



SUBMISSION BY POWERCO LIMITED ON PROPOSED PLAN CHANGE 40 - WALLACEVILLE

17 April 2015

TO: Upper Hutt City Council
Private Bag 907
Upper Hutt

Via email: askus@uhcc.govt.nz

FROM: Powerco Limited
Private Bag 2061
NEW PLYMOUTH

ADDRESS FOR SERVICE: **BURTON PLANNING CONSULTANTS LIMITED**
Level 1, 2-8 Northcroft Street
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1. INTRODUCTION

- 1.1. This submission has been prepared on behalf of Powerco Limited (Powerco). Powerco is New Zealand's second largest gas and electricity distribution company. Powerco's network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand. These consumers are served through Powerco assets including nearly 30,000 kilometres of electricity lines (including overhead lines and cables) and 6,200 kilometres of gas pipelines.
- 1.2. Powerco's gas networks are in the Taranaki, Manawatu, Hutt Valley, Porirua, Wellington, Horowhenua and Hawke's Bay regions.
- 1.3. Powerco distributes natural gas to households, businesses and industries throughout Upper Hutt City. Powerco has an existing easement (in gross) for its gas assets traversing the land subject to Proposed Private Plan Change 40 (PC 40) and, therefore, has an interest in PC 40.

2. POWERCO'S SUBMISSION

- 2.1. Wallaceville Developments Ltd is seeking, by way of PC40, to rezone approximately 63 hectares of land at the former Wallaceville Ag-Research site and a small part of the Trentham Racecourse to provide for residential and commercial development. The land subject to PC40 is owned by Wallaceville Developments Ltd and held in a single Certificate of Title (identifier 644133), which is subject to a number of interests including:
 - *Subject to electricity and gas rights (in gross) over part Part Section 102B marked A on DP 54996 and over part Lot 2 DP 471766 marked A on DP 471766 in favour of Powerco Limited and Vector Wellington Electricity Network Limited in shares created by Transfer 579344.1*
- 2.2. The easement extends from Ward Street, west into the site in the vicinity of the pedestrian / cycle connection identified on the proposed Structure Plan.
- 2.3. Powerco is neutral as to whether or not the plan change is approved. However, Powerco seeks to ensure that any works enabled by PC40 are undertaken in a manner that avoids or mitigates adverse effects on its gas distribution assets, including:

- Physical damage to assets;
- Disruption of gas supply to customers during the period of works;
- Level changes that result in too little or too much coverage over underground assets;
- Restrictions on access to underground infrastructure for maintenance purposes either during or on completion of the works, including by the inappropriate placement of structures or vegetation over underground assets.

2.4. In this respect, Powerco notes that its existing easement, inter alia, requires that the land owner:

- *Will do nothing on or about the servient tenement whereby the free and unimpeded flow of electric current through the said cables or the free and unimpeded flow of gas through the said mains maybe in any way interrupted.*
- *Shall not place any buildings erections or fences on the servient tenement and will not at any time whereby the rights, powers, licences and liberties hereby granted to the Board¹ may be interfered with or affected.*

2.5. The existence of Powerco’s easement is acknowledged in the application documents and preliminary consultation has been undertaken with Powerco to confirm that sufficient capacity is available to provide gas supply to the level of residential and commercial development proposed for the PC40 land.

2.6. As such, the purpose of Powerco’s submission is simply to draw attention to the presence of its assets and the requirements of the easement in relation to works in and around those assets. Also to remind Wallaceville Developments of the need to engage a Powerco approved contractor to either safely disconnect and remove gas services prior to the commencement of works (and subsequently reinstate them as necessary) or to determine what measures are required to appropriately protect Powerco assets during the period of works.

2.7. Any proposals for works within Powerco’s gas easement should be discussed with Powerco’s customer service team on ph: 0508 427 428 or by email: info@thegashub.co.nz.

¹ The easement in gross was originally granted in favour of Hutt Valley Energy Board but has since been transferred to Powerco Limited and Vector Wellington Electricity Network Limited, as identified on Certificate of Title 644133

3. **POWERCO DOES NOT WISH TO BE HEARD IN SUPPORT OF THIS SUBMISSION.**
4. **IF OTHERS MAKE A SIMILAR SUBMISSION, POWERCO WOULD BE PREPARED TO CONSIDER PRESENTING A JOINT CASE AT ANY HEARING.**
5. **POWERCO COULD NOT GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION.**
6. **POWERCO IS DIRECTLY AFFECTED BY AN EFFECT OF THE SUBJECT MATTER OF THE APPLICATION THAT—**
 - (A) **ADVERSELY AFFECTS THE ENVIRONMENT; AND**
 - (B) **DOES NOT RELATE TO TRADE COMPETITION OR THE EFFECTS OF TRADE COMPETITION.**

Dated at TAKAPUNA this 17th of April 2015

Signature of person authorised to sign on behalf of Powerco Limited:



Georgina McPherson

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