

9 July 2024

Kia ora Laila,

This document forms Transpower New Zealand Limited's (Transpower) response to the proposed construction and operation of a managed fill facility on the site at 1618 Ararimu Road in Papakura ('the subject site'), submitted by William Water & Land Advisory Ltd on behalf of SAL Land Ltd ('the applicant'). Specifically, this response is to the resource consent application documents received by Transpower through the following channels:

- Auckland Council Resource Consent Application List 04/11/2023 (**DIS60425182, LUC60425183, LUS60425184**); and
- **PATAI1077**.

We understand that the managed fill facility at the site will have a maximum capacity for 1,559,094 m<sup>3</sup> of fill to be placed for a duration of 35 years. The proposal will also involve bulk earthworks, construction of a new accessway onsite and establishment of ancillary infrastructure.

Transpower has reviewed this application, noting that there are two transmission lines extending through the western and southern portion of the subject site.

- Brownhill – Whakamaru North A (BHL-WHN A), 220kV, with a span of approx. 393 m; and
- Otahuhu – Whakamaru A (OTA-WKM A), 220kV, with a span of approx. 332 m.

Towers BHL-WHN-A0060 and 61, and OTA-WKM-A0424 and 425 are located within or in proximity to the site boundary.

The site is subject to the National Grid Yard (NGY), which is a corridor 12 m either side of the centreline of the transmission lines (shown as a blue corridor in the attached Asset Map). Please note that the 12 m setback from the closest visible edge of the tower foundation is not shown on this map. This will need to be physically measured on site.

According to the latest provided site layout plan 'Ararimu Cleanfill Site Layout Plan' V2 – Revision 3 (dated 12/06/2024), no fill will be placed underneath the transmission lines or within the NGY. However, the transmission lines will extend above a portion of the proposed new site accessway that has been realigned and extended to the southern site boundary to provide access to Transpower's transmission assets.

Transpower's planners, engineers, service delivery manager (SDM) of the area and property specialists have reviewed application material provided via the Auckland Council Resource Consent Application List and PATAI001077. We provide the following comments regarding the Transpower's transmission assets on site:

### **1. Easement**

Transpower has an existing easement instrument (Ref: 8770767.2) to convey electricity and telecommunications by way of the BHL-WHN A and OTA-WKM A National Grid transmission lines registered on the property title (shown as the purple hatched areas on the attached Asset map). This easement prevents the landowner from undertaking activities within the easement area without prior written consent of Transpower.

These activities include (but are not limited to):

- The alteration or disturbance of the present grades and contours of the surface of the easement area;
- Construction of buildings and structures;
- Vegetation planting;
- Excavation or deposition of material; and
- Any works that may impede Transpower's access to transmission assets.

Transpower acknowledge that a small area of the proposed fill footprint will be located within the Easement Area as shown on the 'Ararimu Cleanfill Site Layout Plan' V2 – Revision 3 (dated 12/06/2024).

## **2. National Grid Yard**

Transpower seeks to keep the NGY free of buildings in order to provide for the operation and maintenance of the National Grid. In particular, Transpower requires that all sensitive activities (such as dwellings) shall be placed outside the NGY. As no physical works are proposed to be undertaken within the NGY, Transpower has no concerns in relation to this particular aspect of works.

### Access to the National Grid transmission assets

We note that Transpower's current access routes to transmission lines BHL-WHN A and OTA-WKM A, and towers BHL-WHN-A0060 and 61, and OTA-WKM-A0424 and 425 cross a large part of the site. Under s23 of the Electricity Act 1992, access to the National Grid transmission lines and support structures shall be retained to ensure maintenance can be undertaken at all reasonable times and emergency works can be undertaken at all times.

The easement conditions require access to be maintained to Transpower's National Grid assets at all times.

The applicant has engaged with Transpower regarding the proposed works. The proposed access track has been realigned outside of the proposed fill area as shown on the latest site layout plan titled 'Ararimu Cleanfill Site Layout Plan' V2 – Revision 3 (dated 12/06/2024) as per Transpower's requests. The access track realignment will ensure maintain Transpower's access to the abovementioned transmission lines and towers for operation and maintenance activities.

As per previous engagement, we note that the applicant has agreed to these requirements and will ensure that access to transmission lines and support structures will be provided for at all times.

## **3. New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) Requirements**

In addition to the NGY restrictions set out above, all development on the site must comply with the mandatory clearance requirements of NZECP34:2001. Transpower's engineers noted that there are no clearance concerns for the works proposed as part of this application as no fill will be placed underneath the transmission lines.

## **4. Vegetation Management**

Any future landscaping proposed onsite shall comply with the following:

- Any proposed new trees or vegetation within 12 metres either side of the centreline of the BHL-WHN A and OTA-WKM A National Grid transmission lines must not exceed 2 metres in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations. We recommend the planting of low height and low maintenance species, such as hebe.
- Any proposed new trees or vegetation outside of 12 metres either side of the centreline of the BHL-WHN A and OTA-WKM A National Grid transmission line must be setback sufficiently to

ensure the tree cannot fall within 4 metres of the National Grid transmission lines and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

## **5. Consent Conditions**

As part of our response to this enquiry, we have reviewed the proposed consent conditions prepared by William Water & Land Advisory Ltd and submitted as part of the resource consent application. Transpower accepts the consent conditions proposed to manage the potential effects of the works on the National Grid.

If you would like to clarify or discuss any matter raised above or require any additional information, please contact us again through Pātai. You can also find information regarding Development near the National Grid on the [Transpower website](#), including the [Transpower Development Guide](#).

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Laila Alkamil &lt;laila.alkamil@wwla.kiwi&gt;

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**RE: PATAI001077 - Transpower requests the revision of the site layout plan**

1 message

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**Czar Questin** <CQuestin@tonkintaylor.co.nz>

7 March 2025 at 17:37

To: Laila Alkamil &lt;laila.alkamil@wwla.kiwi&gt;

Kia ora Laila,

As noted in previous correspondence, Transpower has an existing easement (EI 8770767.2) for the transmission line and associated support structures registered on the title for this site. The easement contains a number of conditions, which restricts a number of activities within the Easement Area, including planting in proximity to Transpower's assets. Specifically, Condition 2.1(c) restricts the height of vegetation to a maximum of 2.5 metres within the Easement Area or to a height the does not breach any legal requirements applying time to time regarding vegetation near the electricity lines.

From our review of the resource consent application and Appendix H, we understand that the dryland mitigation planting underneath and in proximity to the National Grid transmission lines will be limited to species with maximum heights of 1.4 metres, namely manuka and karamu.

Transpower does not support the protection of the proposed mitigation planting within the Easement Area by way of a covenant instrument. The covenanting of this vegetation will restrict Transpower's operation and maintenance of the National Grid assets within the area protected by way of a covenant. Specifically:

- Vegetation in proximity to the National Grid needs to be appropriately managed and periodically trimmed so as to minimise the risk of electrical hazards to people and property should vegetation grow to a height where it can contact the transmission line conductors. Protection of this vegetation by way of a covenant impacts Transpower's ability to trim the vegetation, thus compromising the operation and maintenance of the National Grid.
- In Transpower's experience, when vegetation is protected by a covenant, it is generally fenced to prevent incursion by pests or stock. Fencing creates a physical impediment to Transpower's ability to trim and retrieve the trimmed vegetation.

The applicant has proffered conditions 33 and 34 (Appendix I of the resource consent) which restricts vegetation heights within and outside of the NGY. Transpower accepts that the proposed consent conditions, alongside the easement conditions, will manage the potential effects of the proposed mitigation planting on the National Grid. Transpower does not support the covenanting of vegetation near the National Grid transmission lines.

Please let me know if you have any questions regarding the above comments.

Ngā mihi | Kind regards,

On behalf of Transpower NZ Ltd. ,

**Czar Questin | Planner**

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**From:** Laila Alkamil <laila.alkamil@wwla.kiwi>

**Sent:** Thursday, 6 March 2025 1:15 pm

**To:** Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)>

**Subject:** Re: PATAI001077 - Transpower requests the revision of the site layout plan

Many thanks Czar.

Laila

**Laila Alkamil** | Senior Planner, MNZPI  
Williamson Water and Land Advisory

Phone | +64 27 266 8405

Email | [Laila.Alkamil@wwla.kiwi](mailto:Laila.Alkamil@wwla.kiwi)

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10/1 Putaki Drive | Kumeu | Auckland | New Zealand

On Thu, 6 Mar 2025 at 13:12, Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)> wrote:

Hi Laila,

The response is currently undergoing its final stages of review.

I'll follow up with the reviewer.

Ngā mihi | Kind regards,

On behalf of Transpower NZ Ltd. ,

**Czar Questin | Planner**

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**From:** Laila Alkamil <[laila.alkamil@wwla.kiwi](mailto:laila.alkamil@wwla.kiwi)>

**Sent:** Thursday, 6 March 2025 9:46 am

**To:** Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)>

**Subject:** Re: PATAI001077 - Transpower requests the revision of the site layout plan

Hi Czar,

Hope you're having a good week.

Just following up on this?

Kind regards

Laila

**Laila Alkamil** | Senior Planner, *MNZPI*  
Williamson Water and Land Advisory

Phone | +64 27 266 8405

Email | [Laila.Alkamil@wwla.kiwi](mailto:Laila.Alkamil@wwla.kiwi)

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On Tue, 25 Feb 2025 at 09:48, Laila Alkamil <[laila.alkamil@wwla.kiwi](mailto:laila.alkamil@wwla.kiwi)> wrote:

Hi Czar,

Please see the landscape assessment in the dropbox link below:

[https://www.dropbox.com/scl/fi/15uw0egd1pyn25d7zqd93/23017\\_02-s92-MEMORANDUM-ATT-02\\_09\\_24-final.pdf?rlkey=oe1wpmb83ngq7kvt82a038v1w&st=oemt5dqs&dl=0](https://www.dropbox.com/scl/fi/15uw0egd1pyn25d7zqd93/23017_02-s92-MEMORANDUM-ATT-02_09_24-final.pdf?rlkey=oe1wpmb83ngq7kvt82a038v1w&st=oemt5dqs&dl=0)

Thanks

Laila

**Laila Alkamil** | Senior Planner, *MNZPI*  
Williamson Water and Land Advisory

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On Tue, 25 Feb 2025 at 08:31, Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)> wrote:

Hi Laila,

Thanks for sending the AEE through.

I'm having some issues downloading the Landscape Assessment, is it possible for you to send it as an attachment?

Ngā mihi | Kind regards,

On behalf of Transpower NZ Ltd. ,

**Czar Questin | Planner**

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**From:** Laila Alkamil <[laila.alkamil@wwla.kiwi](mailto:laila.alkamil@wwla.kiwi)>

**Sent:** Tuesday, 25 February 2025 6:38 am

**To:** Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)>

**Subject:** Re: PATAI001077 - Transpower requests the revision of the site layout plan

Hi Czar,

Thanks for your email.




Please see the updated AEE for notification and the landscape assessment, including planting plan.

You'll note that screen mitigation planting is proposed within Area B of Transpower's easement area. The plant species selected have been done in accordance with the requirements set out under NZECP, however the issue in question is regarding the potential to covenant the area.

Kind regards

Laila

 Landscape Assessment - Updated 300924.pdf

**Laila Alkamil** | Senior Planner, *MNZPI*  
Williamson Water and Land Advisory

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On Mon, 24 Feb 2025 at 14:31, Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)> wrote:

Hi Laila,

Apologies for the delay in getting back to you.

Given the time that has passed since the PATAI001077 comments were provided, is it possible to get a copy of the latest revision of the AEE, Appendix H – Landscape and Visual Assessment, and any plans showing the mitigation planting within Transpower's easement.

Ngā mihi | Kind regards,

On behalf of Transpower NZ Ltd. ,

**Czar Questin | Planner**

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To send me large files you can use my [file drop](#)

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**From:** Laila Alkamil <[laila.alkamil@wwla.kiwi](mailto:laila.alkamil@wwla.kiwi)>

**Sent:** Monday, 17 February 2025 9:37 am

**To:** Anh Tang <[ATang@tonkintaylor.co.nz](mailto:ATang@tonkintaylor.co.nz)>

**Cc:** Czar Questin <[CQuestin@tonkintaylor.co.nz](mailto:CQuestin@tonkintaylor.co.nz)>

**Subject:** Re: PATAI001077 - Transpower requests the revision of the site layout plan

Many thanks Anh.

I look forward to hearing from you Czar :)

Laila

**Laila Alkamil** | Senior Planner, MNZPI  
Williamson Water and Land Advisory

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On Mon, 17 Feb 2025 at 09:21, Anh Tang <[ATang@tonkintaylor.co.nz](mailto:ATang@tonkintaylor.co.nz)> wrote:

Morning Laila,

Hope you are doing well there. My apologies for the delay in getting back.

We got @Czar Questin picking up this enquiry, so please feel free to reach out to him (cc'd in) if you have questions.

Cheers!

Ngā Mihi | Kind regards,

On behalf of Transpower NZ Ltd

**Anh Tang | Planner**

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**From:** Laila Alkamil <laila.alkamil@wwla.kiwi>

**Sent:** Monday, 17 February 2025 8:56 am

**To:** Anh Tang <ATang@tonkintaylor.co.nz>

**Subject:** Re: PATAI001077 - Transpower requests the revision of the site layout plan

Good morning Anh,

Just following up on this - please let me know if there's someone else in the Transpower team I should contact regarding this.

Kind regards

Laila

**Laila Alkamil** | Senior Planner, *MNZPI*  
Williamson Water and Land Advisory

Phone | +64 27 266 8405  
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On Mon, 10 Feb 2025 at 10:38, Laila Alkamil <[laila.alkamil@wwla.kiwi](mailto:laila.alkamil@wwla.kiwi)> wrote:

Hi Anh,

Hope you've been well.

You helped provide some advice regarding Transpower's interest in a proposed managed fill facility at [1618 Ararimu Road, Papakura](#).

The resource consent application includes mitigation planting within Transpower's easement. Council has queried whether this planting can be covenanted. Does Transpower enable covenants to be registered within their easement area?

Let me know what further information you need to assess this.

Many thanks

Laila

**Laila Alkamil** | Senior Planner, *MNZPI*  
Williamson Water and Land Advisory

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On Mon, 10 Jun 2024 at 11:29, Anh Tang <[ATang@tonkintaylor.co.nz](mailto:ATang@tonkintaylor.co.nz)> wrote:

Kia ora Laila,

Hope things are all well there. Transpower's Property Team has reviewed the latest updated Site Layout Plan uploaded via Patai on 21<sup>st</sup> May. It is noted that the easement areas provided in this updated plan (left screenshot) does not appear to match the survey plan (right screenshot) and understate the width of the easement areas along the western portion of the forestry block.

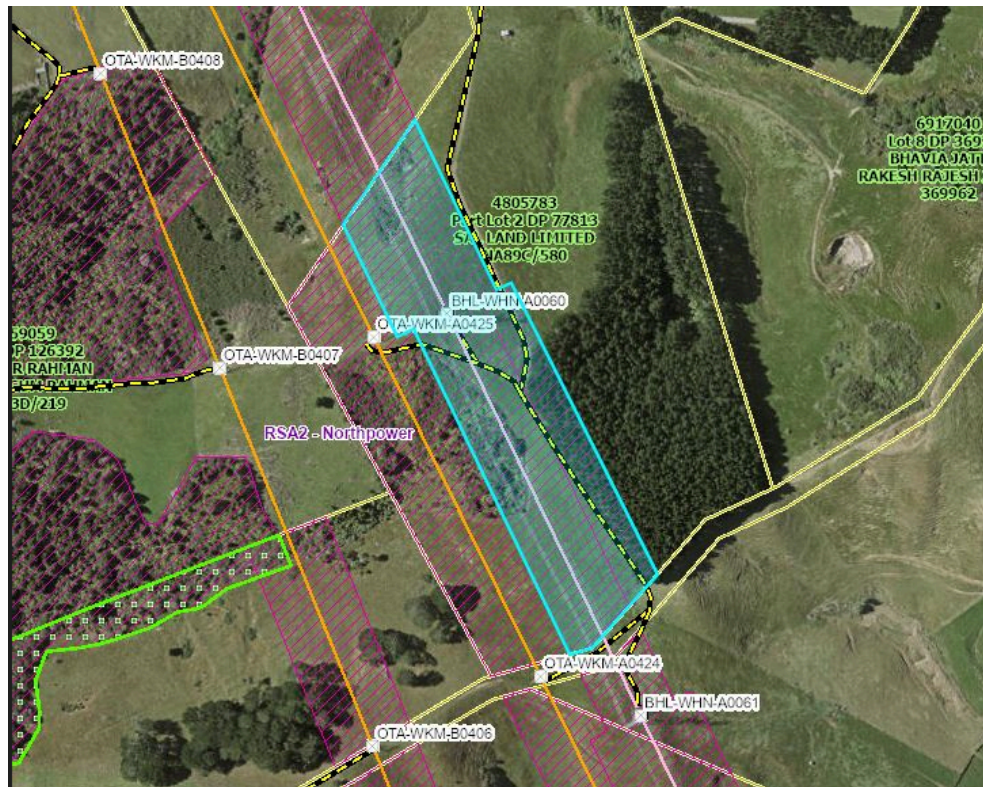
Can you please revise the Site Layout Plan to address this issue and reupload the revised plan via Patai for Transpower's record?

Once the revised plan is uploaded, we will aim to get back to you with Transpower's final response as soon as we can.

Many thanks,







Ngā Mihi | Kind regards,

On behalf of Transpower NZ Ltd

Anh Tang | Planner

BUrbPlan(Hons), Int.NZPI

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