

Email: environment.policy@transpower.co.nz

Gore District Council
PO Box 8
Gore 9740

via email: draftdistrictplan@goredc.govt.nz

Dear Gore District Plan Review Team

Gore District Plan Review – Designations

Thank you for your letter notifying Transpower New Zealand Limited (“Transpower”) of the review of the Gore District Plan and for the opportunity to advise the Council whether Transpower’s existing designations will be included in the Proposed District Plan with or without modification. We acknowledge that this was emailed to Transpower via customer.solutions@transpower.co.nz email address on 10 August 2022, unfortunately this was not forwarded to the environmental policy team. As a consequence, Transpower was not aware of this until after the close date of the notice (3 October 2022). We apologise for the delay in responding and hope that the requested changes can be accommodated.

Pursuant to Schedule 1 (Clause 4) of the Resource Management Act 1991, Transpower provides written notice to Gore District Council of the requirement to ‘roll over’ its existing designations included in the Operative Gore District Plan (being Gore Substation D2 and Transmission Lines D34) into the Proposed District Plan (“Proposed District Plan”). These designations are shown on the attached maps and set out in tables below that conform to the National Planning Standards format.

Transpower seeks some minor amendments to the existing designations as follows (shown below in red underline and ~~red-strikethrough~~):

- clarification of the designated purpose for the Gore Substation to align with Transpower’s designations in other district plans and recognise that substations have ancillary buildings and equipment which, for all intents and purposes, are part of the overall substation operation;
- the deletion of construction related conditions for the Gore Tee designation on the basis that these conditions related to the construction of the transmission line and, now that it is built, are no longer relevant or necessary.

Gore Substation	
Designation unique identified	TPRX
Designation purpose	Electricity substation <u>and associated ancillary infrastructure.</u>
Site identifier	162 <u>and 174</u> Charlton Road, Gore. Legally described as Lot 1 DP 2327 (138386), Lots 1 and 6 DP 11885 (<u>SL8D/123 and SL8D/128 respectively</u>) Block IX, Waimumu Hundred
Lapse date	Given effect

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1) All new substation equipment be located at least 10 metres from the property boundary. 2) All other new structures and buildings (excluding transmission line support structures, conductors and all fencing) have a setback from the property boundary at least equal to the height of the building.
Additional information	Legacy designation D2

Gore Tee	
Designation unique identified	TPRX
Designation purpose	Transmission line
Site identifier	<u>Various Addresses</u> <u>Lots 2 and 3 DP 11793 (SL8B/36)</u> <u>Lot 2 DP 308123 and Lot 1 DP 15356 (31568)</u> <u>Lot 42 DP 8 (SL6B/1229); and</u> <u>Road, Parcel ID 3296268</u>
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	1. General The works to give effect to the designation shall be generally in accordance with the plans and information submitted by Transpower New Zealand Limited contained in the Notice of Requirement for a Designation Gore Hard Tee 220kV Transmission Line Project dated February 2013 and its appendices. 2 Pole Heights and Locations Any alteration to the heights or locations of the poles shall be identified in the Outline Plan which will be submitted to the Council. A visual impact assessment will accompany the Outline Plan to confirm that the effects of the changes are the “same”, “similar” or “less” than what is proposed in the Notice of Requirement for a Designation dated February 2013 and its appendices. Where this cannot be demonstrated in the visual assessment, the amended locations or heights will be subject to an alteration to the designation under Section 181 of the Resource Management Act 1991. 3 Surface Finish of Poles All poles shall be surfaced in a dull or non-reflective finish prior to placement on site. ~~4—Construction Noise~~ ~~Construction Noise levels shall:~~ ~~a) Comply with NZS 6803:1999 Acoustics — Construction Noise, for the construction phase.~~

	~~b) Not exceed 75 dBA Lmax at or within the notional boundary of any other site.~~ ~~5 Archaeological Discovery~~ ~~If koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during any construction works on the site as required by the conditions of consent, the consent holder shall, without delay:~~ ~~(i) Cease all work within a 50 metre radius of the discovery and secure the area.~~ ~~(ii) Notify their nominated archaeologist, the consent authority, Te Ao Marama, the New Zealand Historic Places Trust, and in the case of koiwi tangata (skeletal remains) the New Zealand Police.~~ ~~(iii) Enable a site inspection by the New Zealand Historic Places Trust and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Historic Places Act 1993.~~ ~~(iv) Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation.~~ ~~(v) Ensure that the further action identified in accordance in part (iii) of this condition is undertaken.~~ ~~(vi) Upon completions of tasks (i) to (v) above, and provided all statutory permissions have been obtained, the consent holder may recommence site construction following consultation with the consent authority, Te Ao Marama, the New Zealand Places Trust, and in the case of koiwi tangata (skeletal remains) the New Zealand Police.~~ 6.4 Electric and Magnetic Fields (EMF) The transmission line shall comply with the limits to EMF exposure set out in the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494– 552) (ICNIRP Guidelines) public reference levels of 5kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (i.e. when there are no faults in the transmission system). 7.5 Radio Frequency Interference The transmission line shall comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz. ~~8 Construction and Maintenance Management Plan (CMMP)~~ ~~Prior to commencement of any construction activity authorised by the designation, Transpower shall submit a Construction and Maintenance Management Plan to the Council for approval. As a guide, the Council shall respond~~
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	~~within 20 working days. Approval shall not be unreasonably withheld. The Construction and Maintenance Management Plan shall outline Transpower's intended approach to matters including:~~ ~~a) Sediment controls;~~ ~~b) Management and disposal of spoil;~~ ~~c) Stormwater management, treatment and disposal;~~ ~~d) Silt and dust control, during earthwork stages;~~ ~~e) Traffic management, site access details, and mitigation of effects on the existing roading network;~~ ~~f) Temporary activities and equipment storage in specified areas;~~ ~~g) Construction noise;~~ ~~h) Hours of work.~~ ~~i) Details of the consultation undertaken with adjoining landowners and other affected parties and details of any measures agreed with these parties to address adverse effects during construction and maintenance.~~ ~~j) Community information and liaison measures during construction.~~
Additional information	Legacy designation D34

If there are any queries regarding the above or if Gore District Council requires particular information (including GIS parcel information) for the designations to fit within the format of the Plan, please contact Trudi Burney;

Trudi Burney
Senior Environmental Planner
Environment.policy@transpower.co.nz
Environmental Policy and Planning Team
Transpower New Zealand Ltd
31 Gilberthorpes Road, Islington 8042, Christchurch
P 03 590 7126

Yours faithfully



Trudi Burney
Senior Environmental Planner
TRANSPower NEW ZEALAND LIMITED

Attachment A: Designation Maps – Gore Substation and Gore Tee Transmission Line

Attachment A

Designation Map – Gore Substation and Gore Tee
Transmission Line

ACSTN

- ### Structure
- Single Circuit Single Pole
 - ⊙ Single Circuit Pi Pole
 - Double Circuit Single Pole
 - Termination
 - ✕ Earthwire

Design Voltage

- 110 kV Overhead
- 220 kV Overhead
- Access Track
- Transpower Designations
- Parcel boundary

Designation: GORDC - D2

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Disclaimer

This document is produced for external release. Its conclusions are based on the information currently available to Transpower and may change as further information becomes available either internally or externally.

CRS as per CoreLogic data supply September 2022.



TRANSPower

Prepared by: Geospatial

Projection: NZTM 2000 Scale: 1:1,000 Plan Size: A3L



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Transpower Transmission Grid Network Gore Designations



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Date: 19/10/2022 Drawn by: aldrichh

Path: T:\Spatial\GISProjects\p22065_Gore_Designation\p22065_Gore_Designation.aprx

Legend

Site

Classification

TEE

Structure

Single Circuit Single Pole

Single Circuit Pi Pole

Double Circuit Single Pole

Double Circuit Steel Tower

Earthwire

Transmission Line

Design Voltage

110 kV Overhead

220 kV Overhead

Access Track

Transpower Designations

Parcel boundary



Designation: NoR 2013/07

Sheet 6 of 6



External

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TRANSPOWER

Prepared by: Geospatial

Projection: NZTM 2000 Scale: 1:8,000 Plan Size: A3L

Transpower Transmission Grid Network Gore Designations

0 40 80 Meters

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