

**WAIMAKARIRI DISTRICT COUNCIL**

**PROPOSED  
COUNCIL PLAN CHANGE 43**

**OXFORD TOWN CENTRE  
URBAN DESIGN**

**SUBMISSION**

August 2015

**Clause 6 of the First Schedule of the Resource Management Act 1991**

**SUBMISSION ON THE PROPOSED HURUNUI DISTRICT PLAN**

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**TO:** District Plan Submissions  
Waimakariri District Council  
215 High Street  
Rangiora 7400  
*Submission lodged by email – [audrey.benbrook@wmk.govt.nz](mailto:audrey.benbrook@wmk.govt.nz)*

**SUBMISSION ON:** Proposed Plan Change 43: Oxford Town Centre Urban Design

**SUBMISSION BY:** MainPower New Zealand Limited

**TRADE COMPETITION STATEMENT:** MainPower New Zealand Limited could not gain an advantage in trade competition through this submission.

**SUBMITTER ADDRESS:** MainPower New Zealand Limited  
PO Box 346  
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*Please note the different address for service below.*

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**INTRODUCTION**

1. This submission is made by MainPower New Zealand Limited (MainPower).
2. MainPower makes the following submission seeking amendments to elements to the proposed Plan Change 43 Oxford Town Centre Urban Design (PC43).

**STATEMENT OF INTEREST AND BACKGROUND**

3. MainPower own and operate the electrical distribution network throughout North Canterbury and Kaikoura and supply line services to over 37,000 customers within Waimakariri, Hurunui and Kaikoura Districts. MainPower's core purpose is to consistently deliver the safe, secure and efficient supply of electricity and they are responsible for the establishment, operation, maintenance and upgrade of the electricity distribution network.
4. The electricity distribution network comprises underground cables, overhead lines, substations, transformers, kiosks, electricity structures (poles/pylons, earth rods and associated buildings) and access tracks.

5. MainPower have an interest in renewable energy, and in particular renewable electricity generation. Its customers consume 560 million units of electricity annually and this consumption is growing. Currently the North Canterbury and Kaikoura areas are reliant on energy which is generated from sources outside of the districts, and this means that energy supply could become vulnerable. Since 2004, MainPower has been investigating options for renewable energy sources in and around North Canterbury. In that time it has built a mini-hydro at Cleardale, gained resource consent for a wind farm at Mt Cass and applied for water consents for another mini-hydro project near Hanmer. Investigation and assessment to identify additional potential sites and renewable energy generation sources are ongoing.
6. MainPower carries out electricity distribution and energy generation activities in accordance with National Industry Codes of Practice and Electricity Network Technical Specification Standards, Canterbury Regional Council and District Council requirements.

#### **SUBMISSION SUMMARY**

7. MainPower seeks an amendment to proposed Rule 31.20.1.6 to provide greater clarity and certainty around the application and interpretation of the proposed provision. MainPower's submission is founded on a desire to simplify the rule and, where applicable, to reduce reliance on resource consenting as a means of achieving environmental outcomes. The submission is set out in detail below.

#### **SPECIFIC PLAN CHANGE PROVISION SUBMITTED TO**

8. The specific provision of PC43 that the MainPower submission relates to is:  
New rule 31.20.1.6 Buildings in the Oxford Business 1 Zone with road frontage shown by Figure 31.3, shall:

#### **NATURE OF AND REASONING FOR SUBMISSION**

9. MainPower **supports in part** new rule 31.20.1.6 but **seeks an amendment** providing an exemption for the retention, maintenance, repair and upgrading of existing utilities.

##### **Reason:**

10. The rule seeks to introduce new controls for buildings with road frontage as shown by Figure 31.3: Oxford Building Frontages. The definition of building is not defined within the Waimakariri District Plan and the default definition of "structure" is applied. Structure is defined in the Waimakariri District Plan as:

*“Structure means any building, equipment, device, or other facility made by people and which is fixed to land; and includes any raft” (section 2 Resource Management Act 1991).”*

11. Based on the applied definition of building, the proposed rule includes utilities and utility structures. Given the nature of utilities, compliance with the proposed standards is impractical. Examples include:
  - (a) landscaping requirements where landscaping may impact upon the operation of utilities;
  - (b) provision of pedestrian and vehicle access where public access is restricted for safety purposes; and
  - (c) requirements for minimum areas of glazing.
12. Currently, MainPower maintain existing overhead and underground infrastructure as well and a ground mounted kiosk substation that will be subject to the proposed rule. The application of the standards will result in unnecessary resource consent applications for utilities and utility structures which MainPower does not believe is the intent of this rule.

#### **RELIEF SOUGHT FROM SUBMISSION**

13. **Retain** rule 31.20.1.6, but **amend** as follows. New wording underlined.

- 31.20.1.6 Buildings in the Oxford Business 1 Zone with road frontage shown by Figure 31.3., shall:
- a. locate road facing walls within 40 of the road boundary;
  - b. limit any front facing to a maximum of 0.9m;
  - c. be landscaped along the length of the road boundary, except where set back less than 2m from the road boundary or where necessary to provide pedestrian and vehicle access;
  - d. position any on-site car parking to the rear of the building;
  - e. occupy the full frontage of the site, except where necessary to provide pedestrian and vehicle access to the rear of the site;
  - f. contain clear glazing to a minimum of 60% and a maximum of 90% of the ground floor road frontage for the display of goods and services;
  - g. contain clear glazing to a minimum of 20% and a maximum of 80% on any upper floor road frontage;
  - h. include pedestrian access directly from the road frontage; and
  - i. demonstrate modulation where frontages exceed 8m in length.

**Rule 31.20.1.6 shall not apply to the retention, maintenance, repair or upgrade of any utility or utility structure established prior to 18 July 2015.**

14. The above reference to 18 July 2015 in the proposed amendment is in relation to the notification date of PC43.
15. There may be other methods of achieving the relief sought.

#### HEARING

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

Submission signed for and on behalf of MainPower New Zealand Limited



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Resource Management Group Limited  
18 August 2015

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