	<p>Resource Management Act 1991</p> <p>Hamilton District Plan</p> <p>Plan Change</p> <p>Plan Change Request and Section 32 Evaluation</p>	<p>Plan Change Number TBC</p>
<p>AMENDING THE PLANNING MAPS AND DEFINITION OF <i>NATIONAL GRID CORRIDOR</i> TO RECOGNISE THE PART RELOCATION OF THE HAM-DEV A TRANSMISSION LINE AT RUAKURA</p> <p>Overview</p> <p>The following report has been prepared to support a privately initiated plan change (Plan Change) to the Hamilton District Plan (District Plan), which proposes to:</p> <ul style="list-style-type: none"> • Amend the location of the <i>Electricity National Grid Corridor</i> (comprising the <i>National Grid Yard</i> and <i>National Grid Corridor</i>) for a realigned section of the Hamilton Deviation A (HAM-DEV A) 220kV transmission line at Ruakura; and • Amend the outer width of the <i>Electricity National Grid Corridor</i> to reflect the actual predicted line swing (which will reduce its width from the existing corridor); and • Modify the definition of <i>National Grid Corridor</i> to recognise the amended width of that corridor for the realigned section of the HAM-DEV A transmission line. <p>The plan change request has been prepared in accordance with the requirements of s32 of the Resource Management Act 1991 (RMA or the Act).</p> <p>The District Plan includes mapped transmission line corridors to protect existing National Grid transmission lines from the adverse effects of other activities. Chapter 25.7 of the District Plan includes the objectives, policies and rules for Network Utilities and the <i>Electricity National Grid Corridor</i>. The rules in the table in section 25.7.4 set out the activity status for activities within the <i>National Grid Yard</i> and <i>National Grid Corridor</i> as defined in the definitions section of the District Plan and mapped on the planning maps. Rule 25.2.4.2 in the City-Wide rules for earthworks includes controls for earthworks within the <i>National Grid Yard</i>, and the activity tables in Chapter 23 subdivision include rules for subdivision in the <i>National Grid Corridor</i>. These provisions collectively provide for the protection of electricity transmission corridors and give effect to the directives of the <i>National Policy Statement on Electricity Transmission 2008</i> (NPSET) and the policy framework for Energy and Infrastructure in the Waikato Regional Policy Statement (WRPS).</p> <p>Transpower obtained resource consent in 2022 (010.2022.00012281.001) from Hamilton City Council to realign part of the Hamilton Deviation A (HAM-DEV A) 220kV transmission line to provide a more efficient location in relation to the proposed inland port and adjacent industrial development. The realignment was requested and funded by the landowner Tainui Group Holdings Limited (TGHL). This realignment has now been constructed.</p> <p>The <i>National Grid Corridor</i> and <i>National Grid Yard</i> are still shown as being mapped in the District Plan on the previous alignment and need to be relocated to reflect the new alignment. Transpower has obtained an easement over the new alignment (aside from a public road between structures 506A and 506B). This easement places certain restrictions on the use of land and provides Transpower with ongoing access. The outer extent of the easement is based on potential line swing determined by an engineering assessment plus a 5m margin. The outer extent of this area is less</p>		

than the outer extent of the existing *National Grid Corridor* included in the District Plan, and accordingly Transpower will only apply the corridor to the maximum extent of the easement. As well as showing a variable width corridor on the planning maps (based on line swing), an amendment to the definition of *National Grid Corridor* in regard to this length of the HAM-DEV A line is required. The inner *National Grid Yard* will be the same width as existing. No other changes to the District Plan are required.

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1 Introduction

1.1 Purpose of this report

- 1.1.1 The purpose of this report is to outline the proposed Plan Change and fulfil the requirements of s32 of the Resource Management Act 1991 (RMA/Act). The overarching purpose of s32 is to ensure that plans are developed using sound evidence and rigorous policy analysis, leading to more robust and enduring provisions.
- 1.1.2 S32 requires an evaluation of the changes proposed to the Hamilton District Plan (District Plan). The evaluation must examine whether any proposed changes to objectives are the most appropriate way to achieve the purpose of the RMA, and whether the proposed provisions are the most appropriate way to achieve the objectives of the District Plan. In this instance, no changes to the objectives or policies of the District Plan are proposed, so the provisions that the assessment relates to are proposed changes to mapping and a definition. The report must consider reasonably practicable options and assess the efficiency and effectiveness of the provisions in achieving the objectives. This will involve identifying and assessing the benefits and costs of the environmental, economic, social and cultural effects anticipated from implementing the provisions. The report must also assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
- 1.1.3 The required plan change is set out in Appendix 1 to this report, and the background to why it is required is included in Section 3 below.

2 Resource management issues

2.1 Council's legal obligations and strategic planning documents

- 2.1.1 Sections 74 and 75 of the RMA set out Council's obligations when preparing or considering a change to its District Plan. The Council has a responsibility under Section 31 of the RMA to establish, implement and review objectives and provisions for, among other things, achieving integrated management of the effects of the use, development, or protection of land and associated resources. One of the Council's functions is to control the actual and potential effects of land use or development on the environment, and to do so in accordance with the provisions of Part 2.
- 2.1.2 As required by s74 and s75 of the RMA, a plan change must specifically give effect to, not be inconsistent with, take into account, or have regard to the following "higher order" documents which provide directions for the issues relevant to this Plan Change:

RMA Part 2

- 2.1.3 Section 5 of the RMA sets out the purpose of the Act, as being to achieve the sustainable management of natural and physical resources. In achieving its purpose, the principles in Sections 6, 7 and 8 must be considered.
- 2.1.4 Section 6 of the RMA lists matters of national importance that must be recognised and provided for in achieving the purpose of the Act. None of these matters are relevant to this Plan Change.

- 2.1.5 Section 7 of the RMA lists other matters where particular regard is required to be had in achieving the purpose of the Act. Of relevance to this, and required to be considered through this evaluation, is Section 7(b), the efficient use and development of natural and physical resources.
- 2.1.6 Section 8 of the RMA states the obligation to take account of the principles of the Treaty of Waitangi when exercising functions under the Act.

Higher Order and Other Planning Documents

- 2.1.7 As required by s74 and s75 of the RMA a plan change must specifically:
- a. Give effect to any national policy statement, any New Zealand coastal policy statement, a national planning standard and any regional policy statement;
 - b. Not be inconsistent with a water conservation order or a regional plan;
 - c. Have regard to proposed regional policy statements and regional plans; management plans and strategies prepared under other Acts; relevant entries on the New Zealand Heritage List/Rārangi Kōrero; regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources; relevant project area and project objectives if section 98 of the Act applies; and the extent to which the plan needs to be consistent with plans of adjacent territorial authorities; and
 - d. Take account of any relevant planning document recognised by an iwi authority and lodged with the territorial authority to the extent that its content has a bearing on the resource management issues of the district.

Table 1 – Relevant Provisions of National Policy Statement of Electricity Transmission 2008

Document	Relevant provisions	Relevant direction given effect to
National Policy Statement on Electricity Transmission 2008 (NPSET)	OBJECTIVE	<i>To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:</i> <ul style="list-style-type: none"> <i>• managing the adverse environmental effects of the network; and</i> <i>• managing the adverse effects of other activities on the network.</i>
	Recognition of the national benefits of transmission	
	POLICY 1	<i>In achieving the purpose of the Act, decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission. The benefits relevant to any particular project or development of the electricity transmission network may include:</i> <ul style="list-style-type: none"> <i>i) maintained or improved security of supply of electricity; or</i> <i>ii) efficient transfer of energy through a reduction of transmission losses; or</i> <i>iii) the facilitation of the use and development of new electricity generation, including renewable generation which assists in the management of the effects of climate change; or</i> <i>iv) enhanced supply of electricity through the removal of points of congestion.</i> <i>The above list of benefits is not intended to be exhaustive and a particular policy, plan, project or development may have or recognise other benefits.</i>
	Managing the adverse effects of third parties on the transmission network	
	POLICY 10	<i>In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.</i>

	POLICY 11	<i>Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).</i>
	Maps	
	POLICY 12	<i>Territorial authorities must identify the electricity transmission network on their relevant planning maps whether or not the network is designated.</i>

- 2.1.8 The NPSET has a single objective which in summary is to recognise the national significance of the electricity transmission network and to ensure this meets the needs of present and future generations, whilst managing the adverse effects of the network on the environment and managing the adverse effects of the other activities on the network.
- 2.1.9 The effects of the transmission line have been adequately taken into account in approving and building the new alignment. In relation to the effects of other activities on the transmission line, the proposed corridor provisions are consistent with Policy 1 in that it will help maintain security of supply that has local, regional and national benefits. It also directly implements Policies 10 and 11 that require activities to be managed to avoid reverse sensitivity effects on the electricity transmission network, and for local authorities to work with Transpower to identify an appropriate buffer corridor where it can be expected that sensitive activities (such as residential or educational activities) will generally not be provided for or given resource consent. Policy 12 also requires the electricity transmission line to be identified on the relevant planning maps.
- 2.1.10 The District Plan already includes mapping and associated objectives, policies and rules for an *Electricity National Grid Corridor*, and this plan change proposal is to reflect the physical shift in location of an existing transmission line that has been authorised by way of resource consent. Accordingly, the proposed Plan Change is fully consistent with, and gives effect to, the NPSET.
- 2.1.11 There are no other relevant national policy statements, including the New Zealand Coastal Policy Statement, or national planning standards to give effect to (section 75(3)) in the case of this Plan Change.

Table 2 – Relevant Provisions of the Waikato Regional Policy Statement

Relevant provisions	Relevant direction given effect to
Objective EIT 01 Energy	<p><i>Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:</i></p> <ol style="list-style-type: none"> <i>1. increases efficiency;</i> <i>2. recognises any increasing demand for energy;</i> <i>3. seeks opportunities to minimise demand for energy;</i> 4. recognises and provides for the national significance of electricity transmission and renewable electricity generation activities; 5. recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation; <i>6. reduces reliance on fossil fuels over time;</i> <i>7. addresses adverse effects on natural and physical resources;</i> <i>8. recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and</i> 9. recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.
Policy EIT-P1 Significant infrastructure and energy resources	<p><i>Management of the built environment ensures particular regard is given to:</i></p> <ol style="list-style-type: none"> 1. that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected; <i>2. the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and</i> <i>3. the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.</i>
Method EIT-M2 Transmission corridor management approach	<p><i>Waikato Regional Council will work with territorial authorities and energy companies and in consultation with other relevant industry organisations, to develop a transmission corridor management approach which:</i></p> <ol style="list-style-type: none"> <i>1. recognises the benefits of the national electricity grid;</i> 2. identifies key transmission corridors in district plans, and: <ol style="list-style-type: none"> a. protects the corridor and electricity transmission network from inappropriate activities (including “sensitive activities”, as defined in the National Policy Statement on Electricity Transmission); and b. manages the adverse effects (including reverse sensitivity effects) of subdivision, use and development on the operation, maintenance, upgrading and development of the electricity transmission network. <i>3. identifies and addresses potential effects on people and communities and natural and physical resources from new transmission infrastructure;</i>

	<p>4. <i>seeks opportunities for alignment with other infrastructure corridors;</i></p> <p>5. <i>recognises that energy companies may be affected parties with respect to land use change, including subdivision and development; and</i></p> <p>6. <i>seeks to manage the effects of third parties on the safe and efficient operation of the transmission network.</i></p>
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2.1.12 The Waikato Regional Policy Statement (WRPS) identifies the resource management issues relevant to the region including Hamilton City and provides direction in addressing these issues. Objective EIT-O1 of the WRPS recognises the national significance of electricity transmission, the local, regional national benefits provided by electricity transmission, and the contribution of electricity transmission to regional and national energy needs and security of supply.

2.1.13 Policy EIT-P1 requires that the built environment has particular regard to protecting the effectiveness and efficiency of existing and planned regionally significant infrastructure. This is supported by Method EIT-M2 that requires district plans to develop a transmission corridor management approach that identifies transmission corridors in district plans, protects these from inappropriate activities and manages the effects of third parties on the safe and efficient operation of the transmission corridor.

2.1.14 The mapping of the relocated *Electricity National Grid Corridor* in the District Plan and consequential amendment to the definition directly implements the electricity transmission corridor approach required by the WRPS.

2.1.15 The proposed Plan Change is not inconsistent with any Water Conservation Orders or any regional matter under a regional plan. No other management plans or strategies prepared under other Acts are relevant to the resource management issue identified.

2.1.16 *Tai Tumu Tai Pari Tai Ao, Waikato-Taunui Environmental Plan* has been reviewed. Provisions within Section 27, including Objective 27.3.1 and Policy 27.3.1.1, address the effects of electricity transmission but do not directly address the provision of buffer corridor provisions to protect existing transmission lines from the activities or third parties. Accordingly, no directly relevant provisions were identified in the Waikato-Tainui Environmental Plan.

2.1.17 In the District Plan, the policy direction has been specifically given effect to in 25.7 *Network Utilities and the Electricity National Grid Corridor*. This includes Objective 25.7.2.4 as follows:

Efficient operation, maintenance and upgrade of the existing electricity transmission network and to enable the establishment of new electricity transmission resources.

2.1.18 There are a number of policies to implement the Objective in relation to both protection of existing electricity transmission infrastructure and the framework for considering new electricity transmission infrastructure. In this instance the new alignment has been approved and constructed, and the Plan Change reflects the new alignment and protects it from the activities of third parties.

2.1.19 The policies are implemented through specific provisions to manage activities in the *National Grid Corridor* and *National Grid Yard* that are included in Rule 25.7.4 which relate to mapped corridors along existing transmission lines on the planning maps. No changes to the objectives, policies or rules are proposed. The proposal is simply to relocate the mapped corridor to a

relocated section of the HAM-DEV A transmission line at Ruakura, and to make a minor amendment to the definition of *National Grid Corridor*. The change to the definition is required to reflect the specific width of the realigned corridor which is based on the extent of line swing determined by an engineering assessment taking into account the specific span lengths between support structures and the associated easement over the underlying land which affects a lesser width than the corridor previously applying.

- 2.1.20 Other City-Wide Provisions for earthworks and subdivision also have rules relating to the *Electricity National Grid Corridor*. These provisions are not affected by the Plan Change.

2.2 Problem definition - the issues being addressed

- 2.2.1 The District Plan uses an *Electricity National Grid Corridor* to manage adverse effects on electricity transmission lines. This includes a *National Grid Corridor* to control subdivision near National Grid transmission lines, and a *National Grid Yard* to control land uses and earthworks (see diagram in Section 3.3 below showing this in pictorial form). These provisions vary between *Urban Areas* and *Greenfield Areas*, having been determined at the time the provisions were first included in the District Plan. The variance between the two reflects that there is more ability to work around existing transmission lines in areas that at that time had not been developed for urban land uses. The corridors relating to Ruakura are *Greenfield Areas*.
- 2.2.2 Transpower has obtained an easement on the underlying land for the new alignment that is based on the modelled line swing of the transmission line plus a 5m margin. The *National Grid Yard* will be retained at the standard 12m from centreline width applying to all transmission lines in the District Plan. However, the *National Grid Corridor* will change from a 37m standard width from the centreline to a more bespoke and narrower variable width corridor for the realigned HAM-DEV A section based on the modelled line swing (consistent with the extent of Transpower's easement). This bespoke width reflects that the landowner has funded the realignment work including specific line swing modelling to determine the exact area affected by these particular spans. As well as reflecting this variable width corridor on the planning maps, an amendment to the definition is required to reflect this amended mapped width shown on the planning maps, rather than the fixed width applying to the balance of the HAM-DEV-A line. The amendment is designed to also enable other future mapping changes through plan changes if other lines are relocated without having to change the definition again.
- 2.2.3 The *National Grid Corridor* and *National Grid Yard* can be removed from the planning maps for the spans where the previous alignment has been dismantled. Removal of the corridor where transmission lines have been removed can occur without a plan change when the planning maps are updated¹.
- 2.2.4 No other changes to the District Plan are required.

3 Description and background of the plan change

3.1 Background

- 3.1.1 The Ruakura area is transitioning from rural to urban following urban zonings being introduced to the Ruakura Structure Plan area in the District Plan. This includes the Ruakura Logistics Zone,

¹ See 25.7.4, Note 2, Hamilton District Plan

within which Tainui Group Holdings Limited (TGHL) proposes to establish an inland port and adjacent port commercial development. The land where these developments are planned is owned by a subsidiary company of TGHL called Ruakura Port Limited.

- 3.1.2 The HAM-DEV A transmission line previously traversed the development footprint of the TGHL landholdings in a manner that did not align well with the development proposals for the land. TGHL agreed to fund a deviation of the existing transmission line to create a more efficient alignment between the inland port and adjacent commercial development. The general layout of the previous and new transmission line alignments in relation to the proposed TGHL developments is shown in Figure 1 below:

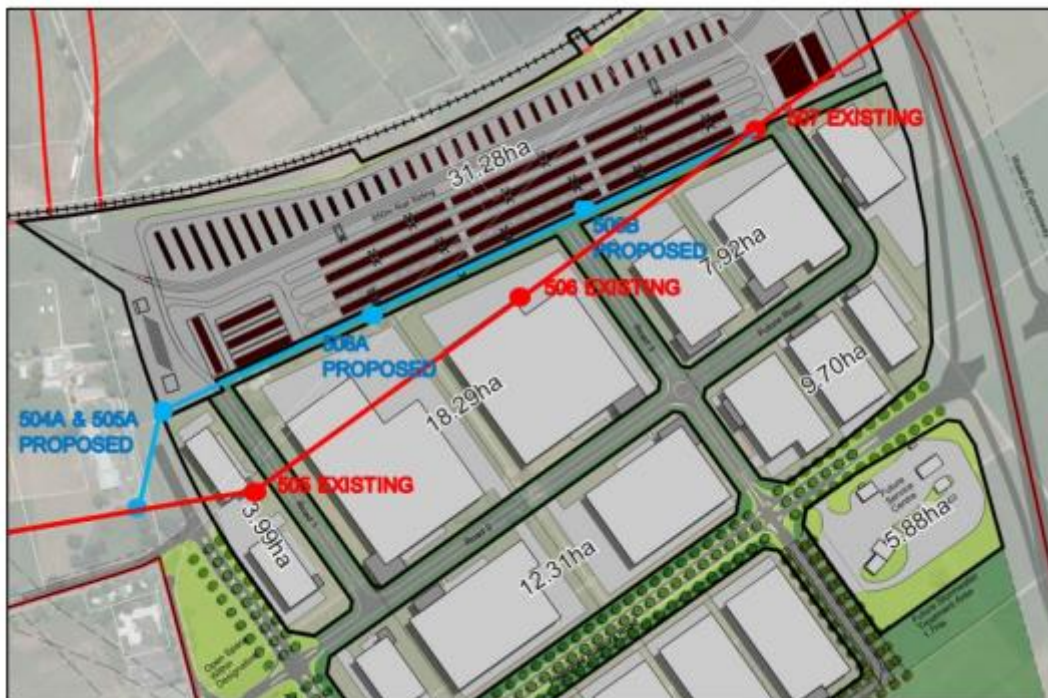


Figure 1: Overview of Alignment in relation to TGHL Development

- 3.1.3 Figure 1 above supported the resource consent application to move the transmission line, and at that time the works were proposed and are labelled as such in Figure 1. Accordingly, the blue line shown as “Proposed” is now the existing alignment, and the “Existing” transmission line represented by the red line has been removed.
- 3.1.4 The deviation occurred between Towers 504 and Tower 507. It involved removal of two towers and their replacement with two towers and two monopoles, and well as additional strengthening of existing Tower 507. This work was approved under resource consent reference 010.2022.00012281.001 issued in September 2022, and the realignment work has been completed.
- 3.1.5 As part of the realignment work Transpower has obtained an easement over the THGL land to provide protection to the transmission line from third party activities and to enable Transpower ongoing access. The Plan Change will relocate existing district plan provisions to protect existing transmission lines onto the new alignment and will not impact on the TGHL landholdings beyond the extent of the easement already obtained.

3.2 Current Hamilton District Plan provisions

3.2.1 The current District Plan provisions relevant to this Plan Change are summarised below.

3.2.2 Chapter 25.7 of the District Plan contains the provisions for network utilities and the *Electricity National Grid Corridor*. Provisions relevant to the electricity transmission are a mix of enabling provisions, and those that provide for its protection from third party activities. Relevant protective provisions are as follows:

Objective 25.7.2.4

Efficient operation, maintenance and upgrade of the existing electricity transmission network and to enable the establishment of new electricity transmission resources.

Policy 25.7.2.4a

The national, regional and local benefits of sustainable, secure and efficient electricity transmission shall be recognised.

Policy 25.7.2.4b

The effective operation, maintenance, upgrading and development of the electricity transmission network shall be supported.

Policy 25.7.2.4c

The technical and operational requirements of the network shall be considered.

3.2.3 No changes to the objective or policies are proposed. The objective and policies are implemented through the mapped corridors on the planning maps, the rules in 25.7.4 (and some earthworks and subdivision rules in other sections), and the definitions of *National Grid Corridor* and *National Grid Yard*.

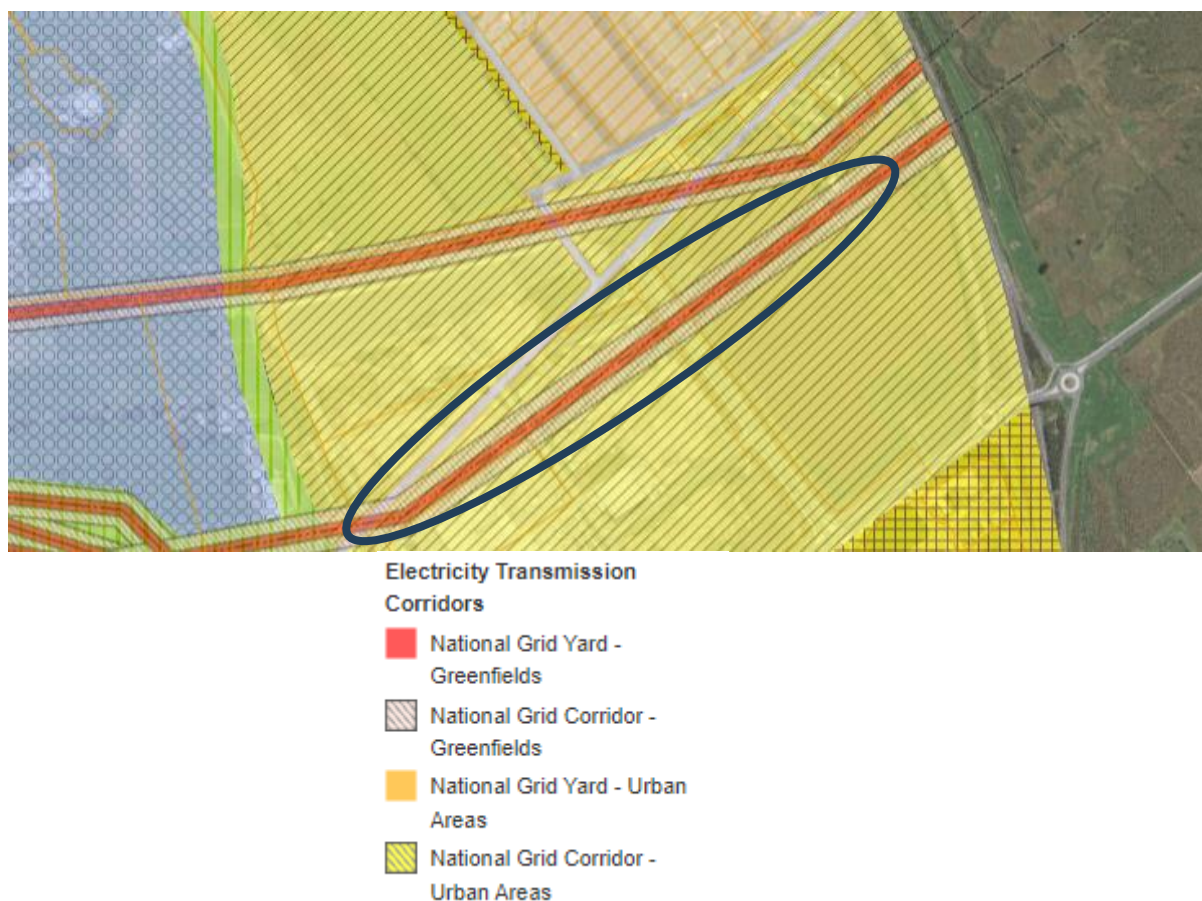


Figure 2: Existing mapped transmission line corridors in the District Plan (existing mapped HAM-DEV A alignment requiring relocation identified) (Source: Hamilton District Plan)

- 3.2.4 Rules restricting third party land uses are included in the *Electricity National Grid Corridor* included in the table in Rule 25.7.4. No changes are proposed.
- 3.2.5 Rules restricting earthworks in the *National Grid Yard* are contained in Rule 25.2.4.2 of Section 25.2 Earthworks and Vegetation Removal. No changes are proposed.
- 3.2.6 Rules restricting subdivision in the *National Grid Corridor* are contained in the rule activity tables in Section 23.3 of the subdivision chapter. No changes are proposed.

3.3 Description and scope of the changes proposed

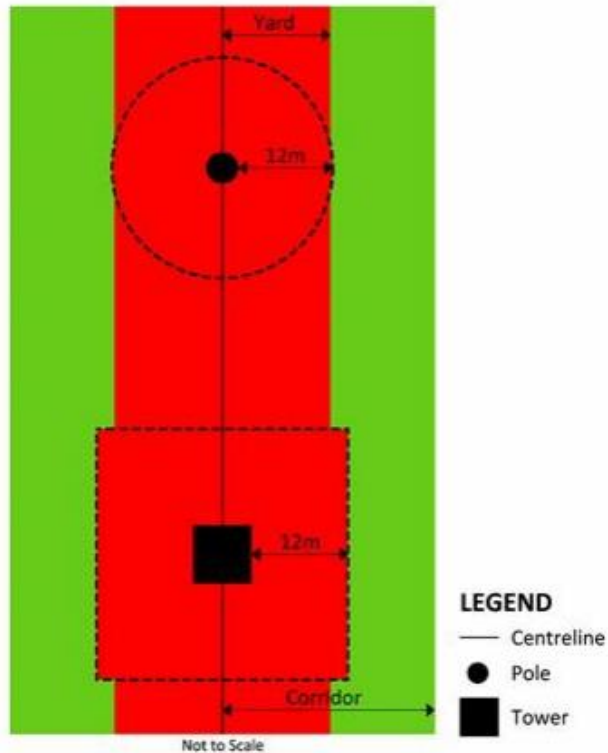
- 3.3.1 The Plan Change does not propose any changes to the objectives, policies, or rules of the District Plan.
- 3.3.2 The changes to the maps are shown in Figure 3 below and the plan in Appendix 1.

[Insert Fig 3 here when available]

- 3.3.3 The change to the definition is as follows (shown as italics, red and underlined):

National Grid Corridor and National Grid Yard: Means a buffer area around the national grid high voltage electricity transmission lines identified on the Planning Maps. The purpose of this yard and corridor is to manage activities and structures in close

proximity to the National Grid transmission lines and is required by the National Policy Statement for Electricity Transmission. The corridor seeks to ensure that subdivision is designed so that future buildings will avoid the yard. The Corridors within Urban Areas and Greenfield Areas are differentiated on the Planning Maps. Diagrammatically, the Yard and Corridor are as follows.



National Grid Yard (shown in red)

- the area located 12 metres in any direction from the outer edge of a National Grid support structure; and
- the area located 10 metres either side of the centreline of any above ground 110kV National Grid line on single poles (HAM-MER A, ARI-HAM A); or
- the area located 12 metres either side of the centreline of any above ground National Grid line on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A, HAM DEV A).

National Grid Corridor

means the area measured either side of the centreline of any above ground electricity transmission line as follows:

- 14m for the 110kV National Grid lines on single poles (HAM-MER A, ARI-HAM A)
- 16m for the 110kV National Grid lines on pi poles
- 32m for 110kV National Grid lines on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A)
- 37m for the 220kV transmission lines (HAM DEV A)
- or as otherwise shown on the planning maps.

For the avoidance of doubt the National Grid Corridor and National Grid Yard do not apply to underground cables or any transmission lines (or sections of line) that are designated.

3.4 Stakeholder Engagement

- 3.4.1 Transpower has worked closely with TGHl over this proposal. TGHl has funded the works to relocate the transmission line and has agreed to an easement over their land holdings (owned by entity Ruakura Port Limited) to protect the line and provide access to it. The Plan Change will reflect the footprint and general restrictions of the easement and does not affect any other landowners.
- 3.4.2 TGHl have advised they have entered into leases with AgResearch and Hellabys in areas where the plan change applies. TGHl are currently engaging with these lessees on the proposed plan change, and the outcome of this engagement will be provided. Contact details can be supplied if required for the purposes of limited notification to lessees.
- 3.4.3 Transpower undertook a pre lodgement meeting with Hamilton City Council's planning policy team on 14 September 2023 and draft amendments to the definition were provided for comment. A further follow up meeting was undertaken on 22 November 2023. That confirmed that Council roading in regard to lines crossing roads in air space would be consulted internally by the Council planning team as part of the plan change processing.

3.5 Consultation with iwi authorities

- 3.5.1 TGHl who are the commercial arm of Tainui have requested and funded the transmission line realignment. TGHl has reviewed and approved the plan change document. As outlined in the previous resource consent application to realign the transmission line, the realignment was clearly anticipated as a necessary outcome to implement the Inland Port development and has not raised any concerns for hapu or iwi through the previous plan change and LDP resource consent processes. Accordingly, Transpower are not aware of any adverse cultural effects that would arise from this work.

4 Scale and significance evaluation

4.1 The degree of shift in the provisions

- 4.1.1 The level of detail in the evaluation of the proposal has been determined by the degree of shift of the proposed provisions from the status quo and the scale of effects anticipated from the proposal.
- 4.1.2 The degree of shift is minor in that there are no changes to the objectives and policies of the District Plan. The Plan Change is simply to apply provisions relevant to existing transmission lines to a new alignment undertaken at the request of the underlying landowner. The changes will also ensure that compliance with the requirements of the NPSET are achieved.

4.2 Scale and significance of effects

- 4.2.1 The scale and significance of the likely effects anticipated from the implementation of the proposal has also been evaluated. In making this evaluation, regard has been given to where the changes to the provisions:
 - a. will result in effects that have been considered, implicitly or explicitly, by higher order documents, and the objectives and policies for network utilities and the *Electricity National Grid Corridor* in the District Plan:

- b. remove any uncertainty from the current provisions;
- c. contribute to effective and efficient electricity transmission;
- d. will have positive effects including impacts on social, cultural and economic outcomes;
- e. will not impose significant costs on individuals or communities;
- f. represent a well-tested approach and certain benefits and costs.

4.2.2 The scale and significance of the effects are considered to be within the scale of effects anticipated by the District Plan and the expectation of the landowner in requesting realignment of the transmission line. All affected land holdings other than a public road crossing are owned by Ruakura Port Limited who have requested and funded the transmission line relocation.

5 Evaluation of the proposal

5.1 Statutory evaluation

5.1.1 A change to a district plan should be designed to accord with sections 74 and 75 of the Act to assist the territorial authority to carry out its functions, as described in s31, so as to achieve the purpose of the Act. The aim of the analysis in this section of the report is to evaluate whether and/or to what extent the proposed plan change meets the applicable statutory requirements, including the District Plan objectives. The relevant higher order documents and their directions are outlined in Section 2.1 of this report. Section 3.2 above sets out the policy framework provided by Section 25.7 of the District Plan.

5.2 Evaluation of the purpose of the plan change

- 5.2.1 Section 32 requires an evaluation of the extent to which the objectives² of the proposal are the most appropriate way to achieve the purpose of the Act (s32(1)(a)).
- 5.2.2 Objective 27.7.2.4 gives effect to the NPSET and WRPS through requiring the efficient operation, maintenance, and upgrade of the existing electricity transmission network. The District Plan implements this objective through the existing *Electricity National Grid Corridor* provisions, the mapped location of which will be relocated on the planning maps to the new alignment of the HAM-DEV A transmission line at Ruakura. The corridor width will also be amended to reflect the new alignment modelled line swing, which is a lesser width than the existing mapped corridor.
- 5.2.3 The existing objectives of the District Plan are not proposed to be altered or added to by this Plan Change. This section of the report therefore evaluates the extent to which the purpose of the Plan Change (s32(6)(b)) is the most appropriate way to achieve the purpose of the Act (s32(1)(a)).
- 5.2.4 The following table provides an evaluation of the purpose of the proposed Plan Change as well as the alternative purpose of retaining the status quo to establish which is the most appropriate way to achieve the purpose of the Act (s32(1)(a) and s32(6)(b)).

² Section 32(6) defines "objectives" and "proposal" in terms specific to sections 32 – 32A. "Objectives" are defined as meaning:

(a) for a proposal that contains or states objectives, those objectives;
 (b) for all other proposals, the purpose of the proposal.

Purpose of the proposal	Summary of Evaluation
<p>Purpose of the Plan Change as proposed:</p> <p>Relocate <i>Electricity National Grid Corridor</i> to the new alignment of the HAM-DEV A transmission line to ensure its ongoing protection from third party activity.</p>	<ul style="list-style-type: none"> a. The intent of the Plan Change is to amend the planning maps to show the <i>National Grid Yard</i> and <i>National Grid Corridor</i> (fine-tuned to reflect actual line swing), along with a minor amendment to the definition of <i>National Grid Corridor</i> to reflect the amended width. b. This is consistent with Objective 25.7.2.4 as it will provide for the efficient operation, maintenance and upgrade of the new transmission line alignment but including a buffer corridor and associated provisions in the District Plan to protect this alignment from any adverse effects from third parties. c. The Proposal is consistent with Policies 25.7.2.4a, 4b and 4c which implement the objective by including provisions that recognise the local, regional, and national benefits of the transmission line, support the effective operation, maintenance and upgrading of the electricity transmission network, and recognise technical and operational requirements through sizing the outer extent of the corridor based on line swing. d. The buffer corridor mechanism already exists in the District Plan and is simply being relocated to reflect a new alignment due to a location shift of the transmission line requested and funded by the landowner. <p>The proposed Plan Change (in the context of Part 2 matters):</p> <ul style="list-style-type: none"> e. In regard to Section 5, the proposal promotes the sustainable management of natural and physical resources by ensuring protection of the nationally significant National Grid electricity transmission network (recognised by the NPSET) which is a significant physical resource. The benefits of an efficient and resilient transmission network enables people and communities to provide for their social, economic and cultural wellbeing, and their health and safety. At the same time, adverse effects will be avoided, remedied, or mitigated by ensuring the activities of third parties do not compromise the operation of the transmission line or place third parties at undue risk from their activities near transmission lines. f. Section 6 lists Matters of National Importance which need to be recognised and provided for in achieving the purpose of the Act. None of these apply to the subject matter of the Plan Change. g. Section 7 lists certain other matters to have regard to in achieving the purpose of the Act. Section 7(b) relates to the efficient use and development of natural and physical resources. The Plan Change will enable more efficient

	<p>operation, maintenance, repair and upgrading of the transmission line.</p> <p>h. No specific Treaty issues under s8 have been identified. The realignment has been undertaken at the request of TGHL who are a commercial entity supporting the aspirations of Waikato Tainui.</p>
<p>Alternative purpose - Retain status quo/ No changes to provisions</p> <p>The current provisions do not show an <i>Electricity National Grid Corridor</i> over the new alignment of the HAM-DEV A line.</p>	<p>a. The status quo would mean whilst the <i>Electricity National Grid Corridor</i> would be removed from the old alignment of the HAM-DEV A transmission line, there would be no equivalent District Plan protection on the new alignment. This would not give effect to the NPSET requirements for aa buffer corridors in district plans or the WRPS. Whilst there is an easement in place, identifying the alignment on the planning maps will ensure that all district plan users, including future lessees are aware of the corresponding restrictions as set out under Chapter 25.7.</p> <p>b. The status quo is inconsistent with Objective 25.7.2.3 and the relevant policies to implement the objective by providing no District Plan protection to the new transmission line alignment.</p> <p>Retaining the status quo (in the context of Part 2 matters):</p> <p>c. Results in no district plan rules to protect the transmission line from the adverse effects of third-party activity, which is not well aligned with s5 and 7(b) in regard to the sustainable management of a nationally significant physical resource.</p>
<p>Summary of evaluation:</p> <p>Overall, the proposal to relocate and fine tune the extent of the <i>Electricity National Grid Corridor</i> is the most consistent option with the relevant District Plan objective and higher order directions and will be efficient and effective in achieving them.</p>	

5.2.5 The above analysis indicates that the purpose of the Plan Change is consistent with/implements the District Plan objectives and higher order directions. Retaining the status quo would not implement the relevant objectives and would not achieve the purpose of the Act.

5.2.6 It is, therefore, considered that the purpose of the Plan Change is the most appropriate way to achieve the purpose of the Act.

5.2.7 In establishing the most appropriate provisions for the proposal to achieve the purpose of the Plan Change, reasonably practicable options for provisions were identified and evaluated.

5.3 Reasonably practicable options for provisions

5.3.1 In considering reasonably practicable options for achieving the objectives of the District Plan and the relevant higher order directions, the following options for the District Plan provisions have been identified. Taking into account the environmental, economic, social and cultural effects, the options identified were assessed in terms of their benefits, and costs. Based on that, the overall efficiency and effectiveness of the alternative options was assessed.

5.3.2 **Option 1** – Status quo

5.3.3 The status quo would not relocate the *Electricity National Grid Corridor* onto the new alignment.

5.3.4 **Option 2** – Relocate the *Electricity National Grid Corridor* onto the new alignment

5.3.5 This option would alter the planning maps such that the *Greenfield Areas Electricity National Grid Corridor* is relocated onto the new alignment of the HAM-DEV A transmission line, and the width of the outer *National Grid Corridor* is fine-tuned from a standard width to one based on line swing to reduce its extent to that reasonably required for this specific length of transmission line.

5.3.6 No change to the policies and rules of the District Plan are required. A minor definition change to reflect the different mapped width of the *National Grid Corridor* is required.

5.4 **Evaluation of options for provisions**

5.4.1 The alternative options identified have been considered in terms of the potential costs and benefits and overall appropriateness in achieving the objectives of the District Plan and the relevant directions of the higher order documents.

5.4.2 The table below summarises the assessment of costs and benefits for the alternative options based on their anticipated environmental, economic, social, and cultural effects.

5.4.3 The overall effectiveness and efficiency of each option has been evaluated, as well as the risks of acting or not acting.

5.4.4 **Option 1** - Status quo

Benefits	Appropriateness in achieving the objectives/ higher order document directions
Environmental: <ul style="list-style-type: none">N/A	Efficiency Maintaining the status quo is not efficient as it provides no district plan protection to the new alignment of the HAM-DEV A transmission line which may have negative consequences for its long term, operation, maintenance and upgrading, as well as the health and safety of people and communities. The costs are considered to outweigh the benefits and therefore this option is considered to be inefficient.
Economic: <ul style="list-style-type: none">Does not impose district plan constraints on the owner and occupier of the underlying land.	
Social: <ul style="list-style-type: none">N/A	
Cultural: <ul style="list-style-type: none">N/A	
Costs	Effectiveness
Environmental: <ul style="list-style-type: none">N/A	Maintaining the status quo is considered to be inconsistent with the objectives and policies of the District Plan and higher order planning instruments and is therefore not effective in implementing these.
Economic: <ul style="list-style-type: none">Impacts on the operation, maintenance and upgrading of the transmission line could	

<p>adversely affect the wider regional and national economy.</p> <ul style="list-style-type: none">Whilst there are constraints on the underlying landowner, these are on an equivalent footprint to existing easement controls.	
<p>Social:</p> <ul style="list-style-type: none">Buffer corridor provisions help protect the health and safety of people and communities.	
<p>Cultural:</p> <ul style="list-style-type: none">N/A	
<p>Risk³ of acting/not acting</p> <p>The risk of not acting by retaining the status quo is that it does not give effect to the objectives of the District Plan and higher order planning instruments, and results in no rules framework to protect the transmission line in the District Plan.</p>	
<p>Recommendation: This option is not recommended as the costs are assessed as outweighing the benefits. It is not considered to provide for substantiable management of natural and physical resources in an efficient and effective matter.</p>	

5.4.5 Option 2 - Relocate the Electricity National Grid Corridor onto the new alignment

Benefits	Appropriateness in achieving the objectives/ higher order document directions
<p>Environmental:</p> <ul style="list-style-type: none"> N/A 	<p>Efficiency: There is already a suitable District Plan rules framework which will apply once the maps and definition are updated, so it is an efficient means of providing suitable protections in the District Plan to the realigned transmission line.</p> <p>Effectiveness: The changes directly implement the directives of the higher-level planning instruments to provide protection to existing National Grid transmission lines, and District Plan Objective 25.7.2.4 to provide for the efficient operation, maintenance, and upgrade of the new transmission line alignment.</p>
<p>Economic:</p> <ul style="list-style-type: none"> Provides District Plan protection for the operation, maintenance and upgrading of a regionally and nationally significant physical resource that benefits the wider economy. 	
<p>Social:</p> <ul style="list-style-type: none"> Assists with the protecting the health and safety of people and communities by keeping incompatible activities away from transmission lines. 	
<p>Cultural:</p> <ul style="list-style-type: none"> N/A 	
<p>Costs</p>	
<p>Environmental:</p> <ul style="list-style-type: none"> N/A 	

³ Risk is the likelihood or probability of an effect and the cost of the consequence occurring = 'likelihood times consequence'.

Economic: <ul style="list-style-type: none">Whilst there are constraints on the underlying landowner, these are on an equivalent footprint to existing easement controls.	-
Social: <ul style="list-style-type: none">N/A	
Cultural: <ul style="list-style-type: none">N/A	
Risk of acting/not acting <u>Not Acting</u> The risk of not acting by retaining the status quo (Option 1) is that it does not give effect to the objectives of the District Plan and higher order planning instruments. This results in full reliance on an easement without any District Plan protection for the transmission line. Third parties and the Council may not necessarily be aware of the easement controls if there are no clear provisions in the District Plan. The easement also does not apply to the crossing of a public road between structures 506A and 506B. <u>Acting</u> The existing District Plan corridor provisions are well understood within Hamilton City and other territorial authority jurisdictions and can easily be implemented to provide strong protections for the transmission line consistent with the relevant planning framework.	
Recommendation: This option is recommended as being the most appropriate option. The benefits are considered to outweigh the costs. It is considered to better achieve the objectives and policies of the District Plan and higher order planning instruments than the status quo option. Accordingly, this is considered to provide for the substantiable management of natural and physical resources in an efficient and effective matter.	

6 Limited Notification

- 6.1.1 Clause 5A of the First Schedule provides the option to give limited notification of a proposed plan change. The new location of *Electricity National Grid Corridor* will only affect the land holdings of TGH (Ruakura Port Limited) and will not result in any restriction on land beyond this. TGH has advised of two relevant Lessees – AgResearch and Hellabys. Accordingly, limited notification to the directly affected landowner and lessees only is requested.

7 Conclusions

- 7.1.1 This report highlights the need to relocate the *Electricity National Grid Corridor* onto the new alignment of the HAM-DEV A transmission line at Ruakura to provide better alignment with the objectives and policies of the District Plan and higher order planning instruments, to ensure suitable District Plan protection is in place for the transmission line. This aligns with the directions set by the higher order planning framework.

- 7.1.2 The report has reviewed and considered all relevant matters under s32 of the Act. Limited notification to the landowner affected by the footprint and associated restrictions of the *Electricity National Grid Corridor* is sought.
- 7.1.3 The information, including any appendices, in this report presents a comprehensive picture of all relevant information required to enable the proposed Plan Change to be considered. In addition, this information is at a level of detail that is appropriate to the scale and significance of the issue being addressed.

-

APPENDIX 1 – REQUESTED CHANGES TO DISTRICT PLAN







Requested Change to Planning Maps

HAM-DEV-A National Grid Yard and Corridor

Transpower's HAM-DEV-A transmission line deviation requires new National Grid Yard and Corridors between towers 504 & 507. Outside of this deviation from the center of structures 504 & 507 the existing National Grid Yard and Corridor continues at the existing width as shown in the District Plan.

Legend

Transpower Assets

-  New Structures
-  Removed Structures
-  Other Structures
-  New Transmission Line
-  Removed Transmission Line
-  Other Transmission Line

Council Corridors

-  National Grid Yard - New
-  National Grid Corridor - New
-  National Grid Yard - Existing
-  National Grid Corridor - Existing



Eagle Technology, Land Information New Zealand,
GEBCO, Community maps contributors



0 150 300 m

Projection: NZTM 2000 Scale: 1:4,500 Plan Size: A3L

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Date: 29/11/2023 Drawn by: berrymanem

HAM-DEV-A

National Grid Yard and Corridor

HAM-DEV-A0504-0504A

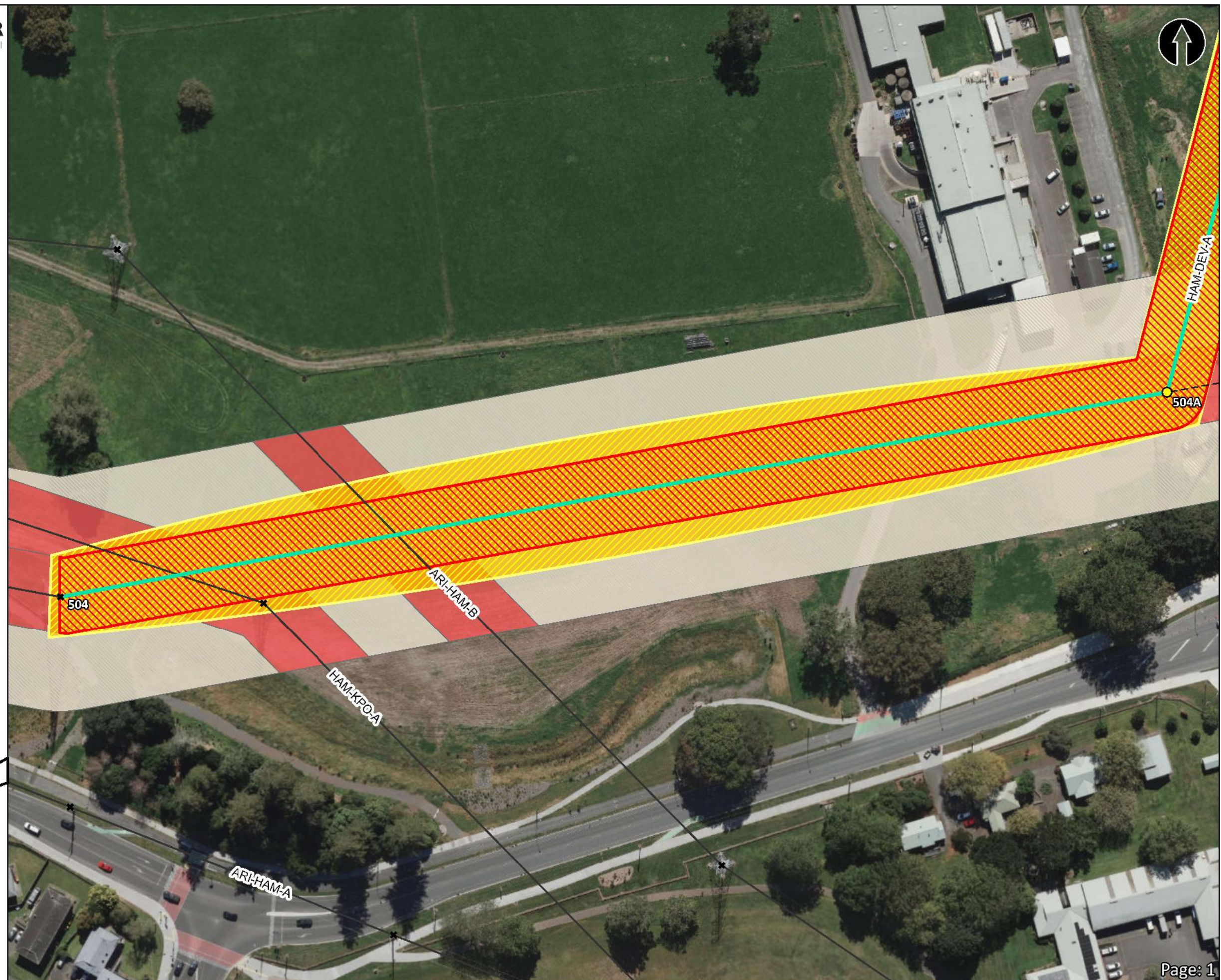
Legend

Transpower Assets

- New Structures
- Removed Structures
- ✕ Other Structures
- New Transmission Line
- Removed Transmission Line
- Other Transmission Line

Council Corridors

- National Grid Yard - New
- National Grid Corridor - New
- National Grid Yard - Existing
- National Grid Corridor - Existing



0 50 100m

Projection: NZTM 2000 Scale: 1:1,200 Plan Size: A3L

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HAM-DEV-A

National Grid Yard and Corridor
HAM-DEV-A0504A-0505A

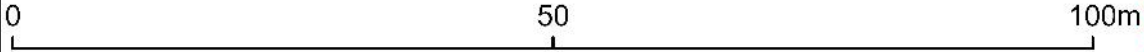
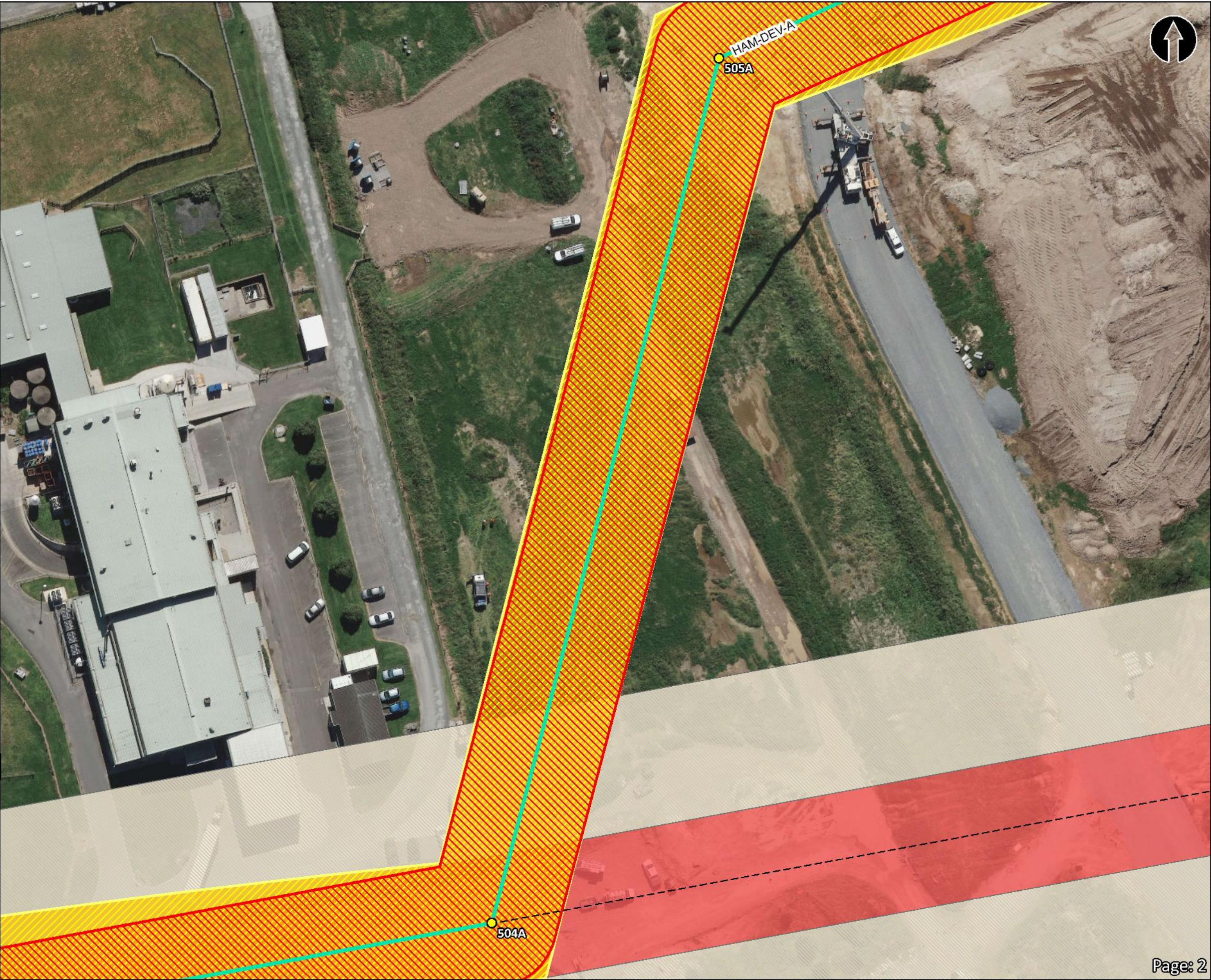
Legend

Transpower Assets

- New Structures
- Removed Structures
- ✕ Other Structures
- New Transmission Line
- Removed Transmission Line
- Other Transmission Line

Council Corridors

- National Grid Yard - New
- National Grid Corridor - New
- National Grid Yard - Existing
- National Grid Corridor - Existing



Projection: NZTM 2000 Scale: 1:700 Plan Size: A3L

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Date: 29/11/2023 Drawn by: berrymanem

HAM-DEV-A

National Grid Yard and Corridor
HAM-DEV-A0505A-0506A

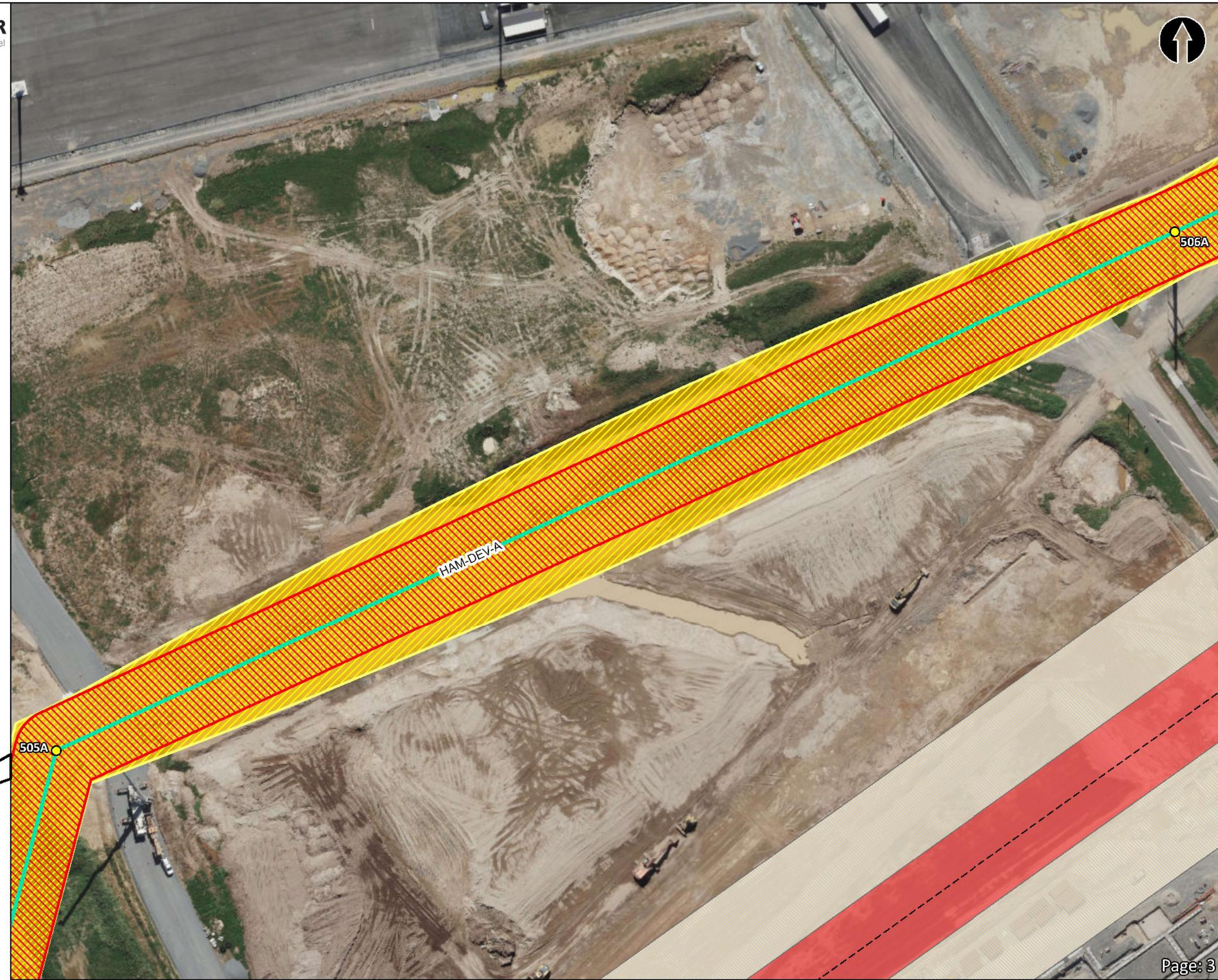
Legend

Transpower Assets

- New Structures
- Removed Structures
- ✕ Other Structures
- New Transmission Line
- Removed Transmission Line
- Other Transmission Line

Council Corridors

- National Grid Yard - New
- National Grid Corridor - New
- National Grid Yard - Existing
- National Grid Corridor - Existing



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HAM-DEV-A

National Grid Yard and Corridor
HAM-DEV-A0506A-0506B

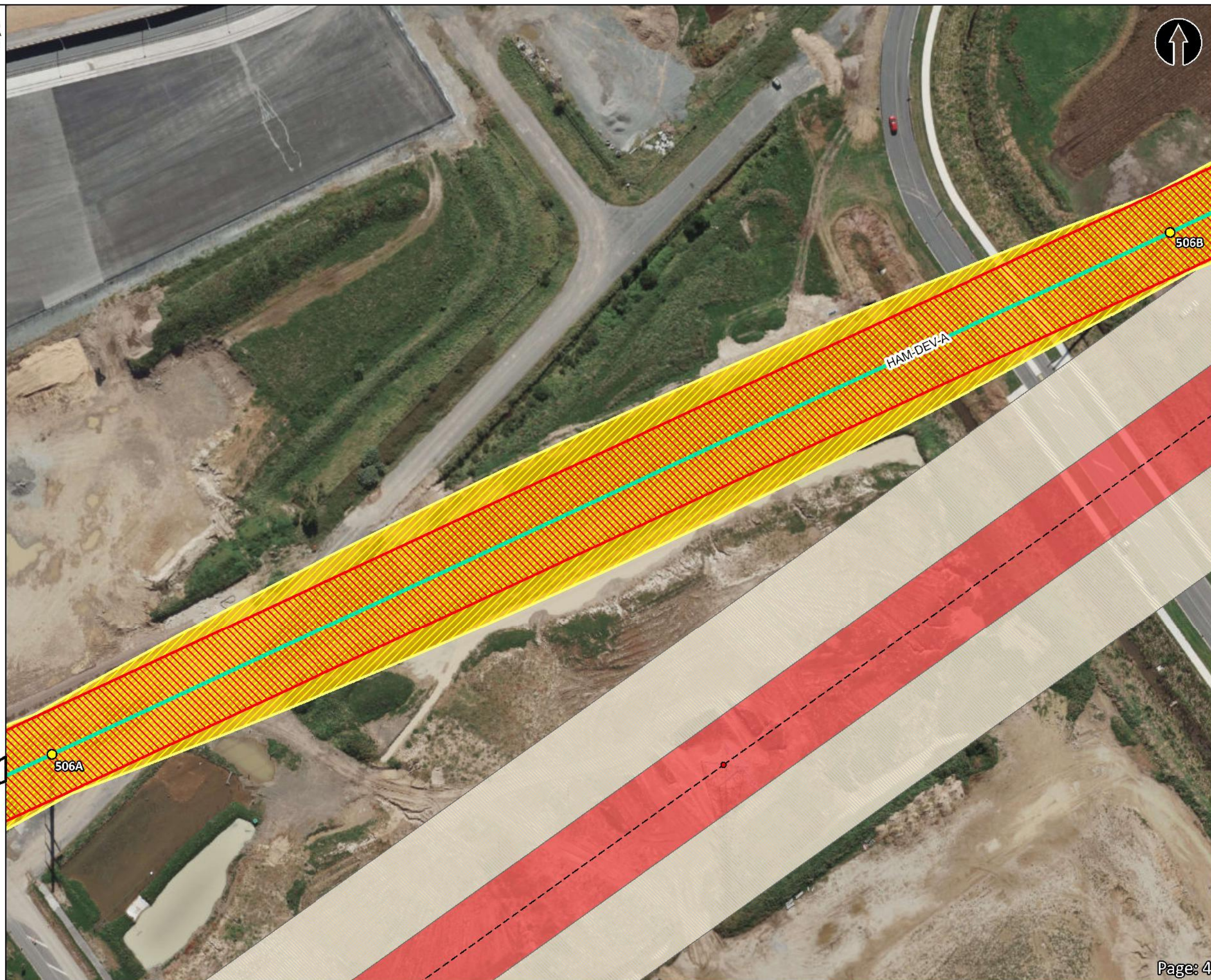
Legend

Transpower Assets

- New Structures
- Removed Structures
- ✕ Other Structures
- New Transmission Line
- Removed Transmission Line
- Other Transmission Line

Council Corridors

- National Grid Yard - New
- National Grid Corridor - New
- National Grid Yard - Existing
- National Grid Corridor - Existing



0 50 100m

Projection: NZTM 2000 Scale: 1:1,100 Plan Size: A3L

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Date: 29/11/2023 Drawn by: berrymanem

HAM-DEV-A

National Grid Yard and Corridor
HAM-DEV-A0506B-0507

Legend

Transpower Assets

- New Structures
- Removed Structures
- ✕ Other Structures
- New Transmission Line
- Removed Transmission Line
- Other Transmission Line

Council Corridors

- National Grid Yard - New
- National Grid Corridor - New
- National Grid Yard - Existing
- National Grid Corridor - Existing



0 50 100m

Projection: NZTM 2000 Scale: 1:900 Plan Size: A3L

External Disclaimer

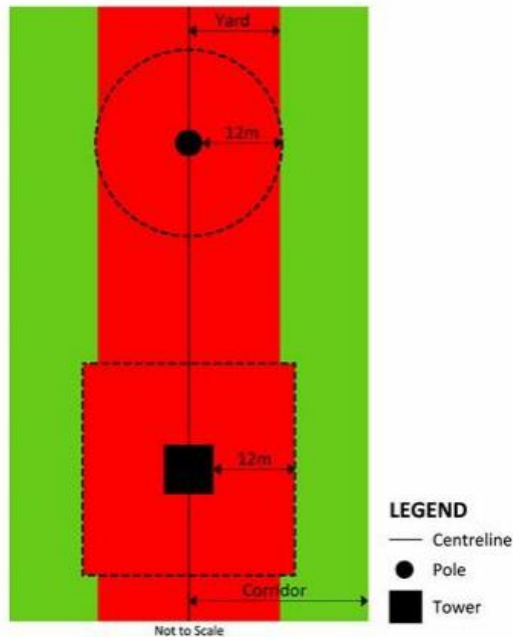
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Date: 29/11/2023 Drawn by: berrymanem

Requested Change to Definitions (*shown as italics, red and underlined*)

National Grid Corridor and National Grid Yard: Means a buffer area around the national grid high voltage electricity transmission lines identified on the Planning Maps. The purpose of this yard and corridor is to manage activities and structures in close proximity to the National Grid transmission lines and is required by the National Policy Statement for Electricity Transmission. The corridor seeks to ensure that subdivision is designed so that future buildings will avoid the yard. The Corridors within Urban Areas and Greenfield Areas are differentiated on the Planning Maps. Diagrammatically, the Yard and Corridor are as follows.



National Grid Yard (shown in red)

- the area located 12 metres in any direction from the outer edge of a National Grid support structure; and
- the area located 10 metres either side of the centreline of any above ground 110kV National Grid line on single poles (HAM-MER A, ARI-HAM A); or
- the area located 12 metres either side of the centreline of any above ground National Grid line on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A, HAM DEV A).

National Grid Corridor

means the area measured either side of the centreline of any above ground electricity transmission line as follows:

- 14m for the 110kV National Grid lines on single poles (HAM-MER A, ARI-HAM A)
- 16m for the 110kV National Grid lines on pi poles
- 32m for 110kV National Grid lines on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A)
- 37m for the 220kV transmission lines (HAM DEV A)
- *or as otherwise shown on the planning maps.*

For the avoidance of doubt the National Grid Corridor and National Grid Yard do not apply to underground cables or any transmission lines (or sections of line) that are designated.

APPENDIX 2 – RESOURCE CONSENT 010.2022.00012281.001

19/09/2022

Transpower New Zealand Ltd
C/- Incite (Auckland) Ltd
PO Box 3082
Shortland Street
Auckland 1140

Private Bag 3010
Hamilton 3240
New Zealand

TEL 07 838 6699
FAX 07 838 6599
EMAIL info@hcc.govt.nz
hamilton.govt.nz

Attn: Chris Horne
Your Ref: A52036.00

Decision on application for resource consent under the Resource Management Act 1991

Application number(s): 010.2022.00012281.001
Applicant: Transpower New Zealand Ltd
Address: Ruakura Road Hamilton East Hamilton 3216
Legal Description: Lot 8 DPS 66853 (SA53C/665), Lot 1 DPS 77458 (SA61C/243), Lot 1-2 DPS 78549 (SA61C/246)
Proposed activity(s): Transmission line realignment

Dear Sir/Madam

I wish to advise you of Council's decision to **grant** your application for resource consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

Objections

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

Compliance with conditions

Your resource consent permits the land use to be established at the site long as the activity complies with the stated conditions on an ongoing basis. It is important that you fully understand and comply with all the conditions of your consent.

Please notify Council's monitoring team prior to the commencement of activities associated with this consent. The role of Council's monitoring team is to monitor compliance with the conditions of consent and may involve site visits.

Council's monitoring team can be contacted on planning.guidance@hcc.govt.nz. Please reference the consent number and address of the property when emailing or calling.

Lapsing of Consent/s

This resource consent lapses 5 years after the commencement of the consent, unless the consent is given effect to by the end of that period.

The commencement date of a resource consent is determined by section 116 of the Resource Management Act 1991.

DECISION ON APPLICATION

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 and the Hamilton City Operative District Plan, Council grants resource consent to the application by Transpower New Zealand Ltd (being Resource Consent 10.2022.12281.001) for the realignment of a section of the Hamilton Deviation A (HAM-DEV A) 220kV transmission line at Ruakura.

Conditions

Under section 108 of the RMA this consent is subject to the following conditions:

General

1. *That the development be in general accordance with the plans and the information submitted with the application on 13 June 2022 except where superseded by the updated information and plans provided on 25 July 2022, and 1 September 2022 (approved plans attached) and where otherwise required by conditions below.*

Noise and Vibration

2. *Noise from construction activity shall comply with the noise standards for long-term duration works in Table 2 of NZS 6803:1999 Acoustics—Construction Noise, in relation to residential zones and dwellings in rural areas.*
3. *Vibration from construction activity shall comply with the peak particle velocity limits in table 1 of German Standard DIN 4150–3:1999 Structural Vibration—Effects of Vibration on Structures.*

Earthworks

4. *The Consent holder shall ensure that all appropriate sediment and erosion control measures are adopted to minimise any sediment leaving the site and entering any waterway. The measures shall include: the erection of silt fence, stabilised entranceways, cut off drains and the connection of downpipes to the stormwater system as necessary. These sediment control measures should be erected and maintained on site for the duration of the works. Note: refer to Waikato Regional Council’s “Erosion & Sediment Control, Guidelines for Soil Disturbing Activities” which can be found at <http://www.waikatoregion.govt.nz>.*
5. *Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership.*

6. *All earthworks activities on site shall be managed to avoid material deposits on public roads.*
7. *The activity shall be conducted in such a manner so as to not create a dust nuisance. A dust nuisance will occur if:*
 - *There is visible evidence of suspended solids in the air beyond the site boundary; and/or*
 - *There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring site or water.*
8. *All areas of bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within three calendar months following the completion of earthworks. If this cannot be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.*

Construction Management Plan

9. *At least 20 working days prior to any building consent application or construction works commencing onsite (including earthworks but excluding site investigations and enabling works) the Consent Holder shall provide a Construction Management Plan (CMP) for certification by the General Manager, Development (or nominee). The objective of the CMP is to outline the approach to be taken for the managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised.*
10. *The consent holder shall carry out operations and construction works in general accordance with the provisions of the approved Construction Management Plan, and any subsequent changes. The Construction Management Plan (CMP) shall include but not limited to:*
 - a) *Details of the works, intended construction timetable (including staging) and hours of operation*
 - b) *Methods to control dust, debris on roads and silt laden runoff during construction*
 - c) *Existing network utilities*
 - d) *Anticipated truck movements and routes to and from the site during construction*
 - e) *Site access and parking management*
 - f) *Traffic Management Plan*
 - g) *Contact details for the contractor, including a process for complaints and remedying concerns*
 - h) *Adjacent land owner liaison during the construction stage*
 - i) *Quality assurance/quality control*
 - j) *General methods to mitigate and manage construction noise and vibration in order to comply with the applicable noise limits*

k) Identification of any special construction activities (including any pile driving and concrete pours) that may require specific mitigation measures in order to comply with the applicable noise limits

Any changes to the Construction Management Plan shall be made in accordance with the methodology and approved procedures in that plan shall be confirmed in writing by the Consent Holder following consultation with the General Manager, Development or nominee before implementation.

Reasons

Under Section 113 of the RMA the reasons for this decision are:

Ecological:

The ecological assessment memorandum prepared by Andrew Blayney, Principal Ecologist dated 22 July 2022 has been adopted for this purpose. The report summarise that the proposal does not present a meaningful change in baseline with regard to the risk to avifauna and bat collision with transmission structures and transmission lines in the area. Therefore, the proposal is unlikely to have an adverse ecological effect.

Noise:

The area of works covered in the application is not in proximity to noise sensitive activities such as housing. Compliance with the NZS 6803 construction noise standard and the specified vibration standard will be achieved and the application can be considered to be permitted in terms of Regulation 37 of the NESETA.

Land Contamination:

The earthworks associated with the application is deemed to be permitted in terms of Regulation 33(9) under the NESETA. The works will be undertaken in accordance with the procedures set out in the SMP and therefore the contamination will be unlikely to pose a risk to the environment.

Overall:

Having regard to section 104 of the Act, the actual and potential adverse effects on the environment of granting consent are acceptable as the proposal is consistent with the relevant objectives and policies and assessment criteria, and will promote the sustainable management of natural and physical resources.

Advice Notes

- That compliance in all other respects with Council Bylaws, all relevant Acts, Regulations, and rules of law be met.
- If this property is on-sold to a new owner(s) please ensure that a copy of this resource consent is forwarded to the new owner(s).

- The onus rests with the consent holder to demonstrate that completed works meet Council requirements and accepted engineering standards. Therefore, developers should employ suitably qualified and experienced contractors and maintain records of the quality control process.
- All operations affecting in-service Hamilton City Council water, wastewater or stormwater pipelines are to be carried out by Hamilton City Council staff (City Delivery Unit) unless specific approval is given as outlined in the HCC Infrastructure Technical Specifications.
- All works within the road corridor shall be managed by a contractor operating under a current CAR (Corridor Access Request), made through the www.beforeudig.co.nz website) and appropriate traffic management. The Corridor Access Request shall be approved by the Road Controlling Authority prior to construction works commencing onsite.

Yours sincerely,



LAURA THOMSON
CONSENTS AND MONITORING LEAD

For more information please contact:

Tofeeq Ahmed

Council Building

Garden Place, Hamilton

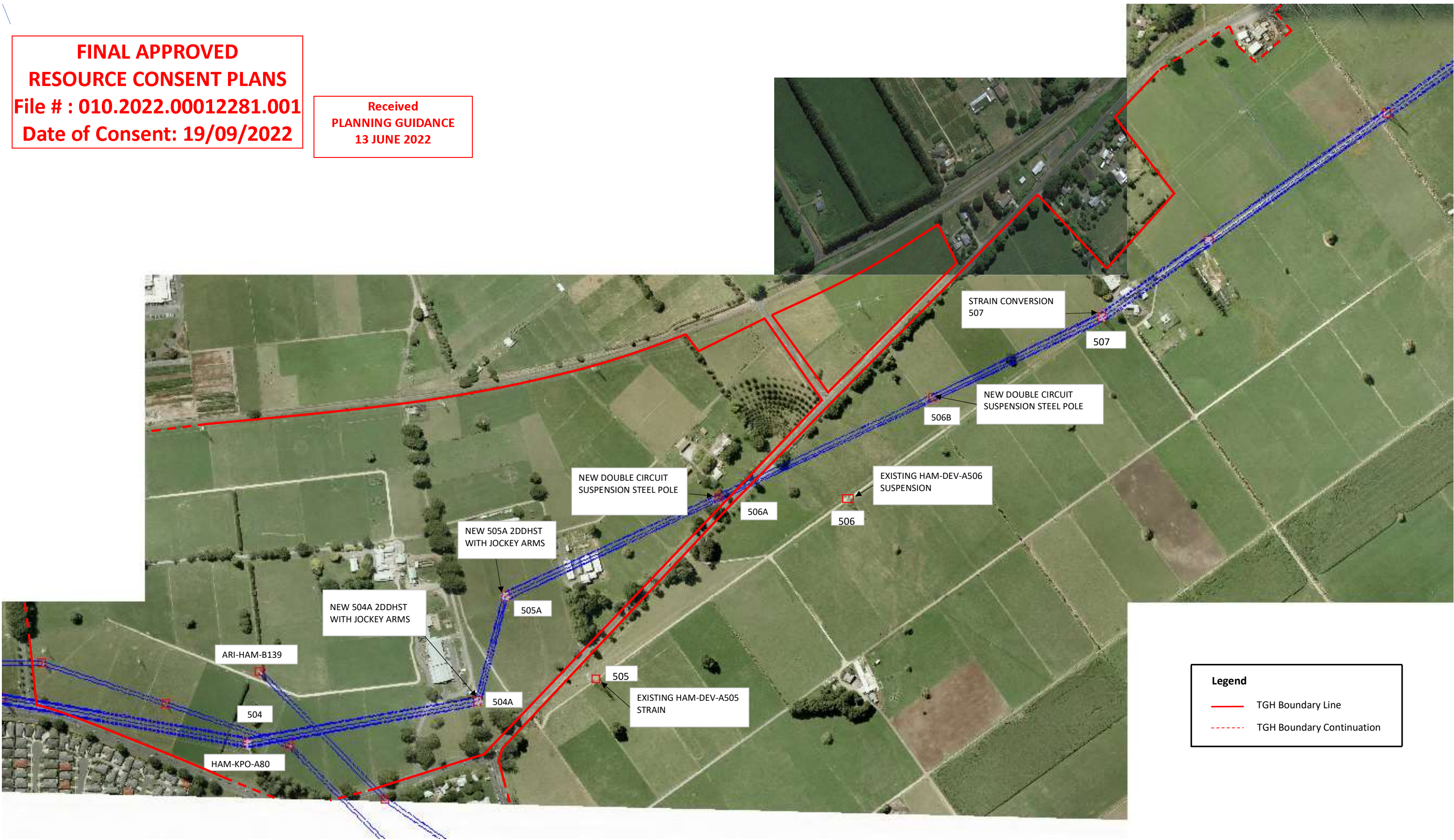
Phone: 07 838 6699

Email: tofeeq.ahmed@hcc.govt.nz

Website: www.hamilton.co.nz


**FINAL APPROVED
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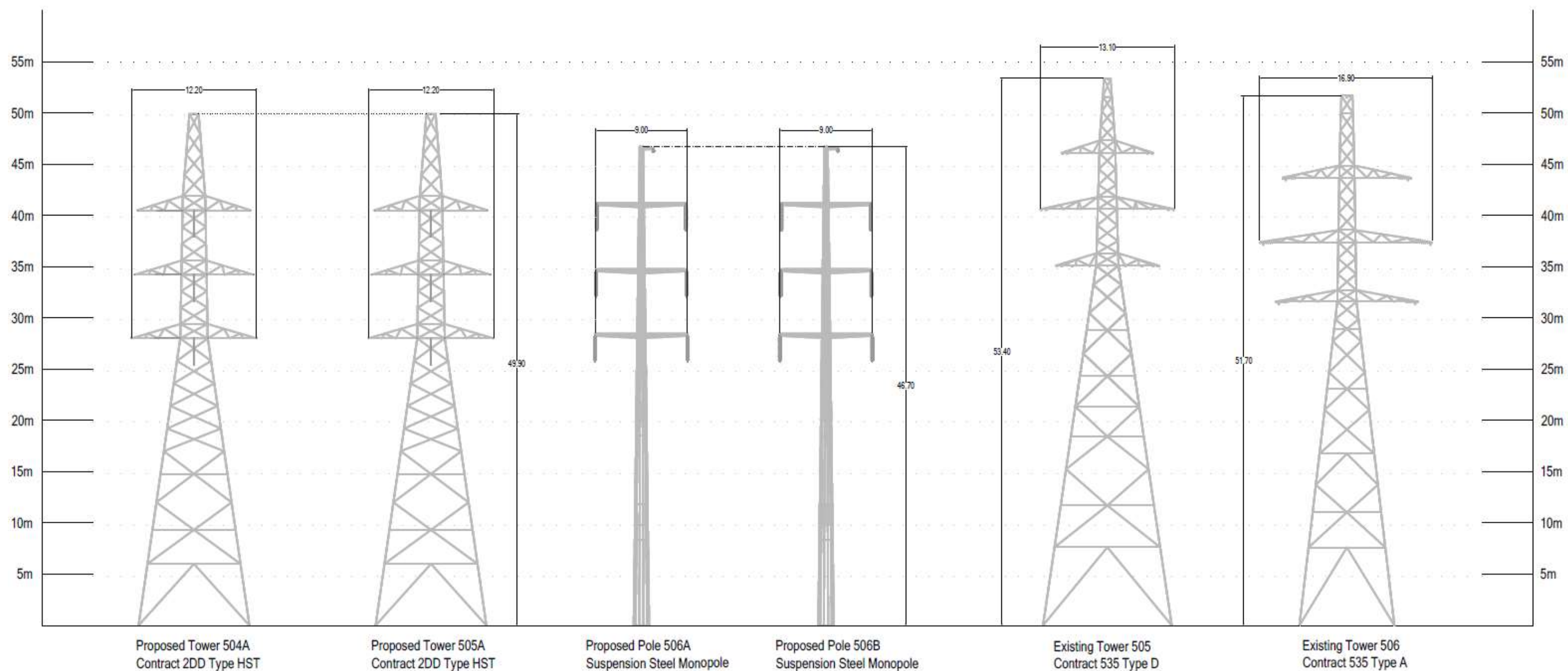
Legend


- TGH Boundary Line
- TGH Boundary Continuation

REV	DESCRIPTION	CONSULTANT				TP		DESIGNED	JA	03/22		HAM-DEV-A 220kV LINE	DRG. SIZE	SCALE	FOLDER		
		DATE	DSN	CHK	APP	APP	DATE	DRAWN	JA	03/22			A3	N/A	-		
-1	FIRST ISSUE	03/22	JA	YA	YA			CHECKED	YA	03/22			PLAN VIEW EXISTING & PROPOSED STRUCTURE LOCATIONS	NZ6501-HAM-DEV-SK02		SHEET	REV
-2	SECOND ISSUE	03/22	JA	YA	YA			APPROVED								1	-3
-3	THIRD ISSUE	03/22	JA	YA	YA			TP APPROVED									
								PREPARED BY:	GROUNDLINE								

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-1	FIRST ISSUE	03/22	JA	YA	YA			CHECKED	YA	03/22			STRUCTURE HEIGHT COMPARISON PROPOSED 504A,505A,506A &506B VS EXISTING 505 & 506	NZ6501-HAM-DEV-SK01	SHEET	REV
-2	SECOND ISSUE	03/22	JA	YA	YA			APPROVED	YA	03/22					1	-2
								TP APPROVED					NZ6501-HAM-DEV-SK01_1_-2			
								PREPARED BY:	GROUNDLINE							

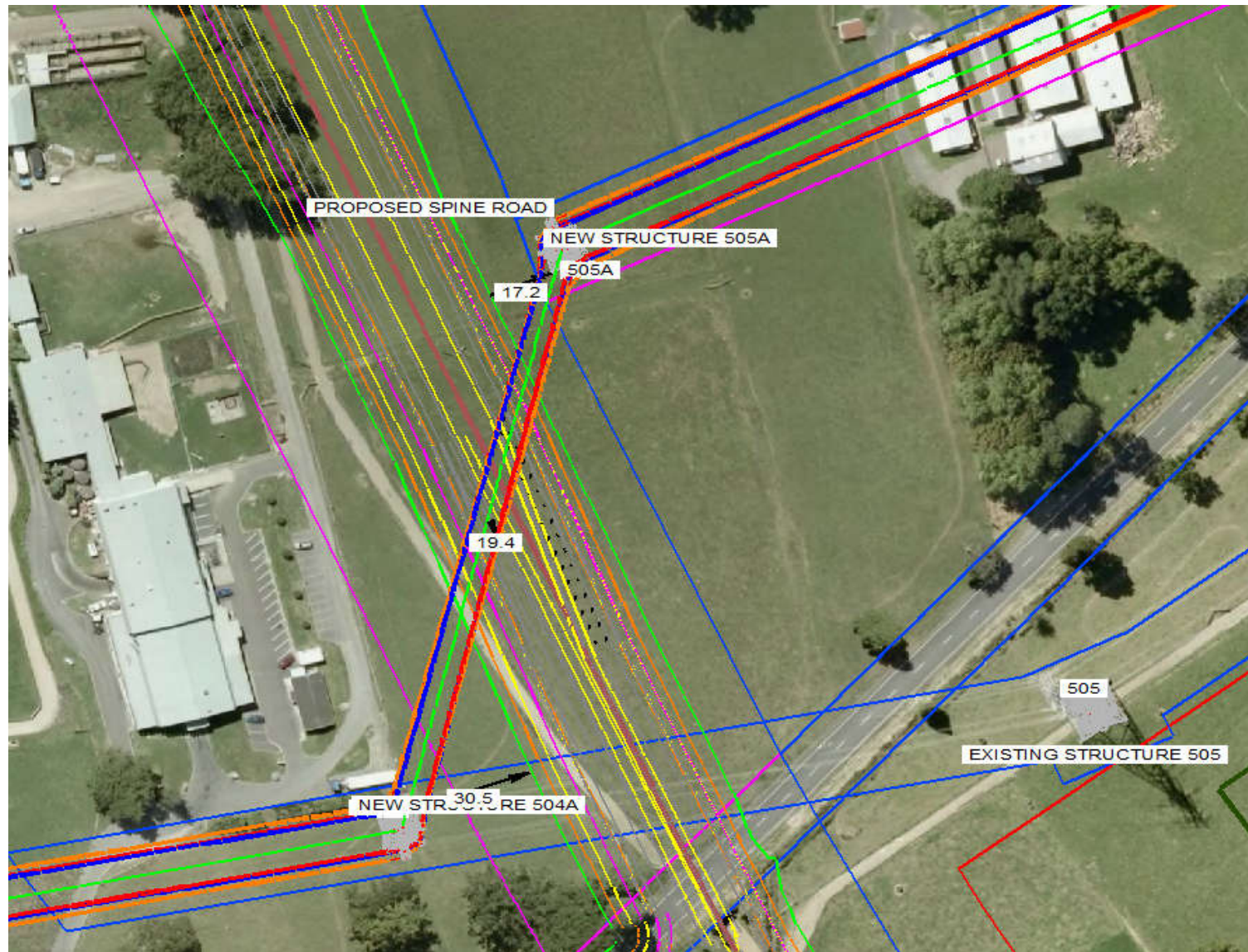


Figure 1: Plan View showing relocated line, boundary parcels and proposed spine road outline

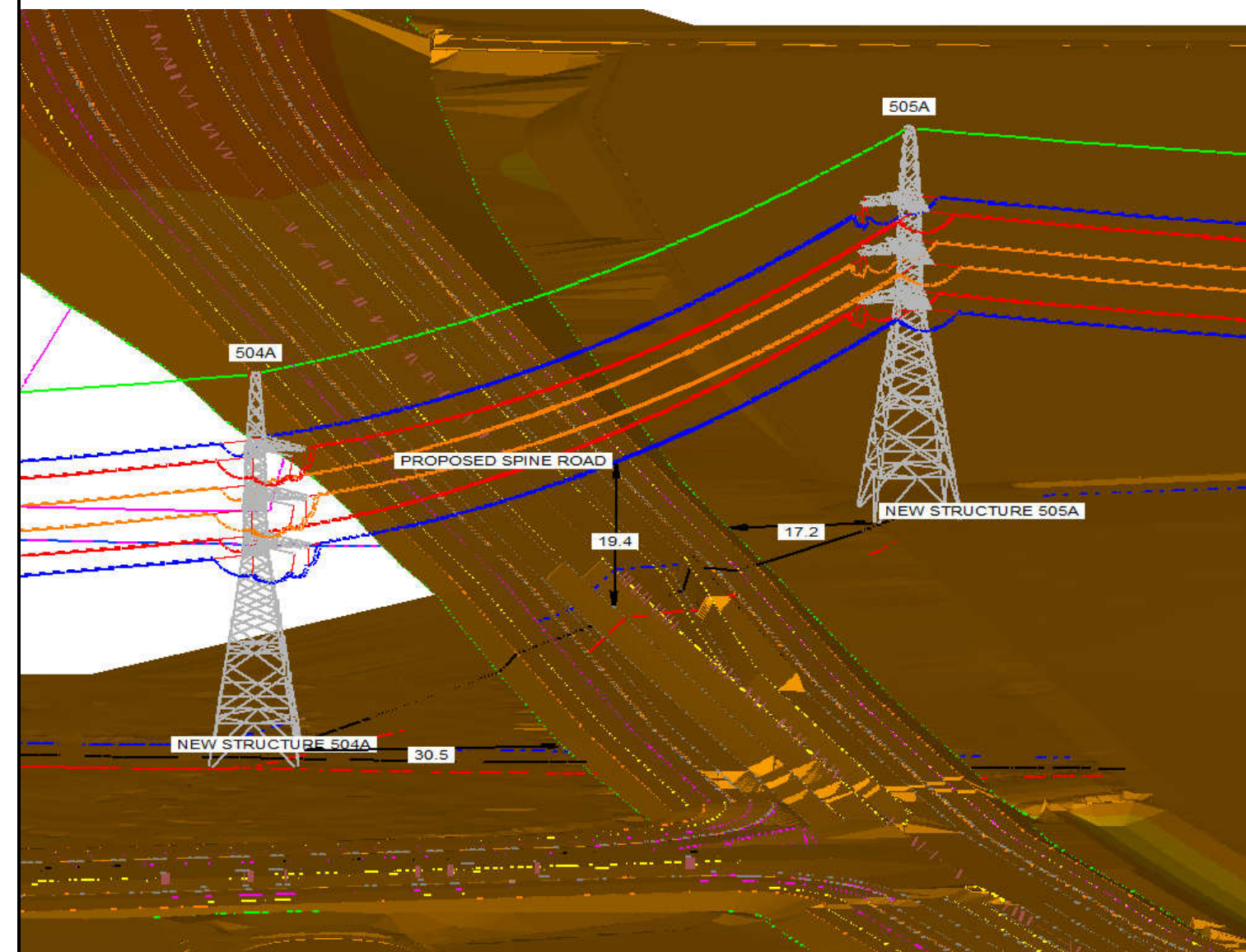


Figure 2: 3D View showing 3D TIN surface of proposed TIN surface and proposed port layout area. As shown approx 19m clearance shown to Spine Road - noting is spikes in surface due to mixing multiple data sources to create surface.

Notes:

1: Spine Road surface level and distances based on data file provided by BBO - "xe_des Spine Rd 3d.dwg"

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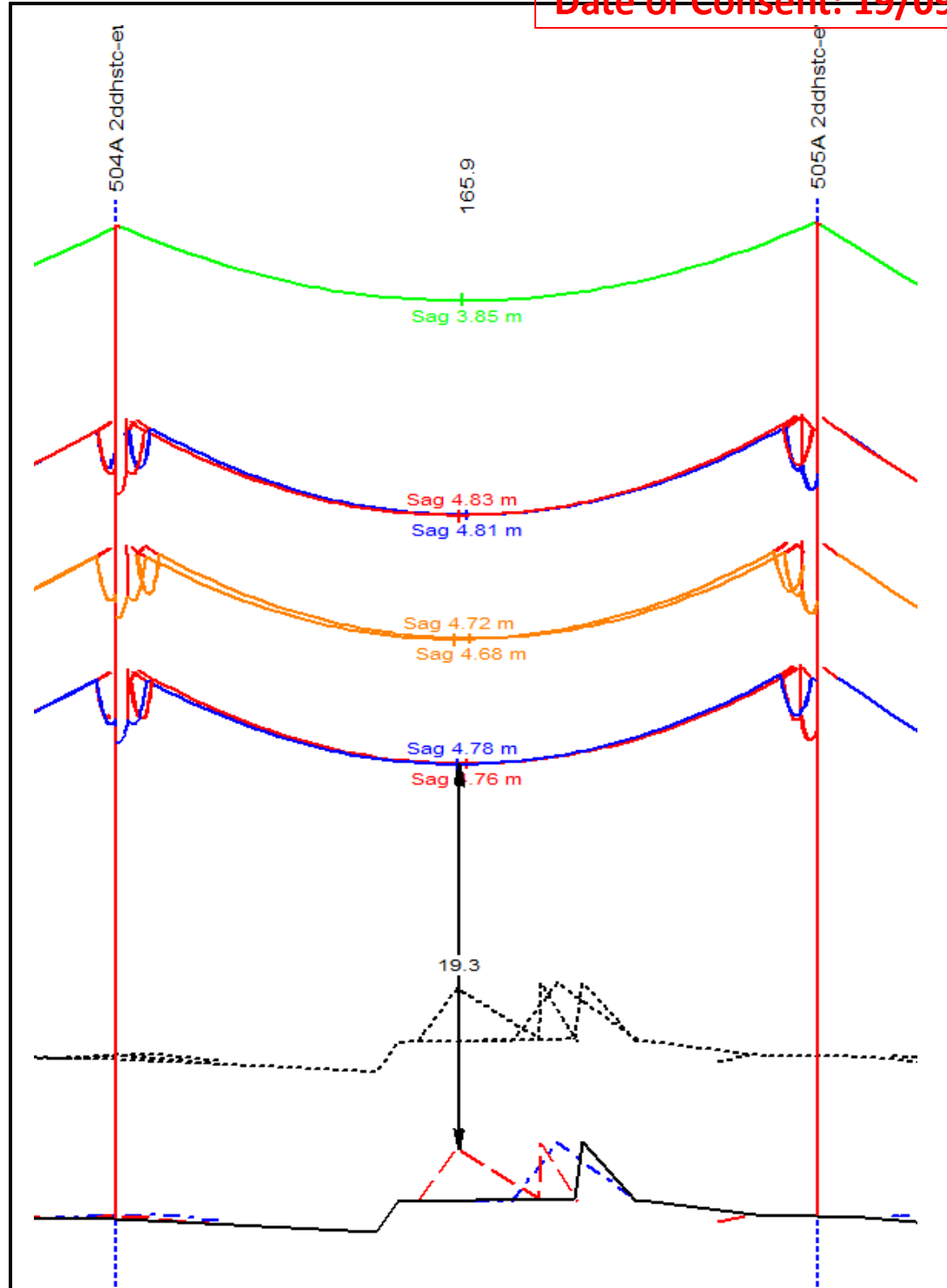


Figure 3: Profile view of span 504A - 505 shown cross section of spine road surface and clearances achieved.

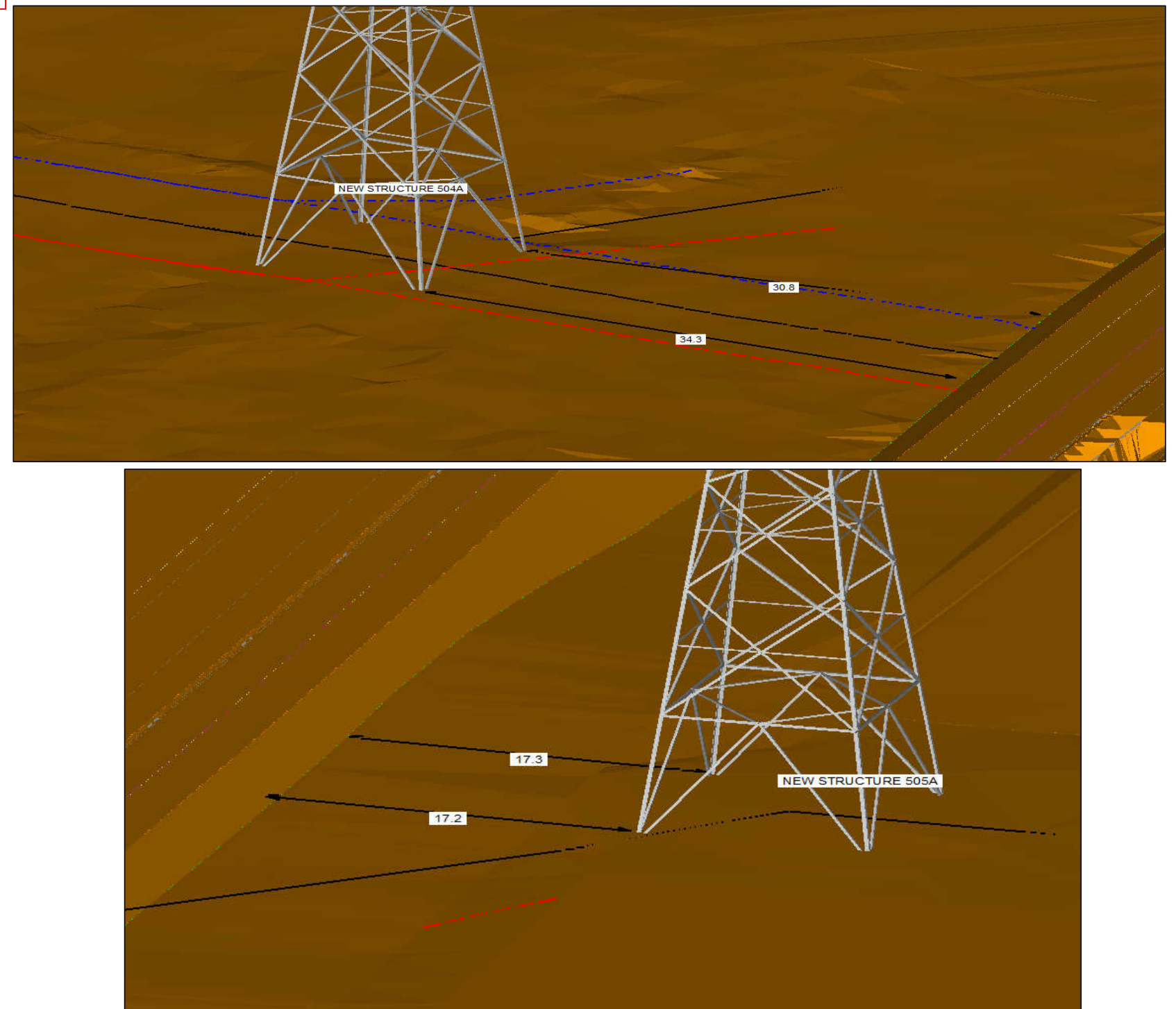


Figure 4: 3D views of towers 504A & 505A footings and distances to edge of spine road surface as understood from the provided input files.