to activity as described	1604.4 (s) The activity and/or buildings shall be located greater than 12 metres from the centre of a National Grid transmission line and or an electricity distribution line shown on a Planning Map, and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure, and or an electricity distribution line support structure shown on a Planning Map.
Rule 6.4.3.2.1 P4 activity specific standard p	No change is sort to activity as described	1604.5 (p) The activity and/or buildings shall be located greater than 12 metres from the centre of a National Grid transmission line and or an electricity distribution line shown on a Planning Map, and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure, and or an electricity distribution line support structure shown on a Planning Map.
Rule 6.4.3.2.1 P5 activity specific standard u	No change is sort to activity as described	1604.6 (u) The activity and/or buildings shall be located greater than 12 metres from the centre of a National Grid transmission line and or an electricity distribution line shown on a Planning Map, and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure, and or an electricity distribution line support structure shown on a Planning Map.
Rule 6.4.3.2.1 P6 activity specific standard m	No change is sort to activity as described	1604.7 (m) The activity and/or buildings shall be located greater than 12 metres from the centre of a National Grid transmission line and or an electricity distribution line shown on a Planning Map, and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure, and or an electricity distribution line support structure shown on a Planning Map.
Rule 6.4.3.2.1 P7 activity specific standard n	No change is sort to activity as described	1604.8 (n) The activity and/or buildings shall be located greater than 12 metres from the centre of a National Grid transmission line and or an electricity distribution line shown on a Planning Map, and greater than 12 metres from the outer edge of the foundation of a National Grid line's support structure, and or an electricity distribution line support structure shown on a Planning Map.



1604.9

		<i>support structure, and or an electricity distribution line support structure shown on a Planning Map.</i>
Rule 6.4.2.2.4 NC1	Activities P2 to P7 listed in 6.4.3.2.1 that do not comply with activity specific standards P2 x, P3 s, P4 p, P5 u, P6 m, P7n (Setback from the National Grid and electricity distribution lines shown on a Planning Map and support structures).	



