

Correspondence with Mana Whenua

From: kowhaiolsen@makauramaemaoritrust.co.nz
To: [Shravan Miryala](mailto:Shravan.Miryala); kaitiaki@ngaitaitamaki.iwi.nz; office@ngatimaru.iwi.nz; rmaofficer@tamaoho.maori.nz; zac@tamaoho.maori.nz; edith@tamaoho.maori.nz; taiao@ngatiteata.iwi.nz; kaitiaki@teakitai.com; wikitoria.tane@tainui.co.nz; kahurimu.flavell@tainui.co.nz
Cc: [Alastair Michaels](mailto:Alastair.Michaels); [Nick Williamson](mailto:Nick.Williamson)
Subject: RE: 8 Whangapouri Road_ New designation for a substation
Date: Friday, 16 July 2021 12:13:00 pm

Kia ora Shravan,

On behalf of Te Ahiwaru, we are content to support your continued engagement with Ngaati Tamaoho directly.

We will support any recommendations our Whanaunga deem necessary.

Nga mihi



Kowhai Olsen

Kaitiaki / Resource Management
Makaurau Marae Maori Trust – Te Ahiwaru
Mobile - 0223557233

From: Shravan Miryala <smiryala@align.net.nz>
Sent: Wednesday, 14 July 2021 2:25 pm
To: kaitiaki@ngaitaitamaki.iwi.nz; office@ngatimaru.iwi.nz; rmaofficer@tamaoho.maori.nz; zac@tamaoho.maori.nz; edith@tamaoho.maori.nz; taiao@ngatiteata.iwi.nz; kowhaiolsen@makauramaemaoritrust.co.nz; kaitiaki@teakitai.com; wikitoria.tane@tainui.co.nz; kahurimu.flavell@tainui.co.nz
Cc: Alastair Michaels <Alastair.Michaels@toba.nz>; Nick Williamson <nwilliamson@align.net.nz>
Subject: 8 Whangapouri Road_ New designation for a substation

Kia ora everyone

I hope you're well.

Counties Power is looking to designate a site for a new substation in Karaka. The site is located within the Statutory Acknowledgement Area (Ngati Tamaoho).

There is an existing dwelling and a minor dwelling on site. The minor dwelling will be relocated to enable efficient use of the site for designation purposes and both the minor dwelling and the dwelling will be subdivided from the designated area, please see attached draft concept plan.

The substation itself as shown on the attached plan will be constructed sometime in the future(few years from now) but the site is proposed to be designated and the subdivision is intended to happen first including the relocation of the minor dwelling.

Counties Power will be offering accidental discovery protocol conditions for both the designation, subdivision and land use consents.

Can you please let us know whether there are/may be adverse effects on Mana Whenua values in relation to the proposal.

Look forward to hearing from you and thank you for your time in considering this application.

Ngā mihi



Shravan Miryala

Planning Consultant

MUrbPlan, BTech, Int. NZPI, RMLA

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Correspondence with Waka Kotahi

Waka Kotahi NZ Transport Agency Reference: 2021-1325

03 November 2021

Counties Power
C/O Nick Williamson, Align
399 New North Road,
Kingsland,
Auckland 1020
Sent via: nwilliamson@align.net.nz

Dear Nick

Proposed Notice of Requirement – 8 Whangapouri Road – Counties Energy Ltd

Thank you for your request for written approval from Waka Kotahi NZ Transport Agency (Waka Kotahi). Your proposal has been considered as follows:

Proposal

Notice of Requirement (NoR) is sought for electricity supply purposes at the above address. This is to facilitate the use of the land for an electricity substation. A portion of this NoR would overlap with Waka Kotahi designation 6705.

Assessment

In assessing the proposed activity, Waka Kotahi notes the following:

- The Waka Kotahi designation has primary status over any subsequent designation and any works which would prevent or hinder the Waka Kotahi designation may not be undertaken without approval from Waka Kotahi under sections 176 and 177 of the Resource Management Act 1991 (RMA).

Determination

On the basis of the above assessment of the proposed activity, Waka Kotahi provides written approval under sections 149ZCE, 149ZCF and 169 of the RMA.

Advice Notes

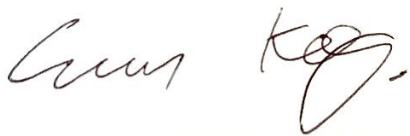
Your client's site adjoins State Highway 22 which is identified as a limited access road. Per Section 91 of the Government Roading Powers Act 1989, to access your client's site from SH22, your client requires a crossing place authorised by the Waka Kotahi.

Expiry of this approval

Unless the Notice of Requirement has been confirmed, this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Evan Keating via email at evan.keating@nzta.govt.nz or you can contact the environmental planning team at the following email address – environmentalplanning@nzta.govt.nz.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Evan Keating', written over a light yellow horizontal line.

Evan Keating

Principal Planner

Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

Re: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Nick Williamson <nwilliamson@align.net.nz>

Wed 10/6/2021 4:25 PM

To: Evan Keating <Evan.Keating@nzta.govt.nz>

Super, thanks for that Evan

Just on the NoR for the substation itself, I not your comments previously that we don't need s178 approval if we're not doing anything within the 5m frontage. In the case of the NoR, we're not proposing anything there either. Acknowledging that the subdivision process will trigger it, we're not doing that until a much later point - after the NoR is approved when the subdivision becomes a permitted activity.

While the designations will overlap, the RMA makes it clear that the first designation is not affected by the second one - you won't need any approvals from Counties Energy. What are your thoughts?

Thanks



Nick Williamson

Principal Consultant

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From: Evan Keating <Evan.Keating@nzta.govt.nz>

Sent: Friday, September 24, 2021 10:46 AM

To: Nick Williamson <nwilliamson@align.net.nz>

Cc: Lindsay Wilson <lwilson@align.net.nz>; Qiu Wang <qwang@align.net.nz>

Subject: RE: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Hi Nick,

Thanks for clarifying that.

Please find attached our written approval for this development.

Regards

Evan

From: Nick Williamson <nwilliamson@align.net.nz>

Sent: Wednesday, 22 September 2021 11:33 AM

To: Evan Keating <Evan.Keating@nzta.govt.nz>

Cc: Lindsay Wilson <lwilson@align.net.nz>; Qian Wang <qwang@align.net.nz>

Subject: Re: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Hi Evan

Sorry, I missed your question earlier. We have no proposal to move the existing fence along the road boundary. The current owner will be remaining on the site, and the sale and purchase agreement Counties Energy have with the owner relates only to the western portion of the property. There will likely be a security fence within the property (outside of the NZTA designated area) for safety reasons.

Thanks



Nick Williamson

Principal Consultant

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From: Evan Keating <Evan.Keating@nzta.govt.nz>

Sent: Tuesday, 14 September 2021 3:34 pm

To: Nick Williamson <nwilliamson@align.net.nz>

Cc: Lindsay Wilson <lwilson@align.net.nz>; Qian Wang <qwang@align.net.nz>

Subject: RE: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Thanks Nick, will probably leave 176 off so.

Just one more thing, is there a plan to keep or remove the post and rail fence on the SH22 frontage? These types of fence can be a hazard if hit by a car. Presumably that will be addressed in the NoR?

From: Nick Williamson <nwilliamson@align.net.nz>

Sent: Tuesday, 14 September 2021 1:01 PM

To: Evan Keating <Evan.Keating@nzta.govt.nz>

Cc: Lindsay Wilson <lwilson@align.net.nz>; Qian Wang <qwang@align.net.nz>; Prasad Tala <Prasad.Tala@nzta.govt.nz>; Brendan Clarke <Brendan.Clarke@nzta.govt.nz>

Subject: Re: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Hi Evan

We applied for approval under s176 for completeness, but you may determine that it is not necessary. The existing plastic house is within the 5m widening designation, and we will be demolishing that. That is of course the opposite to any activity that may affect the purposes of the designation!

The attached landscape plan illustrates that there is no further landscaping or planting work proposed within the 5m designation.

Cheers

**Nick Williamson**

Principal Consultant

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From: Evan Keating <Evan.Keating@nzta.govt.nz>
Sent: Monday, 13 September 2021 8:48 am
To: Nick Williamson <nwilliamson@align.net.nz>
Cc: Lindsay Wilson <lwilson@align.net.nz>; Qian Wang <qwang@align.net.nz>; Prasad Tala <Prasad.Tala@nzta.govt.nz>; Brendan Clarke <Brendan.Clarke@nzta.govt.nz>
Subject: RE: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Hi Nick,

Sorry its taken a while to process this one, lockdown is slowing everything down as I'm sure it is for you too.

I've just started writing the approval letter for the front yard infringement but noticed below that you've also requested approval under 176 for our designation. My understanding is that there's no works in our designation and you're just asking for approval under it for completeness.....is this correct or is there something specific which requires it?

Thanks

Evan

From: Nick Williamson <nwilliamson@align.net.nz>
Sent: Thursday, 19 August 2021 11:02 AM
To: Evan Keating <Evan.Keating@nzta.govt.nz>
Cc: Lindsay Wilson <lwilson@align.net.nz>; Qian Wang <qwang@align.net.nz>; Prasad Tala <Prasad.Tala@nzta.govt.nz>; Brendan Clarke <Brendan.Clarke@nzta.govt.nz>
Subject: Request for s178 and s95E Approval - 8 Whangapouri Road - Minor Dwelling Relocation

Good morning Evan

I trust that the lockdown isn't disrupting your team too much this time around!

Further to our meeting on Tuesday, we would like to make a formal application for approvals on behalf of Counties Energy for the relocation of an existing minor household unit on the site at 8 Whangapouri Road, Pukekohe North.

I have attached for your information and consideration a Concept Plan and Landscape Design for the proposed location of the minor dwelling. The existing plastic house on the site will be removed, as will some of the mature vegetation between the plastic house and principal dwelling to make way for the minor dwelling relocation. As discussed, this activity forms part of the enabling works required for the construction of a new substation on the western extent of the existing property. A draft concept plan (indicative only) has also been attached in terms of context. We are in the process of preparing a Notice of Requirement for this project, so will deal with that issue in separate correspondence over the next few days.

At this point, we require s178 approval from Waka Kotahi as requiring authority for the 5m wide designation that affects the frontage to State Highway 22 for the minor dwelling relocation.

We also request written approval from Waka Kotahi to relocate the minor dwelling resulting in an infringement of the required 20m setback from the Stage Highway, as illustrated in the attached concept plan.

We are planning to lodge the land use consent application before the end of next week, so if you could provide your response over the next few days, that would be most appreciated. Let me know by reply email if you have any further questions.

Kind regards



Nick Williamson

Principal Consultant

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Waka Kotahi NZ Transport Agency Reference: 2021-1325

24 September 2021

Counties Power
C/O Nick Williamson, Align
399 New North Road,
Kingsland,
Auckland 1020
Sent via: nwilliamson@align.net.nz

Dear Nick

Minor Dwelling Relocation – 8 Whangapouri Road – Counties Power

Thank you for your request for written approval from Waka Kotahi NZ Transport Agency (Waka Kotahi). Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- Relocation of a minor dwelling within a site
- Infringement of a 20m front yard setback as measured from Waka Kotahi designation 6705

Assessment

In assessing the proposed activity, Waka Kotahi notes the following:

- Your client proposes to remove the existing trees and a greenhouse from within designation 6705. As these works do not hinder or prevent Waka Kotahi from utilising its designation, approval under section 176 of the RMA is not required.

Determination

On the basis of the above assessment of the proposed activity, Waka Kotahi provides written approval under section 95E of the Resource Management Act 1991.

Advice Notes

Your client's site adjoins State Highway 22 which is identified as a limited access road. Per Section 91 of the Government Roadway Powers Act 1989, to access your client's site from SH22, your client requires a crossing place authorised by the Waka Kotahi.

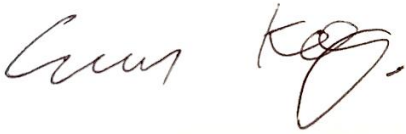
The works to remove the greenhouse and trees from within the designation must be undertaken from within the site. Any proposal to undertake works within the state highway corridor requires approval from Waka Kotahi.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Evan Keating via email at evan.keating@nzta.govt.nz or you can contact the environmental planning team at the following email address – environmentalplanning@nzta.govt.nz.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Evan Keating', is written over a light yellow rectangular background.

Evan Keating

Principal Planner

Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

Enclosed:

- Attachment 1: Proposed site plan.



KEY:

- Lawn / Synthetic Turf
- Gravel Driveway
- Timber Deck
- Concrete Pavers
- Proposed Buildings
- Existing vegetation (variety of species, see pg 2)
- Road Designation Setback (5m from boundary)
- Existing trees to be removed
- Proposed vegetation (see plant schedule pg 2)

NOTES:

- A. The Concept Plan is based on plans provided by Counties Energy. Refer to the Engineer's plans for more information.
- B. Intended solely for the use of the client in accordance with the agreed scope of works.
- C. Information contained within this drawing is the sole copyright of Align Ltd and is not to be reproduced without their permission.
- D. Construction Drawings and Specification are not included as part of this stage of works.
- E. All dimensions to be verified by contractor on site prior to commencing any work.
- F. Refer to sheet DRG-LA-310 for plant schedule.

REVISIONS		
REV	DATE	DESCRIPTION



Align
landscape architecture and urban design division
8/248 St Asaph St, Christchurch T - 03 982 5040
PO Box 1302, Christchurch 8140 W - www.align.net.nz

PROJECT
PUKEKOHE NORTH SUBSTATION
8 Whangapouri Road, Karaka

DRAWING
LANDSCAPE CONCEPT
& PLANTING PLAN

SCALE	1:250
DATE	17/08/21

DRAWN	TW
CHECKED	KG

STAGE	FOR ISSUE
JOB NO.	COUNT046

DRAWING NO.
COUNT046-DRG-LA-100
REVISION NO.

PLANT SCHEDULE

PLANT ID	BOTANICAL NAME	COMMON NAME	GRADE	HEIGHT (mm)	SPREAD (mm)	QUANTITY
TREES						
ALE exe	Alectryon excelsus	Titoki	PB40	6000	2500	1
COR lae	Corynocarpus laevigatus	Karaka	PB40	10000	3000	12
KNI exc	Knightia excelsa	New Zealand Honeysuckle/Rewarewa	PB28	15000	5000	6
SOP mic	Sophora microphylla	South Island Kowhai	PB28	8000	3000	2
Ccam	Citrus x sinensis	Citrus orange varieties or equivalent	PB40	5000	3000	13
SHRUBS/FLAXES/TUSSOCKS						
AST ban	Astelia banksii	Wharawhara	1L	1000	1000	2
CAR sec	Carex secta	Pukio	1L	1200	600	29
PHO ten	Phormium tenax	New Zealand flax/ Harakeke	1L	3000	1000	48

EXISTING SITE VEGETATION



Fig.1
View of site from West boundary. The large trees between the garage and the green house will be removed for the minor dwelling.



Fig. 2
View from SH22 East of the site. The minor dwelling will be screened from the road by existing trees on the eastern boundary.



Fig.3
Large Macrocarpa trees and shrubs beneath are to be removed for the minor dwelling. The citrus tree and trees in the background will remain.



Fig.4
View of existing hedge-row on the South boundary adjoining SH22. The grass area is within road designation and the greenhouse will be removed.

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PROJECT

PUKEKOHE NORTH SUBSTATION
8 Whangapouri Road, Karaka

DRAWING

LANDSCAPE CONCEPT
& PLANTING PLAN

SCALE

1:250

DATE

17/08/21

DRAWN

TW

CHECKED

MP

STAGE

FOR REVIEW

JOB NO.

COUNT046

DRAWING NO.

COUNT046-DRG-LA-101

REVISION NO.

Waka Kotahi NZ Transport Agency Reference: 2021-1325

03 November 2021

Counties Power
C/O Nick Williamson, Align
399 New North Road,
Kingsland,
Auckland 1020
Sent via: nwilliamson@align.net.nz

Dear Nick

Proposed Notice of Requirement – 8 Whangapouri Road – Counties Energy Ltd

Thank you for your request for written approval from Waka Kotahi NZ Transport Agency (Waka Kotahi). Your proposal has been considered as follows:

Proposal

Notice of Requirement (NoR) is sought for electricity supply purposes at the above address. This is to facilitate the use of the land for an electricity substation. A portion of this NoR would overlap with Waka Kotahi designation 6705.

Assessment

In assessing the proposed activity, Waka Kotahi notes the following:

- The Waka Kotahi designation has primary status over any subsequent designation and any works which would prevent or hinder the Waka Kotahi designation may not be undertaken without approval from Waka Kotahi under sections 176 and 177 of the Resource Management Act 1991 (RMA).

Determination

On the basis of the above assessment of the proposed activity, Waka Kotahi provides written approval under sections 149ZCE, 149ZCF and 169 of the RMA.

Advice Notes

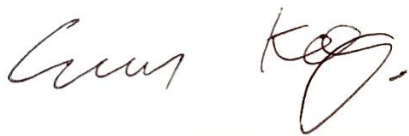
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Yours sincerely

A handwritten signature in dark ink, appearing to read 'Evan Keating', written over a light yellow horizontal line.

Evan Keating

Principal Planner

Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.