



TRANSPOWER

Keeping the energy flowing

Gate 1
Gridco Road
Otara, Auckland 2023
P O Box 17 215
Greenlane, Auckland 1546
New Zealand
P 64 9 590 6000
F 64 9 589 2310
www.transpower.co.nz

Rebecca Eng
Tel: 09 590 7072
Email: environment.policy@transpower.co.nz

29 January 2025

Christle Pilkington
Policy Planner
Taupō District Council
Private Bag 2005
Taupō 3352

Delivered via email to: districtplan@taupo.govt.nz

Dear Christle,

RE: Call for Rollovers, Modifications, New Designations

Thank you for your recent correspondence dated 29 August 2024 notifying Transpower New Zealand Limited (Transpower) of the rolling review of the Taupō District Plan and the notification of the draft version of the Designations chapter.

As outlined in your letter, Transpower have ten existing designations in the operative Taupō District Plan, summarised below:

- D81, Outdoor Switch Yard, Aratiatia Outdoor Switch Yard
- D82, Outdoor Switch Yard, Atiamuri Outdoor Switchyard
- D83, Electrical Substation, Maraetai Outdoor Switchyard 1A Maraetai Outdoor Switchyard 1B Maraetai Outdoor Switchyard II
- D84, Outdoor Switch Yard, Ohakuri Outdoor Switchyard
- D85, Outdoor Switch Yard, Rangipo Outdoor Switchyard
- D86, Outdoor Switch Yard, Tokaanu Outdoor Switchyard
- D87, Outdoor Switch Yard, Wairakei Outdoor Switchyard
- D108, Substation, Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections
- D109, Transmission Line, Whakamaru to Brownhill overhead transmission line
- D112, Transmission Line, Wairakei to Whakamaru C Line (WRK-WKM C Line)

Since your letter, Taupo District Council accepted a Notice of Requirement, lodged by Transpower, to designate land for an “Electricity Substation” at 261 Broadlands Road, Taupo. This is referenced as ‘Tauhara Substation’.

Pursuant to Schedule 1 (Clause 4) of the Resource Management Act 1991, Transpower gives notice that the following designations are still required to be included in the Proposed District Plan chapters ("PDP chapters"). The above 11 designations are listed as follows:

- TPR01 - Aratiatia Electricity Outdoor Switch Yard
- TPR02 - Atiamuri Electricity Outdoor Switchyard
- TPR03 - Maraetai Outdoor Switchyard 1A, Maraetai Outdoor Switchyard 1B
- TPR04 - Ohakuri Outdoor Switchyard
- TPR05 - Rangipo Outdoor Switchyard
- TPR06 - Rangipo Outdoor Switchyard
- TPR07 - Tokaanu Outdoor Switchyard
- TPR08 - Wairakei Outdoor Switchyard
- TPR09 - Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections
- TPR10 - Whakamaru to Brownhill Overhead Transmission Line
- TPR11 - Wairakei to Whakamaru C Line (WRK-WKW C Line) Overhead Transmission Line

In accordance with the National Planning Standards (the Planning Standards) the rollover notice is set out following Table 14 of the Planning Standards, which is a mandatory direction.

In reviewing its designations Transpower notes a number of updates and corrections are required, including updating of mapping and legal descriptions. Transpower further notes that several conditions to the designations are no longer relevant or required in that they relate to construction of the original National Grid assets. Changes to the designations to reflect the necessary changes are shown as:

- ~~Strikethrough~~ for deleted text; and
- Underline for added text.

Aratiatia Electricity Outdoor Switch Yard

Electricity Outdoor Switchyard		
Designation unique identifier	TPR01 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity</u> Outdoor Switchyard	
Site identifier	Legal description	Section 1 SO 59582 Block XI
	Physical address	Aratiatia Village
	Site name	Aratiatia Outdoor Switch Yard
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the	Primary	

Resource Management Act	
Conditions	No
Additional information	<u>Rollover with modification to the mapping. Formally D81.</u>

Changes required: The mapping of the designation requires updating to reflect the correct designation. The correct designation is shown in Appendix A – Aratiatia Electricity Outdoor Switchyard.

The mapping change to the designation is shown below:

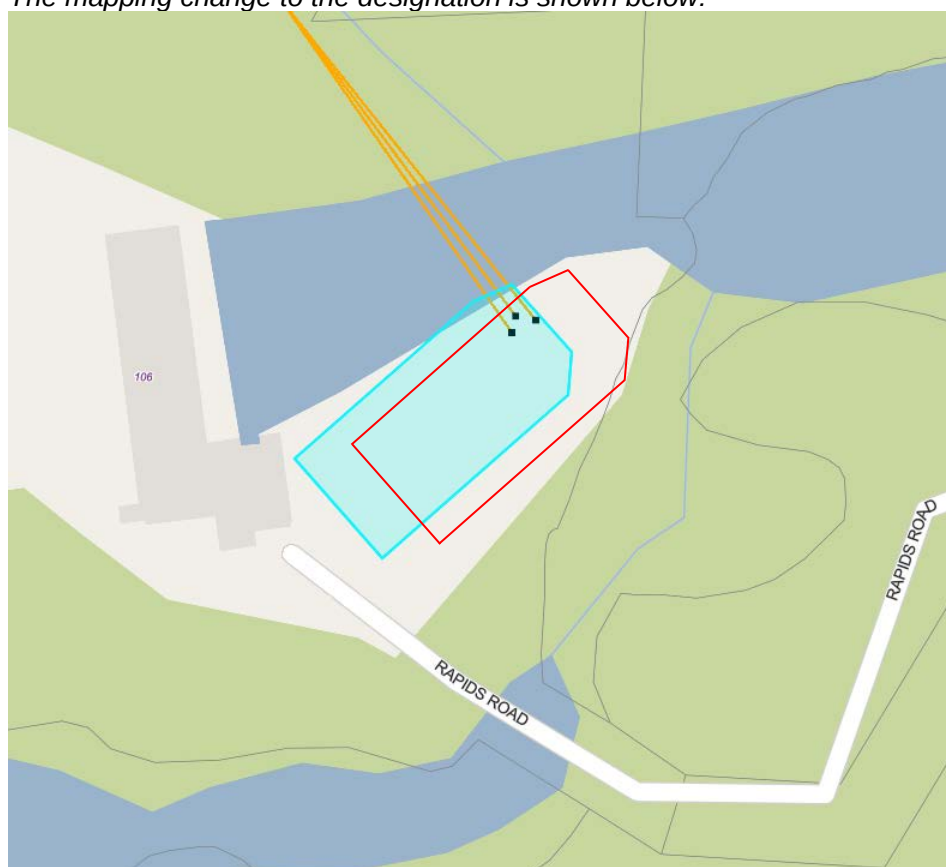


Figure 1: Aratiatia Electricity Outdoor Switchyard Designation (Blue highlight shows the correct designation and red outline shows the operative Taupo District Plan designation).

Atiamuri Electricity Outdoor Switchyard

Electricity Outdoor Switchyard		
Designation unique identifier	TPR02 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity</u> Outdoor Switchyard	
Site identifier	Legal description	Section 1 SO 59579 <u>Section 22 SO 514338</u>

	Physical address	State Highway 1, Atiamuri
	Site name	Atiamuri Outdoor Switchyard
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	Yes	
Additional information	<u>Rollover with modification to the legal description, mapping and conditions. Formally D82.</u>	

Changes required: Both the legal description and mapping of the designation require updating to reflect the correct designation. The correct designation is shown in Appendix A - Atiamuri Electricity Outdoor Switchyard.

The mapping change to the designation is shown below:

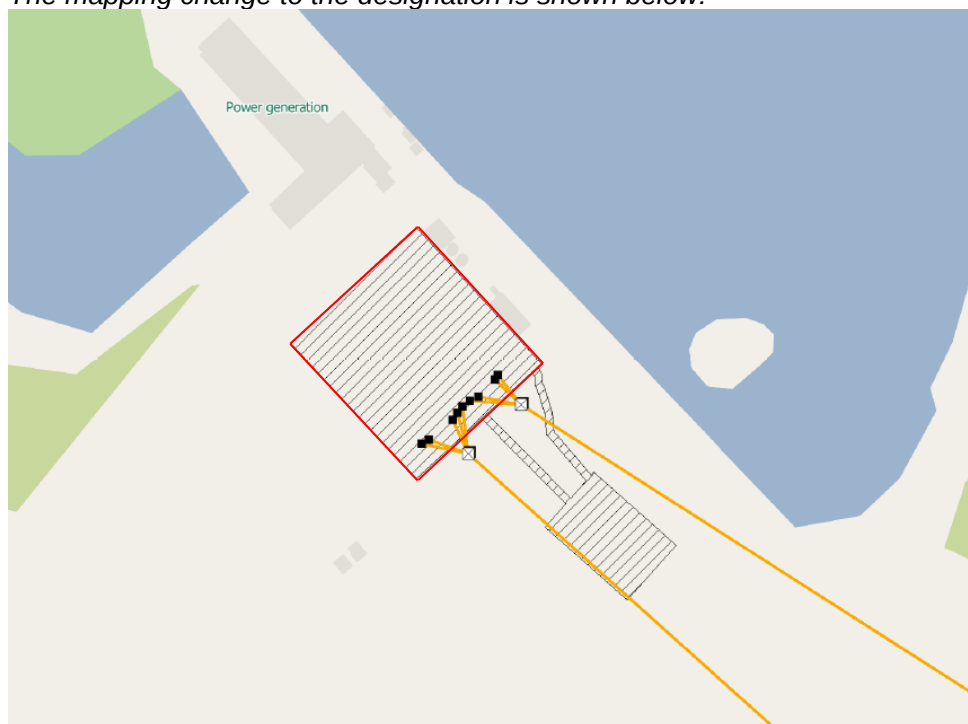


Figure 2: Atiamuri Electricity Outdoor Switchyard Designation (black hatched lines show the correct designation and the red outline shows the operative Taupo District Plan designation).

There are conditions for the Atiamuri Electricity Outdoor Switchyard. Transpower have reviewed the conditions and requests that the advice notes are deleted as these advice notes relate to the designation process and incorporation of the designation into the district plan, and have been given effect to. The changes to the conditions do not modify the application of the designation in any way.

TPR02 – Atiamuri Outdoor Switchyard

The recommendation is also subject to the following conditions in relation to the new treatment building and associated plant to be established within the new designation area:

Height:

The maximum height of any structures above ground level shall not exceed 22.75m. This excludes any lightning rods attached to the structure which does not exceed 0.6m in any horizontal dimension and does not exceed the permitted height by more than 1.5m.

Outline Plans:

An outline shall not be required for any repair, maintenance or like for like replacement of equipment.

Noise:

Noise resulting from activities within Area A shall be measured and assessed:

- a. Within the notional boundary of any dwelling on a rural environment site, or
- b. Within the boundary of any residential environment site, other than the site where the noise is generated. And shall comply with the following limits:
 - i. 7.00am – 10.00pm 55dB LAeq
 - ii. 10.00pm – 7.00am 40dB LAeq and 70 dB LAFmax

Noise levels shall be measured in accordance with NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental Noise”.

Advice Note:

~~The noise performance standards noted above align with Rule 4b.1.9 and 4b.1.12 in the Taupo District Plan at the time the designation was confirmed.~~

~~(Note: Rule references now NOISE R8.1 and NOISE R8.3)~~

Advice Notes:

- ~~1. Within 30 working days of this recommendation being issued Taupō District Council (as the requiring authority) shall advise the territorial authority (Taupō District Council's Environmental Services Manager) whether they accept or reject the recommendation in whole or in part. Within 15 working days of receiving the decision from Taupō District Council, Council will serve notice of the decision and the appeal period on the landowners and occupiers directly affected by the decision.~~

- ~~2. The designation will be included in the Taupō District Plan as soon as possible after the appeal period closes.~~

Maraetai Outdoor Switchyard 1A
Maraetai Outdoor Switchyard 1B

Electricity Outdoor Switchyard		
Designation unique identifier	TPR03 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity</u> Outdoor Switchyard	
Site identifier	Legal description	Section 2 SO 59599 Section 2 SO 59598 Section 1 SO 59598
	Physical address	Waipapa Road, Mangakino
	Site name	Maraetai Electrical Substation Maraetai Outdoor Switchyard 1A Maraetai Outdoor <u>Switchyard 1B</u> Maraetai Outdoor Switchyard II
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	No	
Additional information	<u>Rollover with modifications to site name and legal description. Formally D83.</u>	

Changes required: The legal description 'Section 2 SO 59599' requires removal from the Taupo District Plan as it is not a valid legal description and does not relate to the designation at the Site. The changes to the designation are provided above.

Ohakuri Outdoor Switchyard

Electricity Outdoor Switchyard		
Designation unique identifier	TPR04 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity</u> Outdoor Switchyard	
Site identifier	Legal description	Section 1 SO 59578
	Physical address	Ohakuri Road, Atiamuri
	Site name	Ohakuri Outdoor Switchyard
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the	Primary	

Resource Management Act	
Conditions	No
Additional information	<u>Rollover. Formerly D84.</u>

Changes required: A minor change to the designation purpose is required.

Rangipo Outdoor Switchyard

Electricity Outdoor Switchyard		
Designation unique identifier	TPR05 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity Outdoor Switchyard</u>	
Site identifier	Legal description	<u>Section 3 SO 455493</u> <u>Section 1 SO 37059 Block XVI</u> <u>Pihanga SD</u>
	Physical address	<u>Kaimanawa Road, Rangipo</u> <u>State Highway 22 Rangipo</u>
	Site name	Rangipo Outdoor Switchyard
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	No	
Additional information	<u>Rollover with modifications to legal description and physical address. Formally D85.</u>	

Changes required: Both the legal description and physical address of the designation in the Operative District Plan require replacing to reflect the correct location. The legal description 'Section 1 SO 37059 Block XVI Pihanga SD' is not valid and the designation is located at the end of Kaimanawa Road which is accessed from State Highway 1. The correct legal description and physical address are reflected in the designation above.

Rangipo Outdoor Switchyard

Electricity Substation		
Designation unique identifier	TPR06 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity Substation</u>	
Site identifier	Legal description	<u>Lot 1 Deposited Plan 445148</u>

	Physical address	<u>261 Broadlands Road,</u> <u>Rotokawa, Taupo</u>
	Site name	<u>Tauhara Substation</u>
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	Yes	
Additional information	<u>Notice of Requirement accepted on 17 December 2024</u>	

TPR06 - Tauhara Substation

Height of Structures

1. The maximum height of any structures shall not exceed 20m above finished ground level.

Outline Plans

2. An outline plan shall not be required for any buildings or structures that otherwise comply with the Taupō District Plan, or for any repair, maintenance or like-for like replacement of equipment.

Operational Noise

3. Noise emitted from the Fixed Elements shall not exceed the following limits when measured at any point within the notional boundary of any dwelling on another site:

Daytime 7am to 10pm	LEQ (15 minute) 55DBA
Night time 10pm to 7am	LEQ (15 minute) 40DBA
Night time 10pm to 7am	LMAX 70 DBA

All sound levels are to be measured in accordance with New Zealand Standard NZS6801:2008 Acoustics – Measurement of Environmental Noise, and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Assessment Of Environmental Noise.

Noise emitted from High Pressure Venting Structures, pressure release devices, and during emergencies shall be excluded from compliance with this condition.

Construction Noise

4. All construction work shall be designed, managed and conducted to ensure that construction noise does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise.

Lighting

5. Except where required in emergencies, all exterior light sources shall be located, designed, installed and operated to comply with AS 4282 "Control of Obtrusive effects of Outdoor Lighting" Table 2.1 for an area with dark surrounds.

Tokaanu Outdoor Switchyard

Electricity Outdoor Switchyard		
Designation unique identifier	TPR07 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity Outdoor Switchyard</u>	
Site identifier	Legal description	Section 1 SO 37058 Block X Puketi SD
	Physical address	State Highway 47, Tokaanu
	Site name	Tokaanu Outdoor Switchyard
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	No	
Additional information	<u>Rollover. Formally D86.</u>	

Changes required: A minor change to the designation purpose is required.

Wairakei Outdoor Switchyard

Electricity Outdoor Switchyard	
Designation unique identifier	TPR08 (Transpower New Zealand Ltd)
Designation purpose	<u>Electricity Outdoor Switchyard and Ancillary Structures and Activities.</u> the construction, operation, maintenance and protection of a new termination bay for the new double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and the existing termination bay for the Ohaaki – Wairakei A Line. This includes all structures and activities including gantries, circuit breakers, switch gear, transformers and other electrical equipment, temporary construction areas and facilities, earthworks, and construction works.

Site identifier	Legal description	Lot 1 DP 73757 and Section 1 SO 59580
	Physical address	746 State Highway 1, Wairakei
	Site name	Wairakei Outdoor Switchyard
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	No	
Additional information	<u>Rollover over with modification to the legal description, designation purpose and mapping. Formally D87.</u>	

Changes required: The mapping of the designation in the operative District Plan requires updating to include one small area of land and remove two larger areas of land to reflect the correct designation. Legal description 'Lot 1 DP 73757' requires removal as it does not relate to the designation. The changes to the designation are shown above.

The original Wairakei Substation designation is shown in black hatching in the map below. In 2012 the designation was updated to extend northwest to provide for the installation of equipment for a new termination bay and re-terminate two existing circuits (Appendix B – Notice of decision). The correct designation is shown in blue outline on the map below. The correct designation is shown in Appendix A – Wairakei Electricity Outdoor Switchyard.

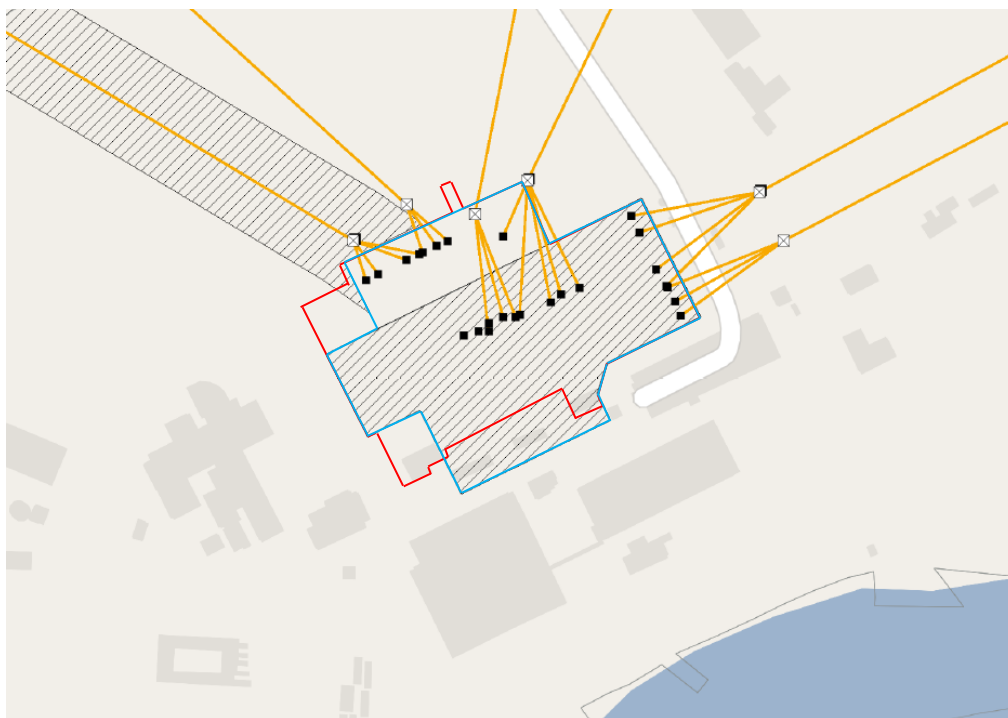


Figure 3: Wairakei Outdoor Switchyard Designation (the red outline shows the operative Taupo District Plan designation and the blue outline shows the correct designation to be inserted into the Taupo District Plan).

Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections

Electricity Substation, Switchyard, and Line Connections		
Designation unique identifier	TPR09 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity Substation, Switchyard, and Line Connections</u> The construction, operation and maintenance of a new 220 kV substation and other components at the existing Whakamaru Substation and a new 400 kV substation, on a staged basis as part of the upper North Island Grid Upgrade Project, including support structures and line connections.	
Site identifier	Legal description	Pt Sec 81, and Secs 83 and 96 Blk X Whakamaru SD; Lots 1, 2, and 3 DPS 42222; Pt Pouakani 1 Blk; and <u>Lot 2 DP 501855</u> Sec 1 SO 59577
	Physical address	State Highway 30, Whakamaru
	Site name	Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	Yes	
Additional information	<u>Rollover with modification to the designation purpose, legal description and conditions. Formerly D108.</u>	

Changes required: The legal description 'Sec 1 SO 59577' requires removing in the Taupo District Plan as it is not a valid legal description and does not relate to the designation at the Site. The insertion of legal description 'Lot 2 DP 501855' is required as it is included in the designation. The changes to the legal descriptions are listed above.

Conditions for the Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections are combined with the designation for

Whakamaru to Brownhill Overhead Transmission Line. The changes to the conditions are provided under designation TPR09 and will not modify the application of the designation for Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections in any way.

Whakamaru to Brownhill Overhead Transmission Line

Electricity Transmission Line		
Designation unique identifier	TPR10 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity Transmission Line</u> The construction, operation, and maintenance of part of a 400 kV capable transmission line.	
Site identifier	Legal description	Lake Maraetai Crown Lands Survey Office Plan 36206 Sec 2 BLK X Whakamaru SD Sec 2 BLK VI Whakamaru SD
	Physical address	State Highway 30, Whakamaru
	Site name	Whakamaru to Brownhill <u>Electricity Overhead</u> Transmission Line
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	Yes	
Additional information	<u>Rollover with modification to site name, legal descriptions and conditions. Formerly D109</u>	

Changes required: *The legal description ‘Sec 2 BLK X Whakamaru SD’ requires removing in the Taupo District Plan as it is not a valid legal description and does not relate to the designation at the site. The legal description ‘Lake Maraetai’ requires removing as it does not accurately detail the location of the designation. The changes to the legal descriptions are listed above.*

As noted above in designation TPR08 Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections and Whakamaru to Brownhill Overhead Transmission Line have a shared set of conditions. Transpower have reviewed the conditions and requests the removal of conditions 6, 7, 8 and 17 – 35. These conditions requiring deletion as they relate to the confirmation of the designation and construction of the original National Grid asset and are no longer relevant. Transpower also request minor amendments to conditions 9, 40 – 42 and 44 to reflect updated condition

numbers and a change to condition 9 to reflect updated versions of the guidelines.

TPR09 - Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections & TPR10 - Whakamaru to Brownhill Overhead Transmission Line

Documents:

1. Subject to the conditions below, the initial works to give effect to the designation shall be generally in accordance with the following plans and profiles:
 - a. Final Centreline Plan & Profiles, Structures: 423–429 (excluding tower 429). NIGUP-NOR, sheet 63/63, revision B contained in Transpower Map Book Series 6a–Plans and Profiles (undated and no page number).

Tower Heights and Locations:

2. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:
 - a. tower height can exceed that shown on the plans and profiles by up to three metres;
 - b. where tower locations are moved in accordance with (d) and (e) below, tower heights can exceed those in the plans and profiles by up to five metres;
 - c. no tower shall exceed 70 metres in height;
 - d. tower sites may be moved up to five metres laterally;
 - e. tower sites may be moved up to 40 metres along the alignment.

Archaeology:

3. All Site Works Plans shall contain a warning of the possibility of archaeological sites being found, particularly in the vicinity of rock outcrops and larger streams. This warning shall apply to geotechnical testing, vegetation clearance and construction works.

Advice Note:

1. Condition 3 is subject to any conditions of any archaeological authority granted under the Historic Places Act 1993.

Waikato Hydro Scheme

4. The requiring authority shall undertake all works or activities, including the erection of structures, in a manner that does not prevent or hinder the continued operation of the Waikato Hydro Scheme in accordance with resource consents held by Mighty River Power Limited (issued by Waikato Regional Council, commencing on 10 April 2006, and numbered 105226 to 105240 inclusive).

Cultural / Spiritual

5. If any urupā, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply: works in the immediate vicinity of the site that has been exposed shall cease;

- a. the site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
- b. the site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, Taupo District Council and, in the case of human remains, the New Zealand Police; and
- c. the notification in c. above shall allow such persons being given a reasonable time to record and resolve archaeological features discovered before work may recommence.

Social

~~Transpower shall prepare a counselling/stress relief plan, after consultation with the territorial authority. The plan shall include:~~

- ~~a. an offer of counselling to those persons directly affected by the designation crossing their property to manage undue stress related to implementing the Upper North Island Grid Upgrade Project;~~
- ~~b. an 0800 number for the service;~~
- ~~c. no requirement for contact with Transpower personnel to access the service;~~
- ~~d. such offer remaining open for acceptance for the period ending six months after confirmation of the designation; and~~
- ~~e. such offer extending to a maximum of four counselling sessions, which may occur beyond the period referred to in d. above, but which must be completed within 12 months of confirmation of the designation.~~

~~The implementation of the counselling/stress relief plan, and any counselling of directly affected persons, shall be at Transpower's cost.~~

~~Transpower shall not be in breach of the condition 6 if the offer of counselling is not take up by any directly affected persons.~~

Electric and Magnetic Fields (EMF)

6. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494–552) or revisions there of (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (ie, when there are no faults in the transmission system).
7. In order to reduce long-term public exposure to EMFs no building shall be constructed within the designated corridor for the 400-kV capable transmission line.

Earth Potential Rise / Induced Currents

8. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.

9. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
10. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out mitigation measures to address significant risks relating to earth potential rise and induction effects associated with the line.

Radio Frequency Interference

11. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Operational Noise

12. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation. Measurements shall not be undertaken during heavy rain.
13. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Landscape Mitigation

General

~~Within two months of confirmation of the designation, Transpower shall appoint a suitably qualified and experienced landscape architect for the role of certifying that any of the thresholds in conditions 24 and 26 have been reasonably met (the landscape certifier). The person appointed shall be endorsed by the NZ Institute of Landscape Architects in writing as suitable for the role, having been advised of the role and responsibilities.~~

~~Any decision made by the landscape certifier in relation to the matters addressed in condition 24(b) and 26 shall be in writing (including reasons).~~

~~Any landowner may ask the landscape certifier to certify that any decision under condition 24(b) and 26 is reasonable given the thresholds in those conditions. The landscape certifier shall set his or her own procedure for any such certification.~~

Landscape Mitigation: Private Land

~~Within two months of confirmation of the designation, Transpower shall write to the owners of properties having an occupied house, existing at the date of the Board's draft decision on the Notices of Requirement, within one kilometre of the centre line of the designation. Appendix O: Overhead Line Section : Taupo District Council Conditions 139~~

~~The letter shall inform the landowner/s of the properties referred to in condition 18 of their possible entitlement to a landscape mitigation assessment in accordance with condition 24. This condition shall not apply to any property where an agreement relating to landscape mitigation has already been reached between Transpower and the landowner.~~

~~The written offer required by condition 20 shall inform the landowner that he/she may request Transpower to consider landscape mitigation at his/her option prior to, or after, construction of the overhead line, and outline the process established by these conditions (including the role of the landscape certifier).~~

~~Within two months of commissioning of the line, Transpower shall repeat the offer required by condition 20 to all landowners who have not already indicated preliminary acceptance of Transpower's offer. Transpower shall expressly state that the offer shall remain valid for 12 months following commissioning of the overhead line.~~

~~In the case of each landowner who has indicated acceptance of the offer of landscape mitigation assessment, the following process shall be adhered to:~~

- ~~a. An onsite meeting shall be arranged between the landowner and a qualified landscape architect (the landscape architect) appointed by Transpower.~~
- ~~b. The landscape architect shall determine whether mitigation is appropriate in terms of the criteria in Table 1. If the determination is that no mitigation is appropriate, the landscape architect shall advise Transpower with reasons, and Transpower shall advise the landowner.~~
- ~~c. If the landscape architect identifies that mitigation is appropriate in terms of the criteria in Table 1, he/she shall prepare a plan (the concept plan) to mitigate the adverse visual effects of the overhead line when viewed from the dwelling and the immediate curtilage of the dwelling. The mitigation techniques shall take into account the factors and criteria in Table 1.~~

Table 1:

Factors	Criteria
Degree of Likely Visual Amenity Effect	• Moderate to very high degree of effect
Basis for Assessment of Degree of Effect	• Distance from the line and towers • Orientation of the house and outdoor living areas • Existing screening and nature of intervening landscape • Relative elevation
Mitigation Technique	• Planting that may screen or partially screen towers • Planting that may create an alternative foreground focus • Planting that may focus the outlook on an alternative view

	● Planting that may increase the sense of depth in a view towards the line
Practicality	● Land available in the resident's ownership for landscape mitigation ● Existing garden design or landscape constraints ● Farm management constraints
Owner's Preference	● Preferences identified during the consultation and design process

The concept plan shall be prepared in draft and following review by Transpower, shall be submitted to the landowner for comment.

The concept plan shall be reviewed by the landscape architect following the receipt of comments, and following such further consideration, investigation, and discussion with the landowner and Transpower as the landscape architect considers necessary, taking into account the criteria in Table 1 and the cost and practicality of implementing any specific request. The revised plan (the final plan) will be provided to the landowner as soon as reasonably practicable.

On receipt of written acceptance of the final plan, Transpower shall implement it within the first planting season following that acceptance, unless otherwise agreed with the landowner.

Transpower shall maintain the planting for 12 months after completion of planting.

In the event that a landowner advises Transpower that the landowner wishes to implement the final plan themselves, within 30 days following completion of all work specified in the final plan to the reasonable satisfaction of the landscape architect, Transpower shall pay the landowner the sum of money allocated in the approved concept plan. Where this occurs, condition 25 shall not apply.

In the event that a landowner advises Transpower that the landowner wishes to maintain the planting themselves, within 30 days following completion of all works specified in the final plan, Transpower shall pay the landowner the sum of money allocated in the approved concept plan for maintenance. Where this occurs, condition 28 shall not apply.

Landscape Mitigation: Public Land

Within 12 months of confirmation of the designation, Transpower shall write to the Taupo District Council (Council), and where relevant NZTA, informing it or them of its proposal to carry out landscape mitigation along specific sections or locations of roads and State highways in the Council's district, as shown on Maps 32–39 of Appendix V, and seeking the Council's involvement in implementing the mitigation. The offer shall be for the purpose of mitigation of adverse visual effects of the overhead line when viewed from the public roads or other viewpoints shown in the plan.

~~On receiving a positive response from the Council and/or NZTA (as applicable), Transpower shall provide a draft development plan, specifications, and costing prepared by a qualified landscape architect as an offer to the Council and/or NZTA. The offer shall remain open for 12 months following commissioning of the line.~~

~~Transpower shall review any comments provided by the Council and/or NZTA and shall issue a final plan. The final plan shall be provided as soon as practicable to the Council and/or Transit.~~

~~On the Council's and/or NZTA's written acceptance of the plan (where relevant) and agreement to implement the mitigation, Transpower shall, within 30 days, pay to the Council and/or NZTA the cost specified in the accepted plan (which shall include an estimate for a year of maintenance).~~

~~Transpower shall not be in breach of condition 28 in the event the Council and/or NZTA do not undertake the planting as provided in the final plan.~~

Pre-Construction Activities

14. Prior to construction commencing, Transpower shall appoint a Landowner Liaison Officer, who will:
 - a. be responsible for maintaining contact with landowners and occupiers of each property prior to, and during construction; and
 - b. have a contact role with the landowner during the development of the Site Works Plan (SWP) for individual properties.
15. Transpower shall make copies of individual SWPs available to Taupo District Council for information purposes, upon request.
16. Prior to commencement of any construction activity authorised by the designation, Transpower shall submit a construction management plan to the Council's Consents Officer for approval. The Council's Consents Officer shall respond within 15 working days. Approval shall not be unreasonably withheld. The construction management plan shall outline Transpower's intended approach to:
 - a. land stability management and sediment controls;
 - b. storage and reuse of topsoil;
 - c. management and disposal of spoil;
 - d. groundwater and stormwater management, treatment, and disposal;
 - e. silt and dust control, during earthwork stages;
 - f. traffic/access management;
 - g. temporary activities and equipment storage in specified areas;
 - h. security and lighting during construction;
 - i. contaminated land management procedures;
 - j. construction noise (as set out in conditions 39–42), dust and vibration;
 - k. hours of work;
 - l. existing network utilities' protocols and guidelines;
 - m. subject to other specific conditions, cultural protocols, and archaeological requirements;
 - n. vegetation clearance, disposal, and restoration;
 - o. the intended construction programme (including staging if appropriate);

- p. protocols and procedures for road controlling authorities and rail operators, where the line crosses that infrastructure;
- q. community information and liaison;
- r. contractor training; and
- s. generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Council, or any other party, to require more onerous controls than contained in the designation conditions.

Construction and Maintenance Noise

- 17. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics– Construction Noise at locations set out in section 6.2 of that standard.
- 18. The noise limits required by condition ~~39~~17 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (eg, at night time).
- 19. Prior to any significant construction work taking place, including any earthworks, a noise management plan applicable to the construction and commissioning stages shall be prepared for the ~~whole of the construction~~ portion of the line, with the assistance of a suitably qualified and experienced person. The plan shall set out the management procedures in terms of section 8 and Annex E of NZS6803:1999 and the works shall be undertaken in accordance with that noise management plan.
- 20. The noise management plan required by condition ~~41~~19 shall be submitted to the Council's Consents Manager at least 20 working days prior to the works commencing.

Vibration

- 21. Vibration from all construction activities shall not exceed the limits of, and shall be measured in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

- 22. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Ardmore Airport Limited (in relation to the towers within the conical surface only, as set out in the Appendix Map 8, Ardmore Aerodrome Protection Measures, Manukau Operative District Plan, 2002) of the construction activities completed in the previous month, and intended to be undertaken in the following month including:
 - a. erection of specific towers (with locations and heights); and
 - b. stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition ~~44-22~~ applies to each tower and conducting of each tower, not merely the commencement of tower erection or conducting.

Traffic Management Plan (TMP) for Road Crossings and Local Roads

23. Transpower shall prepare a series of traffic management plans for road crossings and local roads used by heavy traffic (TMPs) in accordance with Transit New Zealand's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):
 - a. Taupō District Council (Road Controlling Authority);
 - b. New Zealand Transport Agency (NZTA); and
 - c. the following key stakeholders:
 - i. emergency services (including police);
 - ii. bus operators;
 - iii. schools;
 - iv. Housing New Zealand Corporation
 - d. any additional stakeholders identified by Taupō District Council.
24. A TMP shall be submitted to the Council and NZTA (where relevant) at least 20 working days prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The plans may be submitted in stages, with each stage being submitted at least 20 working days prior to the commencement of the work the subject of that stage.
25. The TMP prepared by Transpower shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.
26. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:
 - a. Details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
 - b. Details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be effected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
 - c. where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;
 - d. details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
 - e. details of methods of proposed information dissemination regarding construction activities and associated traffic effects, including but not limited to public notices in newspapers, radio announcements,

information packages and direct contact with affected persons. (Such information dissemination, and the chosen method of dissemination is to be proportional to the impact);

- f. details of prior consultation or community liaison undertaken with affected residents, stakeholders, public transport providers, emergency services or representative groups regarding proposed road closures, diversions and delays, and any measures agreed with such groups to address any adverse effects or inconvenience that may arise; and
- g. identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such speed restrictions and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction Entraceways off Public Roads

- 27. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).
- 28. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic.

General Advice Note:

- 1. In relation to the ARI-PAK A towers outside of the designated area, Transpower shall use its best endeavours to establish and follow the procedures in the conditions in relation to cultural/spiritual matters, construction noise, the preparation of the construction management plan and pre-construction activities.

Note: Auckland Regional Council Consents in Appendixes P – (Conditions for Works in the Bed of Watercourses and Diversion of Surface Water – Consent Numbers 34372 and 34373), Q – (Conditions for the Discharge of Contaminants – Consent Number 34370), R – (Conditions for Land-Use Consents for Earthworks – Consent Number 34102), and S – (Conditions for Land-Use Consent for Earthworks/Roading and Tracking – Consent Number 34711 and Discharge of Contaminants Permit – Consent Number 34712), and Waikato Regional Council Consents in Appendixes T – (Conditions for Discharge Permit for Composting/Mulching of Vegetation – Consent Number 116903), U – (Conditions for Land-Use Consent for Tower Foundation Drilling Below the Water Table – Consent Number 116904, Land-Use Consent for Vegetation Clearance and Earthworks in a High-Risk Erosion Area – Consent Number 116902, and a Discharge Permit for Site Water and Drilling Fluids – Consent Number 116905) are also relevant and shall be complied with.

Wairakei to Whakamaru C Line (WRK-WKW C Line) Overhead Transmission Line

Electricity Transmission Line

Designation unique identifier	TPR11 (Transpower New Zealand Ltd)	
Designation purpose	<u>Electricity Transmission Line</u> The construction, operation, maintenance and protection of a double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and ancillary structures and works including but not limited to support structures (towers), conductors, earth wires (including fibre optic telecommunication cables), insulators and fittings, temporary construction areas and facilities, temporary hurdles, earthworks, vegetation removal, vegetation trimming and planting, and construction works.	
Site identifier	Legal description	Sec 1 SO 59580, Lot 1 DPS 73757, Sec 8 SO 61681, Sec 1 SO 355555, Sec 2 SO 355555, Sec 4 SO 355555, Sec 1 SO 58808, Lot 2 DPS 21500, Sec 35 Blk IX Tatua SD, Lot 11 DPS 12765, Lot 3 DPS 13187, Lot 3 DPS 84787, Lot 2 DPS 77167, Lot 1 DPS 77167, Lot 4 DPS 32836, Lot 3 DPS 32836, Lot 2 DPS 32836, Lot 1 DPS 66446, Lot 2 DPS 66446, Lot 3 DP 309900, Lot 2 DP 309900, Lot 1 DPS 86062, Pt Sec 1 Blk IV Tuhingamata West SD, Lot 1 DPS 38737, Lot 2 DP 369311, Lot 1 DP 338327, Lot 2 DPS 51496, Pt Waipapa 6, Pt Tuaropaki E, Pt Pouakani B6B (Roadway), Pt Waipapa 9, Pt Pouakani D2B1, Sec 34 Blk III Marotiri SD, Lot 1 DPS 85325, Pt Sec 19 Blk XV Whakamaru SD,

		Sec 17 Blk XV Whakamaru SD, Sec 16 Blk XV Whakamaru SD, Lot 2 DP 373946, Sec 14 Blk XI Whakamaru SD, Sec 12 Blk XI Whakamaru SD, Lot 1 DP 373946, Sec 5 Blk XI Whakamaru SD, Sec 7 SO 326120, Sec 9 Blk X Whakamaru SD, Sec 1 SO 59108, Pt Pouakani 1, Sec 1 SO 59577, Sec 83 Blk X Whakamaru SD, Lot 2 DPS 42222, Sec 96 Blk X Whakamaru SD Pt Sec 81 Blk X Whakamaru SD <u>Lot 4 DP 579518</u> <u>Lot 1 DP 585936</u> <u>Lot 3 DP 527990</u> <u>Lot 2 DP 450835</u> <u>Section 51 SO 435728</u> <u>Lot 2 DP 451519</u> <u>Lot 4 DP 550717</u> <u>Lot 3 DP 454472</u> <u>Section 23 SO 438784</u> <u>Section 21 SO 438784</u> <u>Section 20 438784</u>
	Physical address	The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2 for the designation.
	Site name	Wairakei to Whakamaru C Line (WRK-WKW C Line) <u>Electricity</u> Overhead Transmission Line
Lapse date	Given effect to (i.e. no lapse date)	
Designation hierarchy under section 177 of the Resource Management Act	Primary	
Conditions	Yes	
Additional information	<u>Rollover with modification to site name, conditions and legal descriptions. Formerly D112.</u>	

Changes required: Several changes to the legal descriptions are required as above.

There are conditions for the Wairakei to Whakamaru C Line (WRK-WKW C Line) Overhead Transmission Line. Transpower have reviewed the conditions and requests that conditions 10 – 17 are deleted as they original construction conditions, and conditions 5, 20 and 35 are amended. The changes to the conditions do not modify the application of the designation in any way.

TPR11 – Wairakei to Whakamaru C Line (WRK-WKW C Line)

Land that is Subject to the Designation

The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2.

Lapse

1. The designation shall not lapse for a period of 10 years after incorporation in the Taupō District Plan.

General Conditions

2. Subject to the conditions below, the works to give effect to the designation shall be generally in accordance with following information and plans:
 - a. The Notice of Requirement dated 28 October 2010 and Assessment of Environmental Effects dated October 2010;
 - b. The Land Requirement Plans (Maps 1 – 22 dated 20 October 2010); and
 - c. The Transmission Line Plans and Profiles (Plan TLSK4-Rev 2 Sheets 1 – 16).

Construction Conditions

Tower Heights and Locations

3. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:
 - a. Tower height can exceed that shown on the Transmission Line Plans and Profiles by up to 5 metres up to a maximum height of 53 metres for all towers, except for Towers 102 and 103 which have a maximum height up to 57 metres;
 - b. Where tower locations are moved in accordance with (c) and (d) below, tower heights can exceed those in the Transmission Line Plans and Profiles in accordance with (a) above;
 - c. Tower sites may be moved up to 5 metres laterally;
 - d. Tower sites may be moved up to 20 metres in either direction along the alignment.

Any changes in tower heights and sites in accordance with (a)-(d) above, shall ensure the transmission line (and its safety and operational requirements) is contained within the designated area shown on the Land Requirement Plans.

Advice note: Transpower will consult the owner(s) of properties on which the towers are located regarding the final siting of those lines.

Cultural / Spiritual

4. If any urupā, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:
 - a. Works in the immediate vicinity of the site that has been exposed shall cease;
 - b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
 - c. The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, Environment Waikato, Strategic Relationships Manager: Taupo District Council and, in the case of human remains, the New Zealand Police; and
 - d. The notification in (c) above shall allow such persons being given a reasonable time to record and resolve archaeological features discovered before work may recommence.

Advice Note:

All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under this Act to modify, damage or destroy an archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places for an authority to modify or destroy archaeological site(s).

Electric and Magnetic Fields (EMF)

5. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494–552) or revisions thereof (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (i.e. when there are no faults in the transmission system).

Earth Potential Rise / Induced Currents

6. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.

7. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
8. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out reasonable mitigation measures identified in the above risk assessment to address any identified significant risks relating to earth potential rise and induction effects associated with the line.

Radio Frequency Interference

9. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Landscape Mitigation

~~Transpower shall engage a Registered Landscape Architect to prepare landscape mitigation plans for the Mokai community area and individual site identified in condition 11 below. The objective of the landscape mitigation is to mitigate as far as practicable the visual effects of the nearby towers when viewed from existing residential dwellings on the property listed in condition 11 and the existing community facilities at Mokai (i.e. the Marae and early childcare centre). The landscape mitigation is anticipated to be in the form of screen planting and/or fencing.~~

~~Prior to construction commencing, Transpower shall prepare a landscape mitigation plan for 41-43 Oruanui Road (Section 35 Blk IX Tātua SD). The landscape mitigation plan shall be prepared in consultation with the property owner. Transpower shall submit the landscape mitigation plan to the Consents and Regulatory Manager, Environmental Services, for approval no less than 20 working days prior to the construction commencing. As a guide, the Council will review and respond within 10 working days following receipt of the plan either certifying the plan achieves the objective in condition 10 or detailing whether any additional information is necessary.~~

~~The landscape mitigation plan shall include the following information (as a minimum):~~

- ~~a. The location and pattern of all screen and/or amenity planting proposed.~~
- ~~b. Plant species, planting densities, minimum heights at time of planting, and minimum heights to be achieved.~~
- ~~c. Timing for implementation of all landscape mitigation measures including planting.~~
- ~~d. Any vegetation protection measures, such as fencing or tree guards.~~

~~Prior to construction commencing, Transpower shall prepare a landscape mitigation plan for the Mokai community area. Transpower shall prepare this landscape mitigation plan in consultation with representatives of the Mokai~~

community. Transpower shall submit the Mokai community area landscape mitigation plan to the Consents and Regulatory Manager, Environmental Services, for approval no less than 20 working days prior to the construction commencing. As a guide, the Council will review and respond within 10 working days following receipt of the plan either certifying the plan achieves the objective in condition 10 or detailing whether any additional information is necessary.

The landscape mitigation plan shall include the following information (as a minimum):

- a. The location and pattern of all screen and/or amenity planting proposed.
- b. Plant species, planting densities, bag size and/or minimum heights at time of planting, and approximate minimum heights to be achieved.
- c. Timing for implementation of all landscape mitigation measures including planting.

Transpower shall implement the landscape mitigation plans required by conditions 11 and 12 within the first planting season following commissioning of the WRK-WKM C Line, depending on the following circumstances:

- a. In areas subject to construction works, following completion of all construction activities; or
- b. In areas not subject to construction works, following certification by Taupō District Council; and
- c. The landowner consent to carry out the landscape mitigation.

Within 20 working days of Tower 25 being erected to its full height, Transpower shall make an offer to the landowners of 1134 Poihipi Road (Lot 14 DPS 58959) to prepare a planting plan for planting on that property designed to minimise the visual effects of Tower 25 when viewed from the 1134 Poihipi Road dwelling(s) (existing at 9 March 2011). The offer shall remain open for 3 months. If the offer is accepted, Transpower shall prepare the planting plan in consultation with the property owner, and implement it within the first planting season following commissioning of the WRK-WKM C Line (provided landowner consent is given for this work to be carried out).

Ecological Mitigation

Prior to construction commencing, Transpower shall engage a suitably qualified and experienced ecologist or arborist who shall work with an electrical engineer to assess the indigenous trees between Towers 54 and 61 and Towers 99 and 100 to identify which trees are to be removed, which trees are to be retained but require trimming (and extent of trimming), and which trees are to be retained without any trimming. As far as practicable, trees are to be retained without compromising safe conductor clearance distances for the operation of the transmission line.

Within six months of the WRK-WKM C Line being commissioned, Transpower shall erect a stock-proof fence around the perimeter of the remnant of

~~podocarp (totara, rimu, matai and kahikatea) forest in the vicinity of Towers 60—61 as shown on Figure 6 in the Ecological Assessment Report prepared by Boffa Miskell. This fencing is subject to the landowner consent to carry out the fencing.~~

~~If under Condition 15 above, indigenous trees are to be removed between Towers 99 and 100, Transpower shall undertake for a twelve-month period following the commissioning of the WRK-WKM C Line a programme to control invasive plant pests (barberry (*Berberis galuocarpa*); blackberry (*Rubus fruticosus*); and broom (*Cytisus scoparius*) for the area within the designation between Towers 99 and 100 where the trees have been removed. This weed control is subject to the landowner consent to carry out the ecological mitigation.~~

Construction Management Plan (CMP)

10. Prior to commencement of any construction activity authorised by the designation, Transpower shall prepare a Construction Management Plan in consultation with property owners on whose land the works will occur. The Construction Management Plan shall be submitted to the Council's Consents and Regulatory Manager, Environmental Services for approval. As a guide, the Council's Consents and Regulatory Manager, Environmental Services shall respond within 20 working days.

Approval shall not be unreasonably withheld. The Construction Management Plan shall outline Transpower's intended approach to:

- a. Land stability management and sediment controls;
- b. Storage and reuse of topsoil;
- c. Management and disposal of spoil;
- d. Groundwater and stormwater management, treatment and disposal;
- e. Silt and dust control, during earthwork stages;
- f. Traffic/access management;
- g. Temporary activities and equipment storage in specified areas;
- h. Security and lighting during construction;
- i. Contaminated land management procedures;
- j. Construction noise (as set out in conditions 19 to 20), dust and vibration;
- k. Hours of work;
- l. Existing network utilities' protocols and guidelines;
- m. Other specific conditions, cultural protocols and archaeological requirements;
- n. Vegetation clearance, disposal and restoration;
- o. The intended construction programme (including staging if appropriate);
- p. Response times to landowner enquiries;
- q. Protocols and procedures for road controlling authorities, where the line crosses that infrastructure;
- r. General community information and liaison;
- s. Requirements for contacting landowners to arrange access to property;
- t. Requirements for, and timing of, ongoing liaison to ensure landowners within the designation are kept well informed of construction matters;
- u. Contractor training; and
- v. Generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Taupo District Council, or any other party, to require more onerous controls than contained in these designation conditions.

Advice Note: The landowner consultation required in the preparation of the CMP may be fulfilled by consultation undertaken for the preparation of Site Works Plans and the negotiation of property access agreements and property easements.

Advice Note: Transpower intends to set out the final tower type, height and location in an Outline Plan(s) of Works submitted to the Taupo District Council under s176A of the Resource Management Act 1991.

Construction Noise

11. All construction work shall be designed, managed and conducted to ensure that construction noise received beyond the boundaries of the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.
12. The noise limits required by condition ~~19~~11 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Vibration

13. Vibration from all construction activities must comply with the peak particle velocity limits in Table 1 of German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

14. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Taupo Airport of the construction activities completed in the previous month, and intended to be undertaken in the following month including:
 - a. Erection of specific towers (with locations and heights); and
 - b. Stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition 22 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

15. Transpower shall consult with the Civil Aviation Authority of New Zealand (CAA) in order to eliminate the potential for any danger to aircraft (whether direct or indirect).

16. Should Transpower propose to erect any tower exceeding 60m in height it shall commission an aeronautical study from the CAA in respect of the application, if recommended to do so by CAA.
17. As soon as practicable following the completion of the line, Transpower shall provide as-built surveyed plans or maps showing the tower positions and heights to the Airways Corporation of New Zealand Limited (Airways AIM unit).

Traffic Management Plan (TMP) for Road Crossings and Local Roads

18. Transpower shall prepare a series of traffic management plans (TMPs) which cover all construction works that will potentially affect the roading network. The TMPs shall be prepared in accordance with New Zealand Transport Agency's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):
 - a. Taupō District Council (Road Controlling Authority);
 - b. New Zealand Transport Agency (NZTA); and
 - c. The following key stakeholders
 1. Emergency services (including police);
 2. Bus operators;
 3. Schools
 - d. Any additional key stakeholders identified by Taupō District Council, which may include but is not limited to landowners of directly adjacent properties subject to any road closures.
19. The TMPs prepared in accordance with condition 26 shall be submitted to the Council and New Zealand Transport Agency (where relevant) prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The TMPs be submitted in stages, with each stage being submitted at least 5 working days prior to the commencement of the work the subject of that stage.
20. The TMPs shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.
21. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:
 - a. Details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
 - b. Details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be affected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
 - c. Where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;

- d. Details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
- e. Identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such as speed restrictions and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction Entraceways Off Public Roads

- 22. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).
- 23. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic, including where such locations are beyond the boundaries of the designation.

Operational Conditions

Operational Noise

- 24. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation.
- 25. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Maintenance Work Noise

- 26. All maintenance work shall be designed, managed and conducted to ensure that maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.
- 27. The noise limits required by condition ~~3426~~ shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

If there are any queries on the above, or you require any further information, please do not hesitate to contact me on (09) 590 7072 or at environment.policy@transpower.co.nz.

Yours faithfully,



Rebecca Eng
Technical Lead - Policy
TRANSPower NEW ZEALAND LIMITED

Attachment A: Designation Maps

Attachment B: Notice of Decision - Wairakei Substation

Attachment A

Designation Maps



TRANSPOWER

TPR01 Aratiatia Electricity Outdoor Switchyard

Legend

Maximo Assets

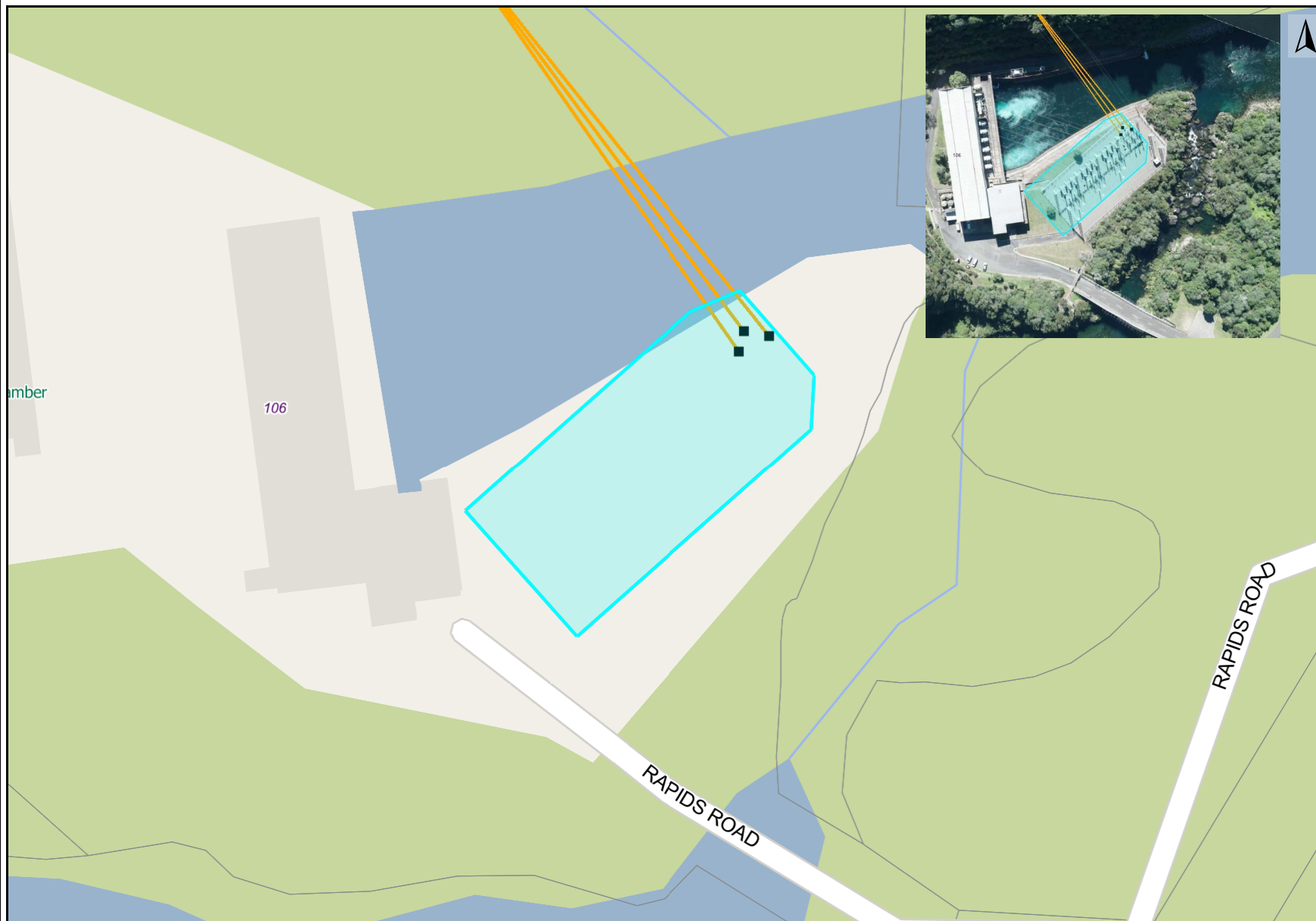
Structure

■ Termination

Span

— 220 kV

■ Designation



0 40 80
m

14-Nov-2024 Scale 1: 1128 Plan size: A4L

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TRANSPOWER

TPR02 Atiamuri Electricity Outdoor Switchyard



Legend

Maximo Assets

Structure

- Double Circuit Steel Tower
- Termination

Span

220 kV

Transpower Data

Transpower Designation



0 50 100
m

7-Oct-2024 Scale 1: 2257 Plan size: A4L

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TRANSPOWER

TPR03 Maraetai Electricity Outdoor Switchyard

Legend

Maximo Assets

Structure

☒ Single Circuit Steel Tower

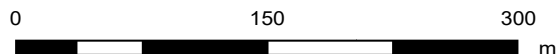
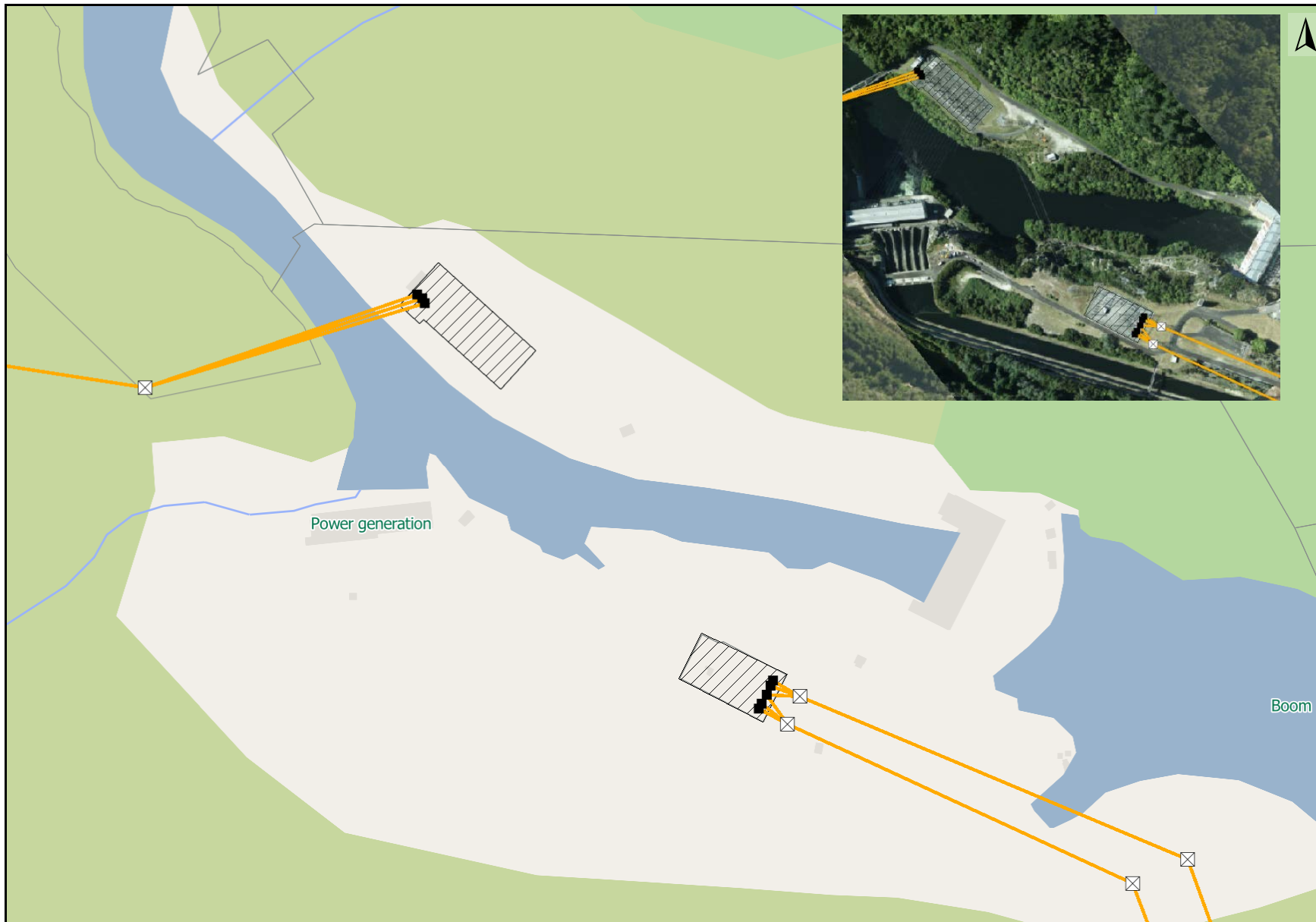
■ Termination

Span

— 220 kV

Transpower Data

Transpower Designation



7-Oct-2024 Scale 1:4514 Plan size: A4L

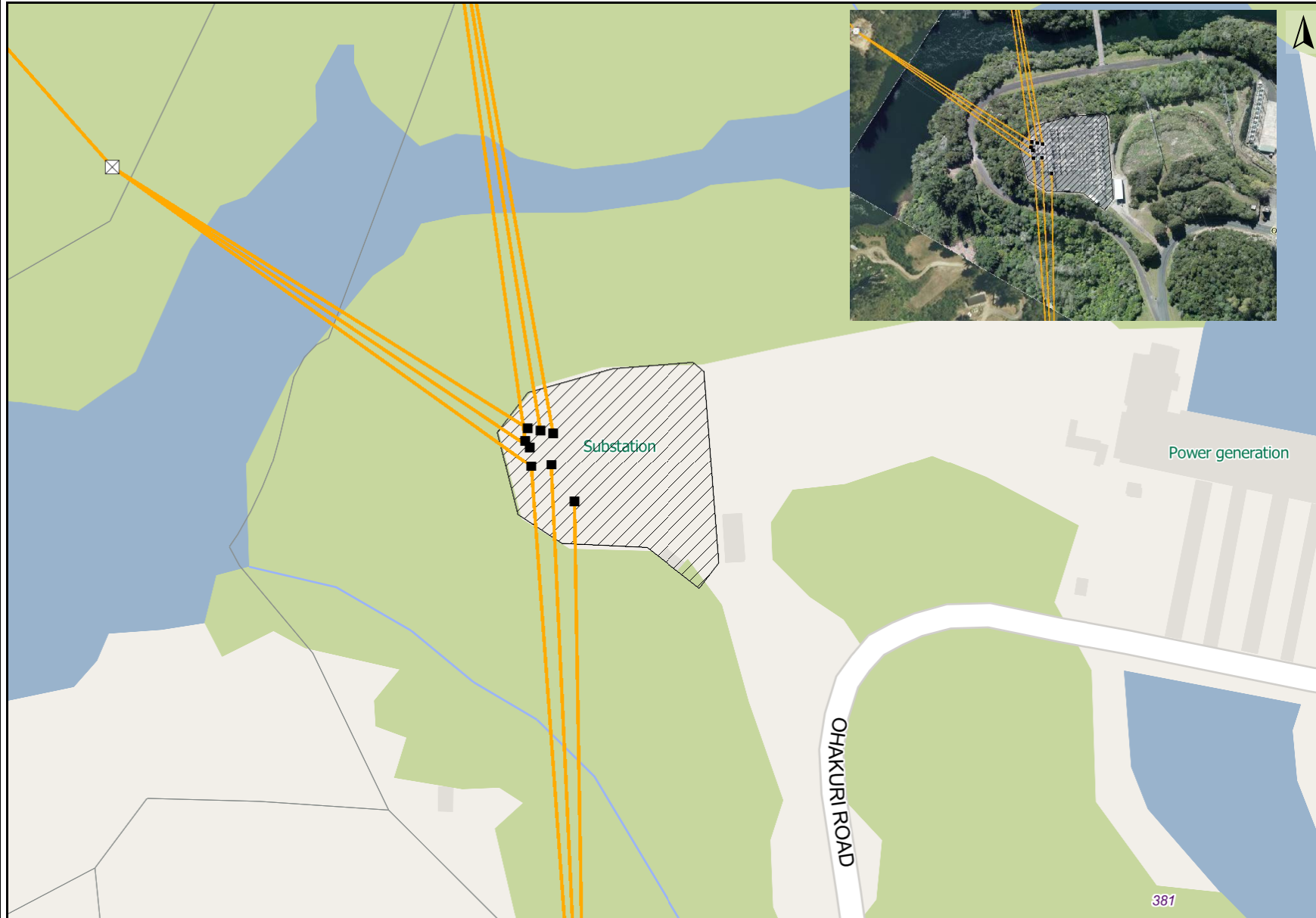
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TRANSPower

TPR04 Ohakuri Electricity Outdoor Switchyard



Legend

Maximo Assets

Structure

☒ Single Circuit Steel Tower

■ Termination

Span

— 220 kV

Transpower Data

Transpower Designation



0 50 100
m

7-Oct-2024 Scale 1: 2257 Plan size: A4L

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TRANSPOWER

TPR05 Rangipo Electricity Outdoor Switchyard

Legend

Maximo Assets

Structure

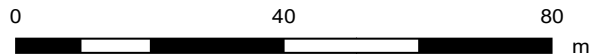
■ Termination

Span

— 220 kV

Transpower Data

Transpower Designation



7-Oct-2024 Scale 1: 1128 Plan size: A4L

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TRANSPOWER

TPR06 Tauhara Substation

Legend

Maximo Assets

Structure

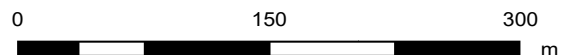
☒ Double Circuit Steel
Tower

Span

— 220 kV

Transpower Data

Transpower Designation



28-Jan-2025 Scale 1:4514 Plan size: A4L

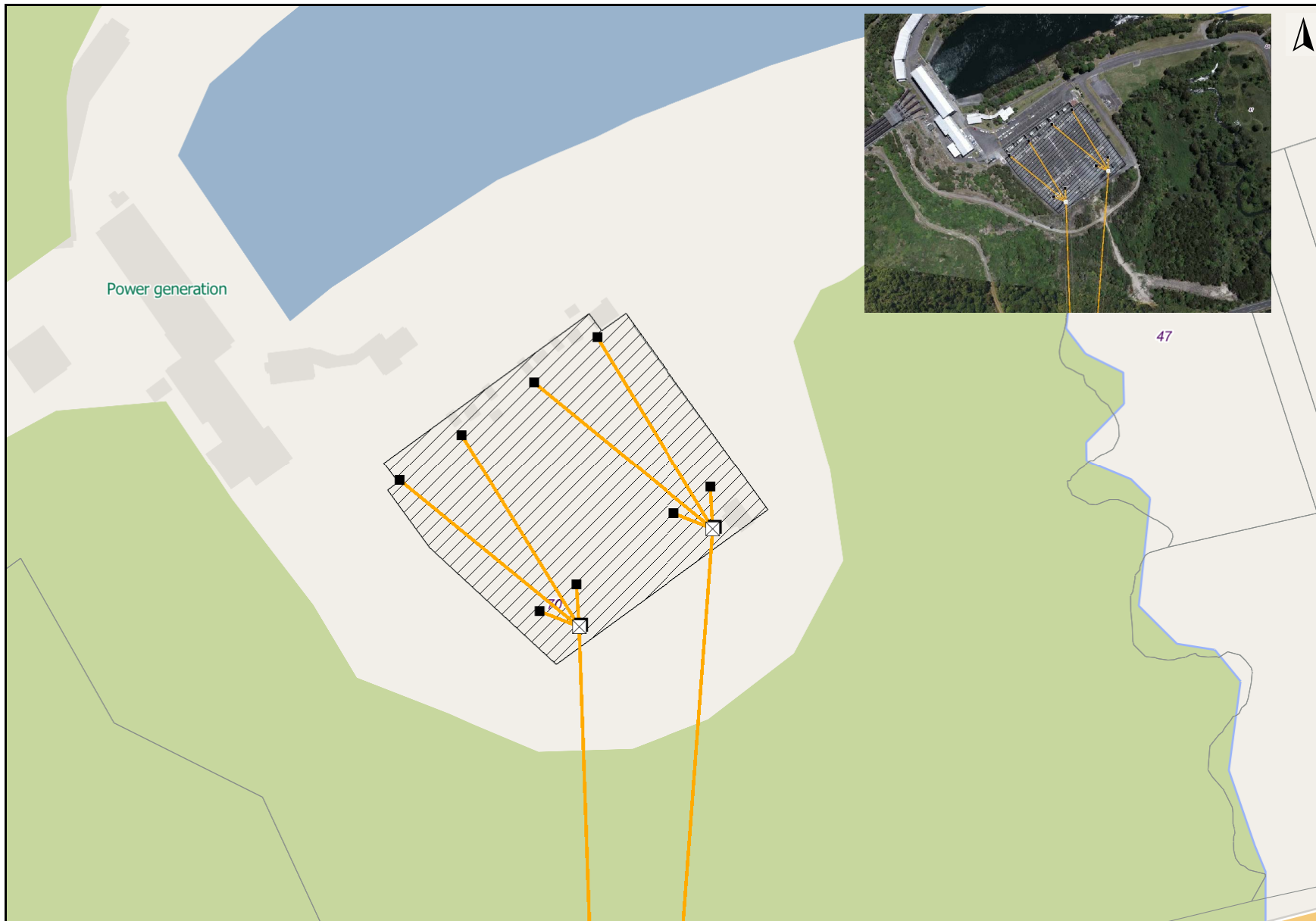
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TRANSPOWER

TPR07 Tokaanu Electricity Outdoor Switchyard



Legend

Maximo Assets

Structure

- Double Circuit Steel Tower
- Termination

Span

220 kV

Transpower Data

Transpower Designation



0 50 100
m

7-Oct-2024 Scale 1: 2257 Plan size: A4L

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TRANSPOWER

TPR08 Wairakei Electricity Outdoor Switchyard

Legend

Maximo Assets

Structure

☒ Single Circuit Steel Tower

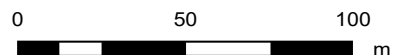
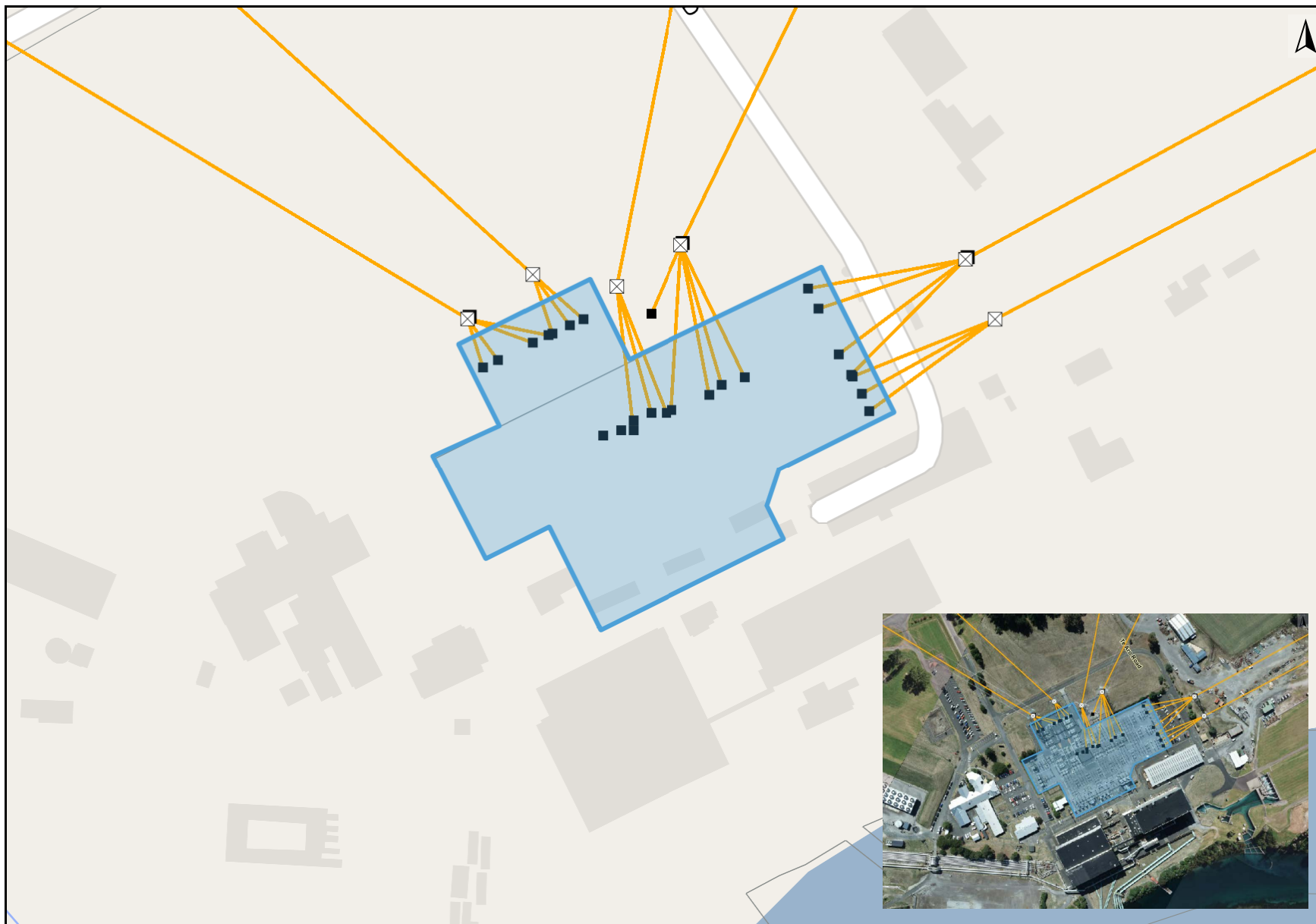
☒ Double Circuit Steel Tower

■ Termination

Span

— 220 kV

■ Designation



12-Nov-2024 Scale 1: 2257 Plan size: A4L

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TRANSPOWER

TPR10 Whakamaru to Brownhill Transmission Line



Legend

Maximo Assets

Structure

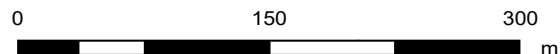
- Single Circuit Steel Tower
- Double Circuit Steel Tower

Span

- 220 kV
- 400 kV

Transpower Data

Transpower Designation



9-Oct-2024 Scale 1:4514 Plan size: A4L

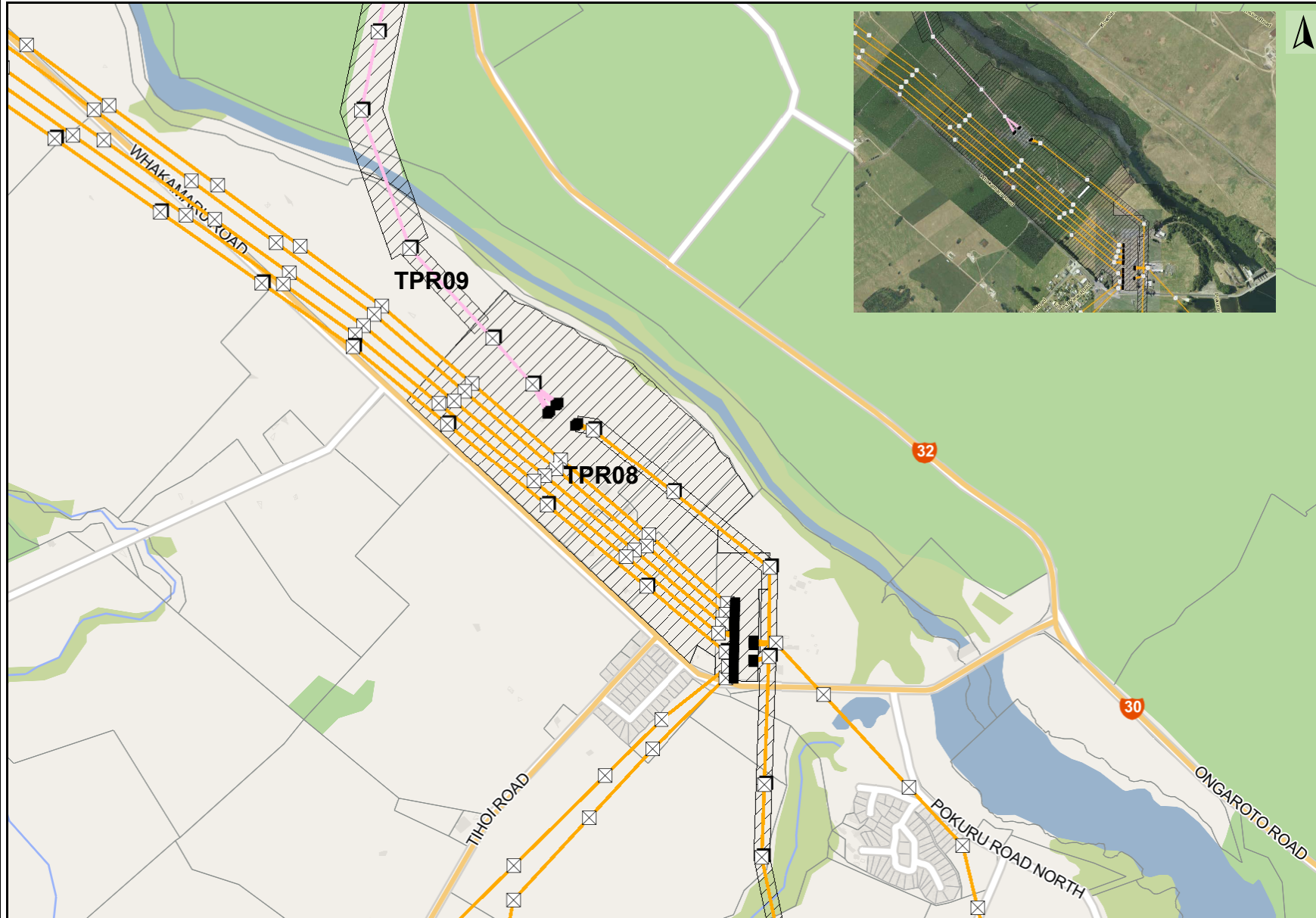
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TRANSPOWER

TPR09 Whakamaru Substation



Legend

Maximo Assets

Structure

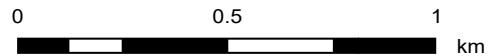
- Single Circuit Steel Tower
- Double Circuit Steel Tower
- Termination

Span

- 220 kV
- 400 kV

Transpower Data

Transpower Designation



9-Oct-2024 Scale 1: 18056 Plan size: A4L

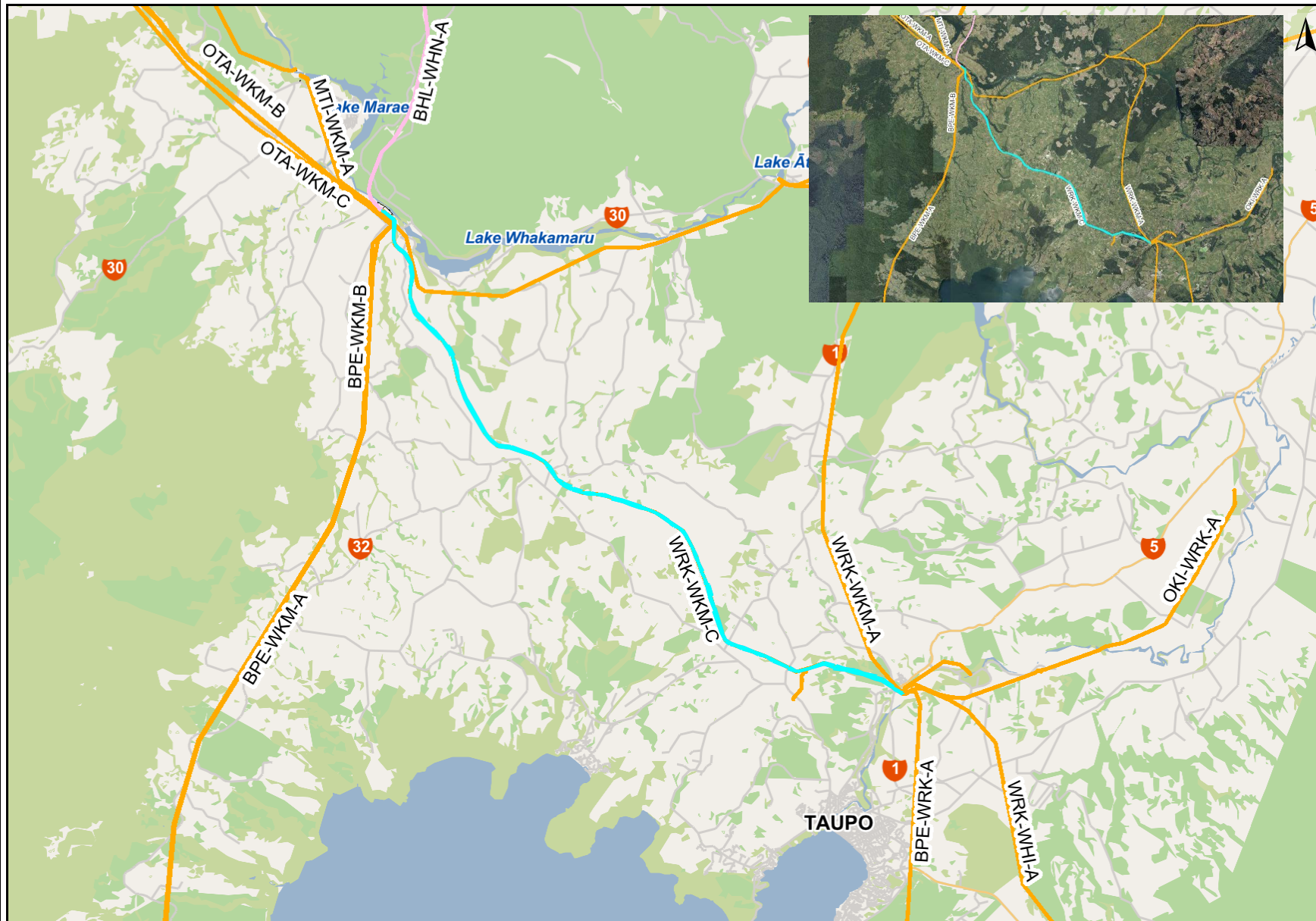
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TRANSPOWER

TPR11 WRK-WKW-C Overhead Transmission Line



Legend

Maximo Assets

Transmission Line

— 220kV Overhead

— 400kV Overhead

Transpower Data

Transpower Designation



0 10 20
km

15-Oct-2024 Scale 1: 288895 Plan size: A4L

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Attachment B

Notice of Decision - Wairakei Substation



GREAT LAKE TAUPŌ

Taupō District Council

24 September 2012

Transpower New Zealand Limited
PO Box 1021
WELLINGTON 6140

72 Lake Terrace, Taupō 3330
Private Bag 2005, Taupo Mail Centre
Taupō 3352, New Zealand
T 07 376 0899
F 07 378 0118
E general@taupo.govt.nz
www.taupo.govt.nz

Attention: Joel De Boer

On all correspondence please
quote:
RM 120152

Dear Joel

**NOTICE OF DECISION – RESOURCE MANAGEMENT ACT 1991
TRANSPOWER NEW ZEALAND LIMITED - OUTLINE PLAN RM120152**

I am pleased to advise you that no changes are requested to your application for an outline plan for the outdoor switchyard and the construction, operation, maintenance and protection of a new termination bay for the new double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations. The site is designated under the District Plan with a determination on the requirements of the outline plan made on the 24th day of September 2012. This decision has been considered and its issue authorised by the Consents and Regulatory Manager: Operational Services, under delegated authority pursuant to Section 34 of the Resource Management Act 1991 ('the Act'). The decision and conditions of your consent are as follows.

The designation applies to the land located at 746 State Highway 1, Wairakei and legally described as Lot 1 DP 73757 and Section 1 SO 59580. The site is owned by Contact Energy Limited and is better known or commonly described as the Wairakei Geothermal Power Station.

The subject site as described above is designated (D87) and zoned Industrial Environment under the provisions of Taupō District Plan ('District Plan'). In addition to the underlying zoning, the site is also contained within or comprises of a Electricity Generation Core Site, Electricity Transmission Lines and 40 DBA Leq Noise Control Boundary.

DECISION

An outline plan is confirmed pursuant to Section 176A of the Act and Taupō District Council confirms that no amendments are required to be made in respect of the outline plan submitted by the requiring authority (Transpower).

1. The Outline Plan has been considered against and shall be undertaken in accordance with:
 - a. The outline plan prepared by Transpower and received by Taupō District Council on 27 August 2012.
 - b. Specifically, the plans prepared by Transpower and contained within Appendices 1 and 2 and identified as:
 - i. Appendix 1: Approved Designation and Resource Consent Plans;
 - EMS; Alteration to Designation (dated: 07-10-2010)
 - Transpower: Drawing Number: 2312832-SKE01; Sheet: 1; Revision: -1;
 - Transpower: Drawing Number: 2312832-SKE01; Sheet: 2; Revision: -2;
 - Transpower: Drawing Number: 2312832-L0C01; Sheet: - ; Revision: - ;
 - ii. Appendix 2: Outline Plans
 - Transpower: Drawing Number: 2312832-L0C01; Sheet: - ; Revision: - ;
 - Transpower: Drawing Number: 2312832-SKE01; Sheet: 1; Revision: -1;

- Transpower: Drawing Number: 2312832-SKE01; Sheet: 2; Revision: -2;
- Transpower: Drawing Number: 2312832-SKE02; Sheet: 1; Revision: -2;
- Transpower: Drawing Number: 2313294-SKE-26; Sheet: - ; Revision: -1;
- Transpower: Drawing Number: 2313294-SKE-27; Sheet: - ; Revision: -1;

REASONS FOR THE DECISION

Background

In 2011 approval was granted for the designation and associated resource consents for the development of a new double-circuit duplex 220 kV transmission line referred to as the Wairakei - Whakamaru C Line (WRK-WKM C Line). Included as part of the package of planning approvals for the WRK-WKM C Line was an alteration to the existing Wairakei Substation designation – D87 (Designation Alteration Decision reference RM 100224). The alteration is subject to, the conditions set out in that decision (RM100224).

An outline plan (Ref: RM110241) was submitted in regard to the works associated with establishing the WRK-WKM C Line as designated D112 under the District Plan. Council confirmed to Transpower that 'no changes' were required to the outline plan submitted under RM110241 on 15 December 2011.

Proposal

Transpower New Zealand Limited ('Transpower') has submitted an Outline Plan pursuant to Section 176A(3) of the Act for works associated with extending the existing switchyard at Wairakei to accommodate the wider WRK-WKM C Line confirmed under Designation D112 and which is currently under construction.

The outline plan identifies that "the substation is to be extended to the northwest to provide for the installation of equipment for a new termination bay and re-terminate two existing circuits. The existing Wairakei Substation is to be extended by approximately 3,276m² (measuring 36m by 91 m) on the northern side to connect the consented WRK-WKM C Line".

The full extent and details of the works required are identified at Section 4 of the outline plan submitted.

Transpower have identified that the "timing of the construction works for this substation extension would be coordinated with the overall construction programme for the new WRK-WKM C Line. Based on the current construction schedule, works are expected to commence in September and be completed by April 2013". Overall the new line is anticipated to be commissioned in November 2013.

District Plan Requirements

As identified above, the site is located within the Industrial Environment of the Taupo District Plan ('District Plan').

In addition to the underlying zoning, the land subject to this application is also designated (Ref: D87); being the Wairakei Outdoor Switchyard. The purpose of the designation is identified in the District Plan as:

Outdoor Switchyard and the construction, operation, maintenance and protection of a new termination bay for the new double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and the existing termination bay for the Ohaaki - Wairakei A Line. This includes all structures and activities including gantries, circuit breakers, switch gear, transformers and other electrical equipment, temporary construction areas and facilities, earthworks, and construction works

The designation gives Transpower rights to undertake activities on land it has designated. These rights essentially give primacy to the designation over the rules of the district plan, so long as the work is in accordance with the designation. If the works are not considered to be in accordance with the designation, the underlying District Plan environment provisions will apply.

Resource Management Requirements

Section 176A(3) of the Act specifies, at a minimum, the information an outline plan must include to enable the territorial authority to fully understand the nature of the proposed works and any likely effects. Section 176A(3) reads:

An outline plan must show—

- (a) the height, shape, and bulk of the public work, project, or work; and*
- (b) the location on the site of the public work, project, or work; and*
- (c) the likely finished contour of the site; and*
- (d) the vehicular access, circulation, and the provision for parking; and*
- (e) the landscaping proposed; and*
- (f) any other matters to avoid, remedy, or mitigate any adverse effects on the environment.*

The requiring authority has provided a detailed application which addresses the information requirements of Section 176A(3) including “other matters to avoid, remedy, or mitigate any adverse effects on the environment”. The effects were considered by the Commissioners appointed to consider the designation from which conditions were imposed to avoid, remedy or mitigate the adverse effects on the environment from the extension to the existing switchyard. It is also identified that some of these conditions require management plans, to ensure potential and actual effects are addressed accordingly. The management plans require certification by the Council and will occur separately from the Outline Plan process.

Assessment

In view of the above, the requiring authority (Transpower) has shown that ‘work’ proposed is within the purpose and conditions of the designation and the outline plan submitted contains all the information required under section 176A(3) of the Act.

The work is within the lapse period of 10 years after incorporation in the Taupo District Plan.

Based on the above assessment, the effects are considered to be no more than minor and the works are consistent with the intent of the designation. On this basis, no other measures or changes are requested to the outline plan as submitted for the proposed works.

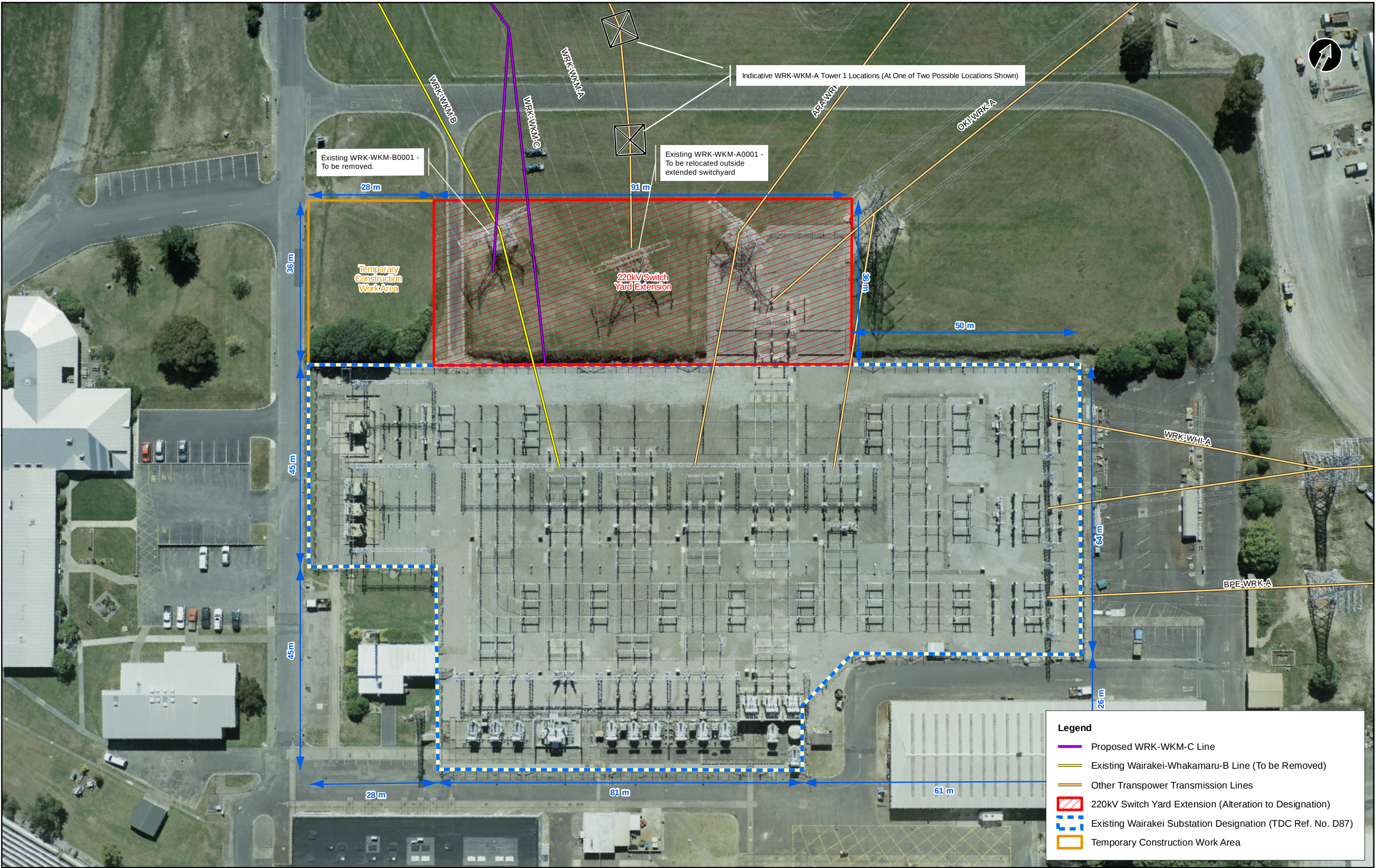
ADMINISTRATIVE MATTERS

An invoice for the cost of processing your application will follow.

If you have any questions or concerns about any aspect of your consent or its conditions I would be happy to discuss them with you. I can be contacted on by phone on (07) 376 0814 or by email at jeremyw@taupo.govt.nz.

Yours sincerely

Jeremy Williams
Senior Environmental Consents Planner



TRANSPOWER

Projection: NZTM 2000 Scale: 1:750 Plan Size: A3L

Alteration to Designation - Wairakei Substation



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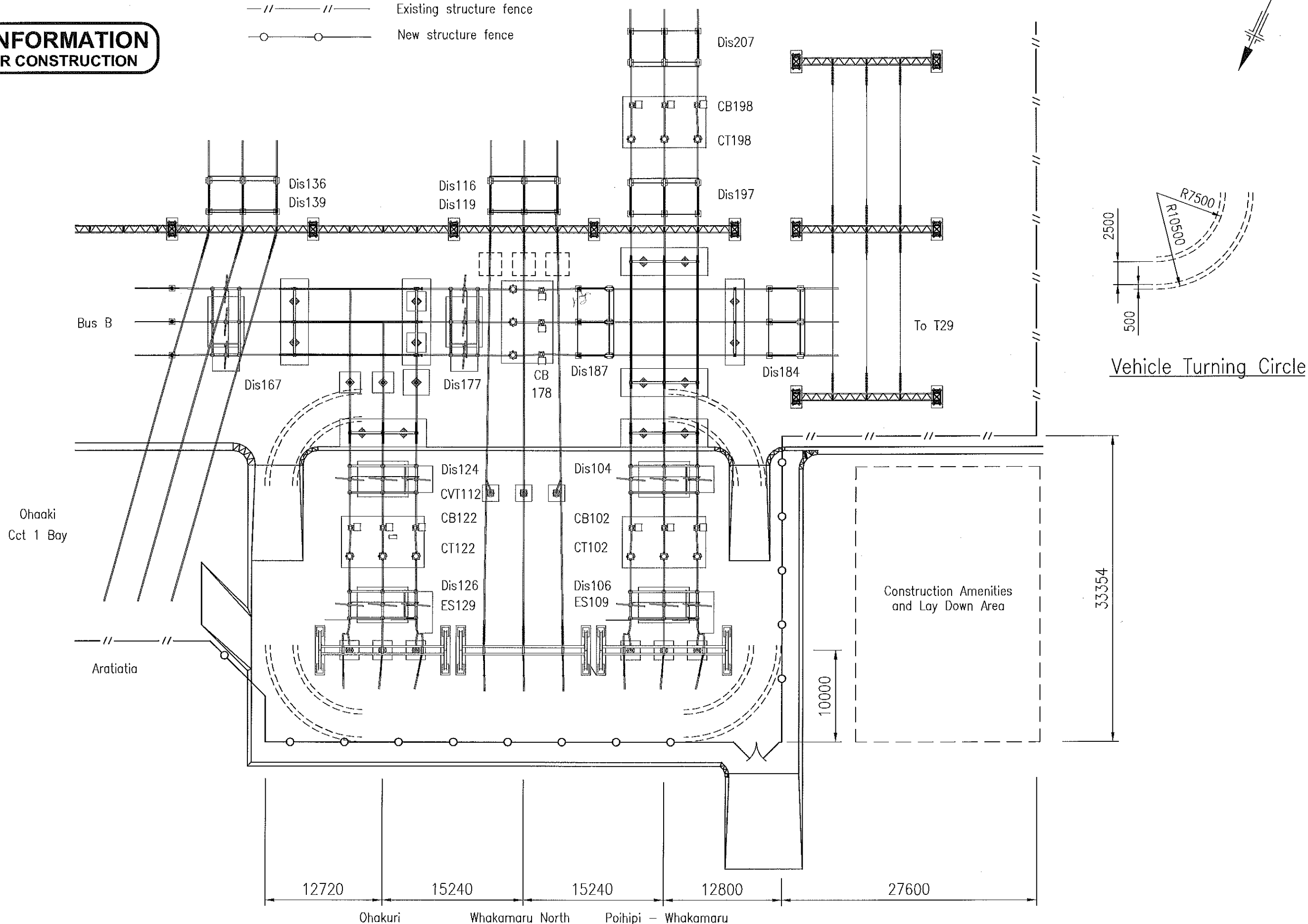
Prepared by:



07-10-2010

Legend

—//———//—— Existing structure fence
—○———○—— New structure fence



REV	DESCRIPTION	CONSULTANT								TP		DESIGNED	S. Wilson	02.2010	
		NAME	DSN	DATE	DRN	DATE	CHK	DATE	APP	DATE	APP				DATE
	PRELIMINARY	BECA	SW	02.10	AG	02.10	SS	02.10	PMc	02.10			CHECKED	S. Salmon	02.2010
-1	DIS167 AND CVT112 MOVED, GANTRY INCLUDED FOR WHN CCT.	BECA	SW	05.10	ATG	05.10	SS	05.10	PMc	05.10			APPROVED	P. McCafferty	02.2010
													TP APPROVED		
													PREPARED BY:		
													Beca Carter Hollings & Ferner		
													85 Molesworth St. Wellington Ph (04)473735		

TRANSPOWER

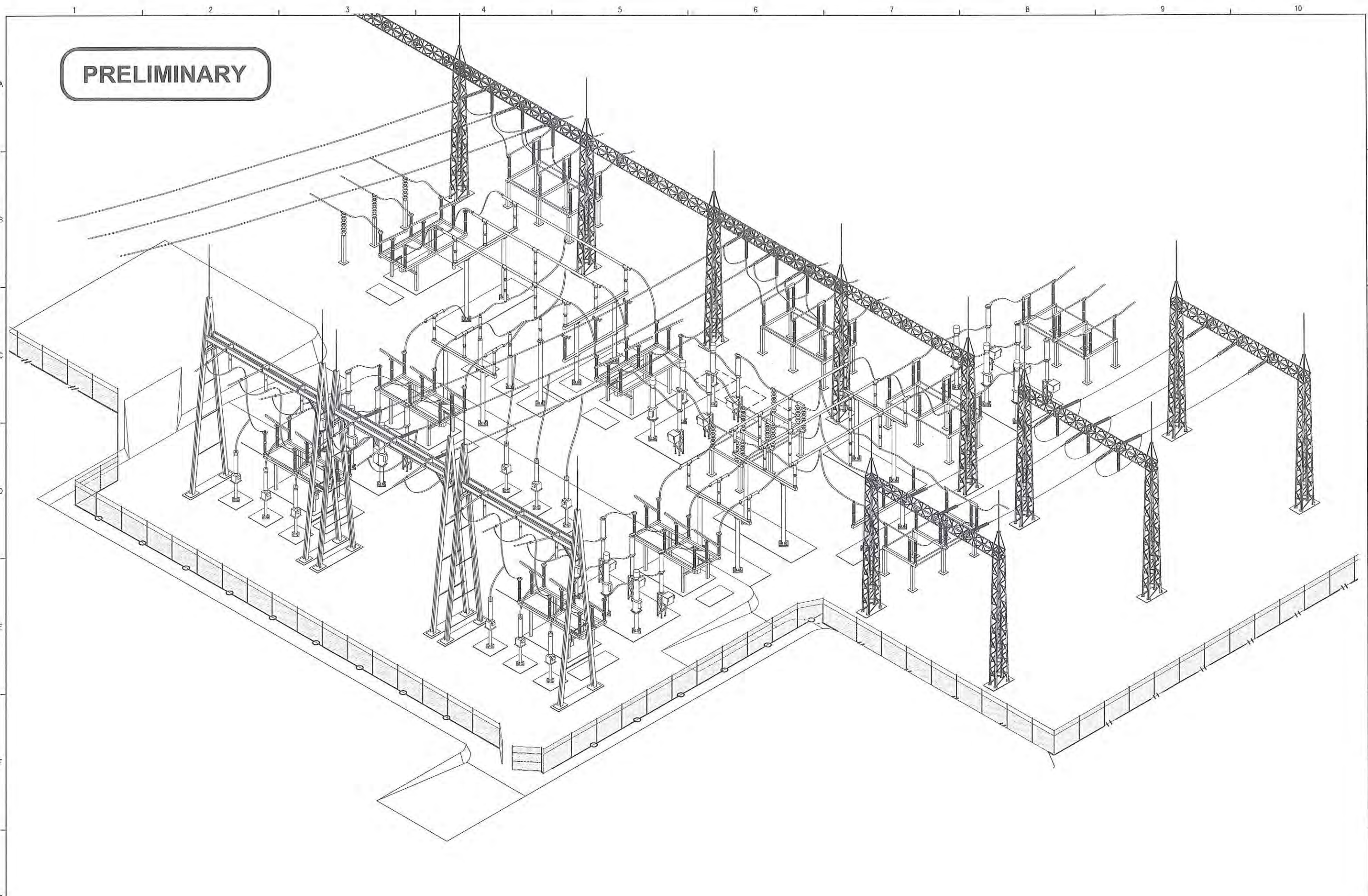
WAIRAKEI POWER STATION

220 kV SWITCHYARD EXTENSION LAYOUT

DRG.SIZE	SCALE	FOLDER	
A3	1:300	W25/3A1	
DRAWING NUMBER		SHEET	REVISION
2312832-SKE01		1	-1
CAD FILE NAME			
2312832-SKE01-1.dwg			

PRELIMINARY

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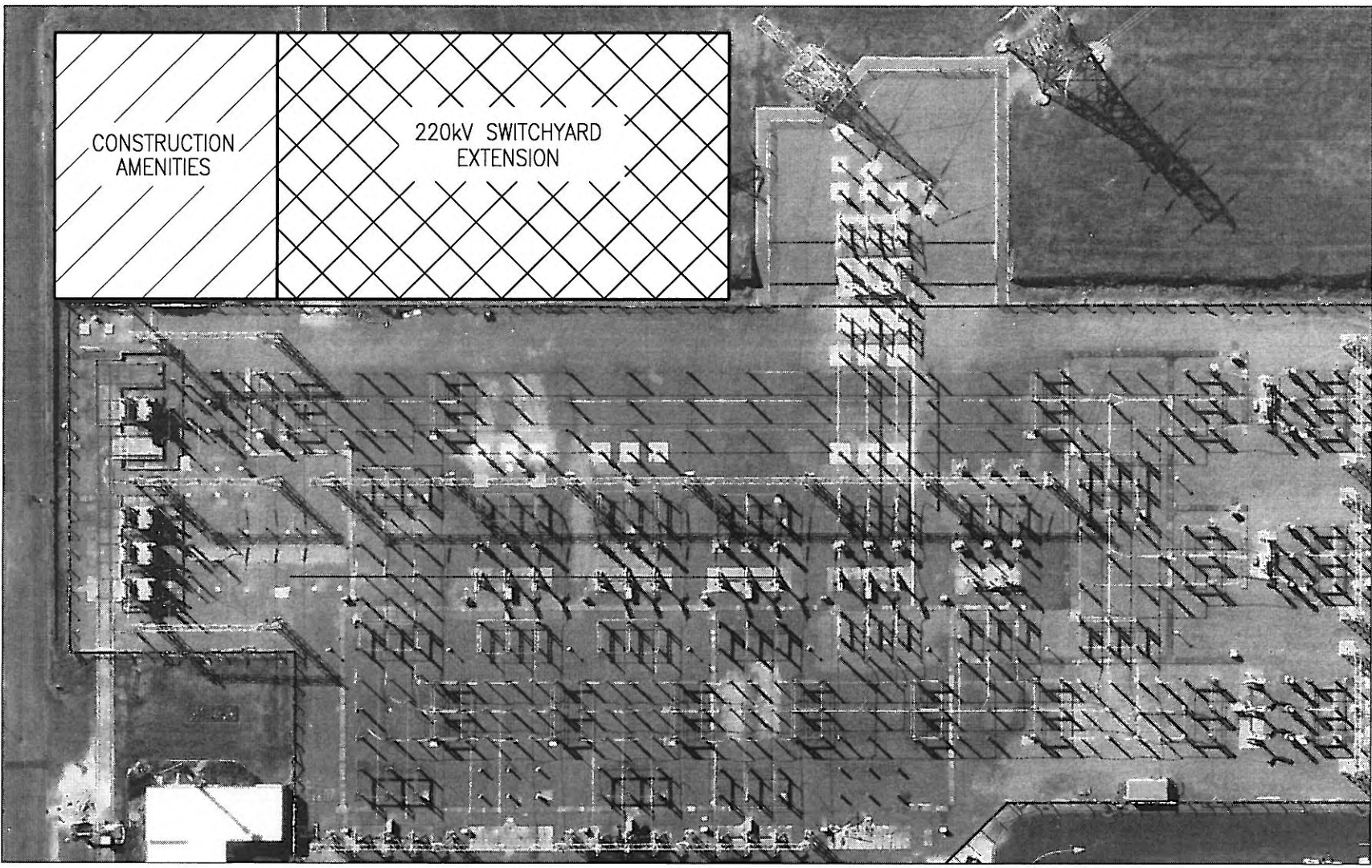


REV	DESCRIPTION	NAME	DSN	DATE	DRN	DATE	CHK	DATE	APP	DATE	TP	DESIGNED	S. Wilson	02.2010
-	PRELIMINARY	BECA	SW	11.09	AG	11.09	SS	02.10	Pmc	02.10		DRAWN	A. Gilmore	02.2010
-1	DIS167 AND CV1112 MOVED, GANTRY INCLUDED FOR WHN CCT.	BECA	SW	05.10	AG	05.10	SS	05.10				CHECKED	S. Salmon	02.2010
-2	SWITCHYARD EXTENSION 1000 mm ABOVE SWITCHYARD	BECA	SW	06.10	ATG	06.10						APPROVED	P. McCafferty	02.2010
												TP APPROVED		
												PREPARED BY:	Beca Carter Hollings & Ferner 85 Molesworth St, Wellington Ph (04)4737551	



T R A N S P O W E R

WAIRAKEI POWER STATION		DRG.SIZE A3	SCALE 1:300	FOLDER W25/3A1
220 kV SWITCHYARD EXTENSION ISOMETRIC		DRAWING NUMBER 2312832-SKE01	SHEET 2	REVISION -2
		CAD FILE NAME 2312832-SKE01-2.dwg		



REV	DESCRIPTION	CONSULTANT/CONTRACTOR								TP
		NAME	DSN DATE	DRN DATE	CHK DATE	APP DATE	APP DATE	APP DATE	APP DATE	
P	= PRELIMINARY	BECA	SW	7.10	HI	7.10	SS	7.10		



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WAIRAKEI POWER STATION

220kV SWITCHYARD EXTENSION

SITE LOCATION

DWG SIZE	SCALE	FOLDER
A1	1:250	W125/1B1
DRAWING NUMBER		SHEET
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SOURCE FILE NAME		
2312832-LOC01.DWG		