

Memo

Strategy Growth and Planning Group Urban and Spatial Planning Unit

To: Mark Davey, Unit Director Urban and Spatial Planning Unit

From: May Soe, Planner, Urban and Spatial Planning Unit

Reviewed by: Paul Ryan, Principal Planner, Urban and Spatial Planning Unit

Subject: Proposed Private Plan Change Request 19 (PPPC19) - Ruakura Electricity National Grid Corridor

Date: 19 February 2025 20 February 2025 File: SharePoint¹

1.0 Purpose of this Memo

To obtain approval for limited notification of PPPC19.

2.0 Background

2.1 Transmission Line Relocation

In June 2022, Transpower New Zealand Limited (Transpower) applied to Hamilton City Council (Council) for a resource consent to relocate a section of 220kV transmission line Hamilton Deviation A (HAM-DEV A) at the Ruakura Inland Port². Ruakura Port Limited requested and funded the relocation to achieve more efficient use of the Ruakura Inland Port site. See **Figure 1**.

Council granted this consent in September 2022³, and Transpower relocated the Line in 2023.

2.2 Plan Change Request

On 25 July 2024, Transpower requested a change to the Operative District Plan (ODP), the Request, to:

- Change the National Grid Corridor and National Grid Yard shown on the ODP's Features Map to reflect the new transmission line alignment and the predicted reduced line swing of the relocated section of transmission line as modelled by Transpower (see **Figures 2 through 7 in Appendix 1**), and
- Amend the definition of "National Grid Corridor" as set out in **Appendix 2** to recognise the narrower width of the National Grid Corridor associated with the realigned section of transmission line.

¹ SharePoint > City and Strategic Planning and Policy > District Plan Review > Documents > PC19 - Ruakura Electricity National Grid Corridor - Private Plan Change > 06 Notification Report > PPPC19 – Notification Report – 19 February 2025 – v3

² A 30ha logistics hub that is owned by Ruakura Port Limited, a joint venture between Tainui Group Holdings Limited and the Port of Tauranga.

³ File No. 010.2022.00012281.001.

2.3 Purpose and implications of the National Grid Corridor and National Grid Yard

The purpose and implications of the National Grid Corridor and National Grid Yard are summarised in **Appendix 3**.

2.4 Acceptance of the Request

On 4 September 2024, Council's Chief Executive approved a Council staff report recommending that Council accept the private plan change in accordance with the Resource Management Act 1991 (RMA), Schedule 1, Clause 25 (2) (b) to enable the plan change to be processed.⁴

2.5 Notification of Request

This memorandum identifies the following and recommends accordingly:

1. Council Policy and RMA requirements regarding notification of PPPC19 and whom should be notified
2. The relevant requirements for PPPC19 of *The Waikato Raupatu River Trust and Hamilton City Council Joint Management Agreement* (2012), (the JMA)⁵ and the process followed to comply with those requirements.

3.0 Delegated Authority to Notify a Private Plan Change

Council's Delegation Policy⁶ enables the Unit Director of the Urban and Spatial Planning Unit to approve notification under Schedule 1, Clause 26 of the Resource Management Act 1991 (RMA) – see Table 1.

Table 1: Extract from Council's Delegation Policy

Section	PLAN REVIEW OR CHANGE Function, power or duty	Positions having authority											
		Chief Executive Officer	General Manager Growth	Planning Guidance Unit Manager	Planning Guidance Team Leaders	Planning Guidance Principal Planner	Planning Guidance Project Planner	Planning Guidance Senior Planner	Planning Guidance Survey Certificate	City Planning Unit Manager	Relevant General Manager, Executive Director Strategic Infrastructure	Relevant Unit Manager	Environmental Health Manager
Schedule 1, Clause 26	Notification timeframes - Power to prepare a change to the district plan with the person who made the plan change request and to notify the change.	✓	✓							✓			

⁴ [PPPC19 - Chief Executive acceptance of plan change request.pdf](#)

⁵ [D-122859](#)

⁶ *Council Policy: Delegations to Officers Specific to the Resource Management Act 1991 ('RMA')* ([D-3748707](#)) adopted 5 October 2021.

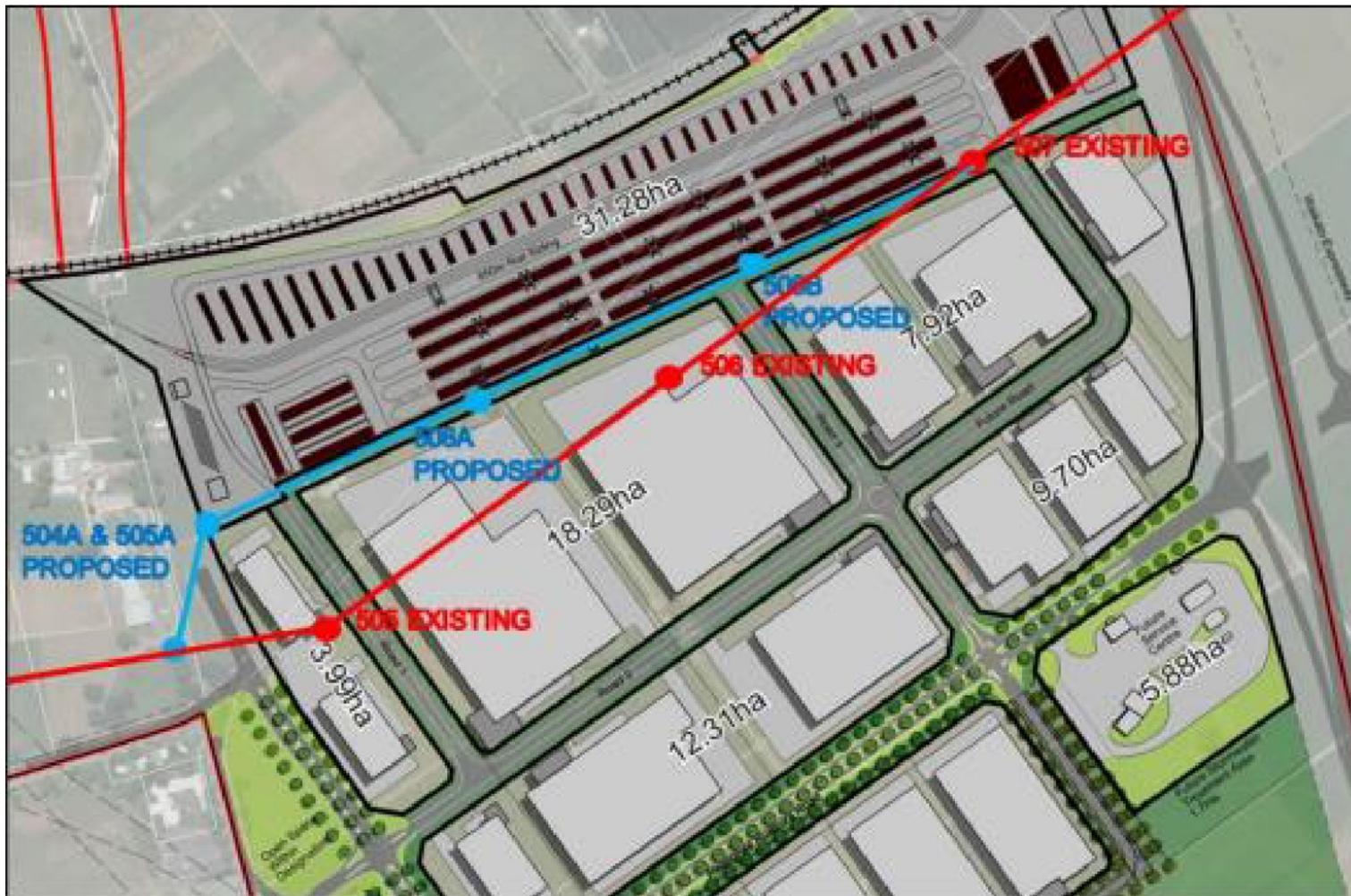


Figure 1: Overview of original (red) and new (blue) transmission line alignment⁷

⁷ Source of figure: *Combined s95 Notification and s104 report for land use consent (Discretionary Activity)* (Tofeeq Ahmed, September 2022, p4). The development concept for Ruakura Inland Port has changed since **Figure 1** was prepared. For example, the roading network it depicts is different from that shown in **Figure 8** in **Appendix 4**. Despite this, **Figure 1** demonstrates the benefit of the transmission line realignment, i.e., minimising restrictions on activities between the railway siding and Ruakura Road.

4.0 Proposal and Site Description

The Request is described above in s2.2.

As the figures submitted with the Request do not identify the extent of the National Grid Yard and National Grid Corridor to be removed by the Plan Change, Council prepared **Figures 8, 9, and 10** in **Appendix 4** to fully describe PPPC19's changes to these features.

Clause 24 of Schedule 1 of the RMA allows Council to modify the Request with the agreement of the person who made the request.

The plan change requestor has confirmed its acceptance of **Figures 8, 9, and 10**.⁸

PPPC19 affects land within the Ruakura Structure Plan area, which is zoned Logistics Zone, Open Space Zone, Ruakura Interface Design Control Area, and Transport Corridor. All affected land other than the public road, is owned by Ruakura Inland Port Limited.

PPPC19 does not change the underlying zoning.

5.0 RMA requirements relating to Notification

RMA requirements relating to plan change requests are set out in Part 2 of Schedule 1 of the RMA, which includes Clauses 21 through 29.

Clause 26 requires Council, which has accepted a request under clause 25(2)(b), to prepare the plan change in consultation with the person who made the request⁹ and notify it within 4 months of agreeing to accept the request¹⁰, i.e., for PPPC19 by **4 January 2025**.

Under Clause 29, Part 1 of Schedule 1 of the RMA, which includes Clauses 1 through 20A, applies to PPPC19, except as provided for in Clause 29, subclauses (1A) to (9).

Clause 5A (2) enables Council to give limited notification of PPPC19 if Council can identify all the persons directly affected by the proposed change. Clause 5A is reproduced in full in **Appendix 5**.

In addition, Clause 5A of Schedule 1 of the RMA requires Council to provide a copy of PPPC19 to:

1. The parties listed in **Appendix 7** (Clause 5A (8)), and
2. Be available in the central public library and any other place that it considers appropriate (Clause 5A (9)).

6.0 Assessment of the effects of PPPC19

PPPC19 will identify on the District Plan Features Map additional areas of National Grid Yard and National Grid Corridor along the new section of transmission line and remove such features from the areas from which the transmission line has been removed. See **Figures 8, 9 and 10** in **Appendix 4**.

⁸ [Transpower acceptance of changes to PPPC19 Features Map.msg](#)

⁹ Clause 26 (1) (a)

¹⁰ Clause 26 (1) (b) (i)

Identifying land as National Grid Yard and National Grid Corridor will impose new constraints on activities within these areas¹¹, and such constraints will be removed from those areas from which the status as National Grid Yard and National Grid Corridor will be uplifted.

Figure 11 in Appendix 6 shows the properties PPPC19 affects and lists their owners and lessees.

The Request reports the following:¹²

- Transpower has obtained an easement over the new transmission line alignment, except over a public road between structures 506A and 506B¹³.
- This easement restricts the use of affected sites and provides Transpower with ongoing access to them.
- The outer extent of the easement is based on the potential line swing determined by an engineering assessment, plus a 5m margin.
- Along the new transmission line, PPPC19 limits the extent of the National Grid Corridor to the extent of the easement.

PPPC19 affects no other properties because the transmission line has already been consented and relocated.

7.0 JMA requirements

In 2012, the Waikato Raupatu River Trust (the Trust) and Hamilton City Council (Council) signed the Joint Management Agreement (the JMA)¹⁴. The JMA's purpose is "to provide for an enduring relationship between the parties¹⁵ through the shared exercise of functions, duties and powers to give effect to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010".

Appendix B of the JMA sets out the procedure for processing proposed private plan changes that relate to Te Ture Whaimana (the Vision and Strategy for the Waikato River). The purpose of this procedure is "to help achieve Plans that reflect the principle of co-management".¹⁶

It is considered that PPPC19 relates to Te Ture Whaimana because PPPC19 relates to development of Waikato-Tainui property and gives effect to the following objective to be pursued under Te Ture Whaimana (emphasis added):

the restoration and protection of the relationships of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.

This triggers the requirement in the JMA for a joint working party to consider the plan change request. The JMA specifies that the joint working party is to comprise the General Manager and Environment Manager of the Trust and Council's Unit Director, Urban and Spatial Planning Unit, formerly the City Planning Manager.

¹¹ See **Appendix 3**.

¹² [National Grid Corridor Relocation Plan Change Request.pdf](#) (p1)

¹³ See **Figure 1**.

¹⁴ [D-122859](#)

¹⁵ Waikato Raupatu River Trust and Hamilton City Council

¹⁶ JMA, Appendix B, p12

8.0 JMA process followed

In accordance with the JMA process, on 20 December 2024, Council sent letters to the Trust and Chair of Waikato-Tainui Te Atataura to formally notify that Council had received the Request request from Transpower New Zealand Limited.

On 20 January 2025, Mark Davey¹⁷ and May Soe¹⁸ from Council met with Jaedyn Falwasser¹⁹ and Te Makarini Mapu²⁰ of the Trust to discuss the Request.

Following that meeting, Council received the following responses from the Trust: Jaedyn Falwasser confirmed (3 February 2025), “No issues from me”, and Te Makarini Mapu advised (4 February 2025), “No immediate issues to address for me, would appreciate if you could keep us informed of the Plan Change's progress”.

9.0 Conclusions

Based on the Trust's responses set out above, it is concluded that the Trust has no concerns about the Request and supports Council continuing to process it.

As Council can identify all the persons that PPPC19 will affect, the requirements of RMA Schedule 1, Clause 5A (2) are satisfied, and PPPC19 may be limited notified to them, i.e. the owners and occupiers of the affected properties listed in **Figure 11 in Appendix 6**.

Also, in accordance with RMA Schedule 1, Clause 5A (8), a copy of PPPC19 must be sent to the parties listed in **Appendix 7**.

Finally, in accordance with RMA Schedule 1, Clause 5A (8), a copy of the PPPC19 must be made available in the central public library and any other place that Council considers appropriate (Clause 5A (9)).

10.0 Recommendations

1. That PPPC19 be limited notified to the:
 - a. Owners and lessees of the property shown in **Figure 11 in Appendix 6**, and
 - b. The parties listed in **Appendix 7**.
2. That a copy of PPPC19 be made available in the Central Public Library, Hillcrest Library, Chartwell Library, and at Reception at Council's Municipal Offices.



May Soe - Planner
Urban and Spatial Planning Unit
Date: 19 February 2025

¹⁷ Unit Director, Urban and Spatial Planning Unit, Council

¹⁸ Planner, Urban and Spatial Planning Unit, Council

¹⁹ Environment Manager, The Trust

²⁰ Senior Planner, The Trust

11.0 Approval

I accept and approve the above recommendations.



Dr Mark Davey
Urban and Spatial Planning Unit Director
Date: 20 February 2025

Appendix 1

Figures received with the Plan Change Request

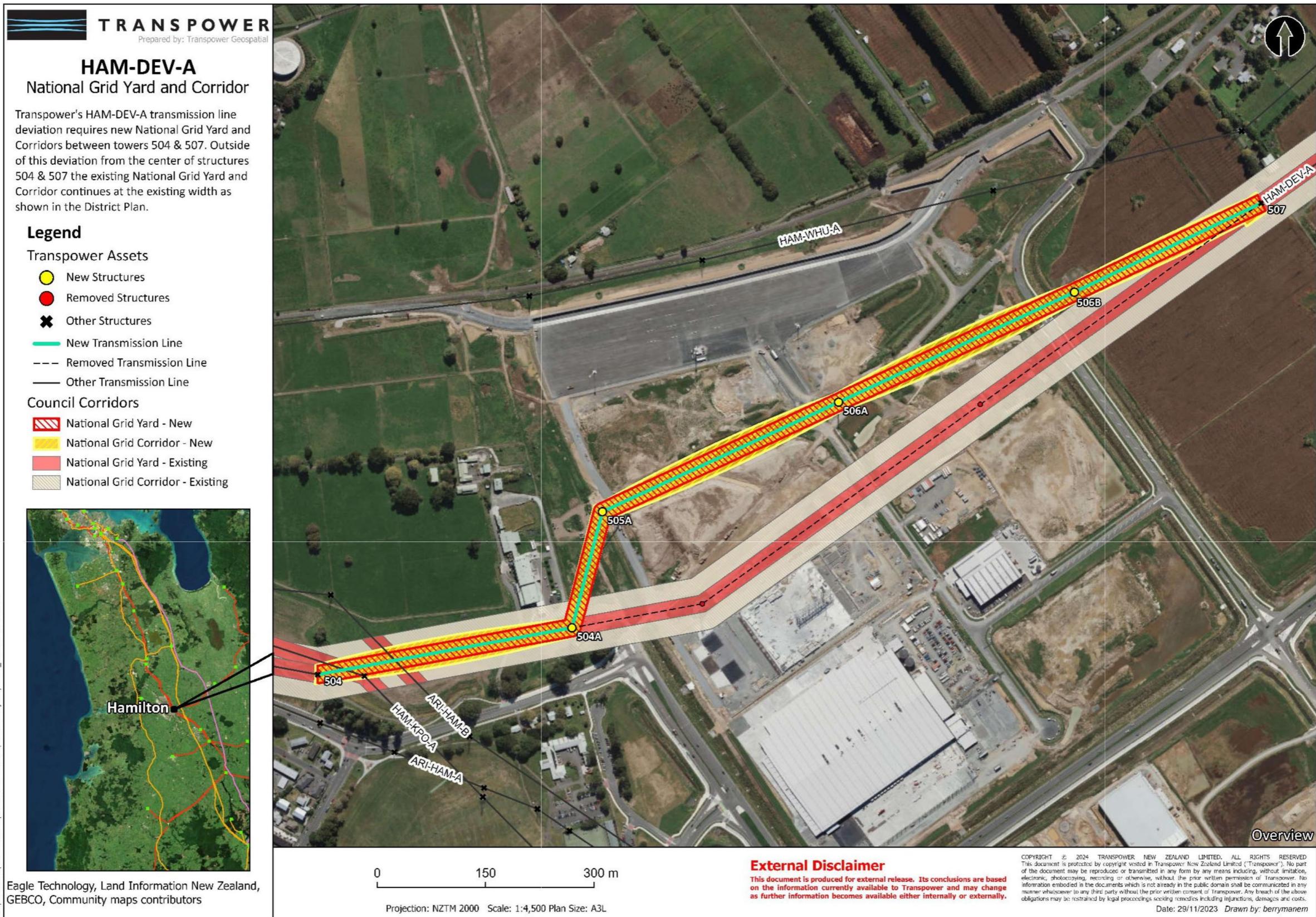


Figure 2: Requested changes to ODP Features Map²¹

²¹ Source of figure: Plan Change Request and Section 32 Evaluation (Transpower New Zealand Ltd, Appendix 1 – Requested changes to District Plan, Overview)

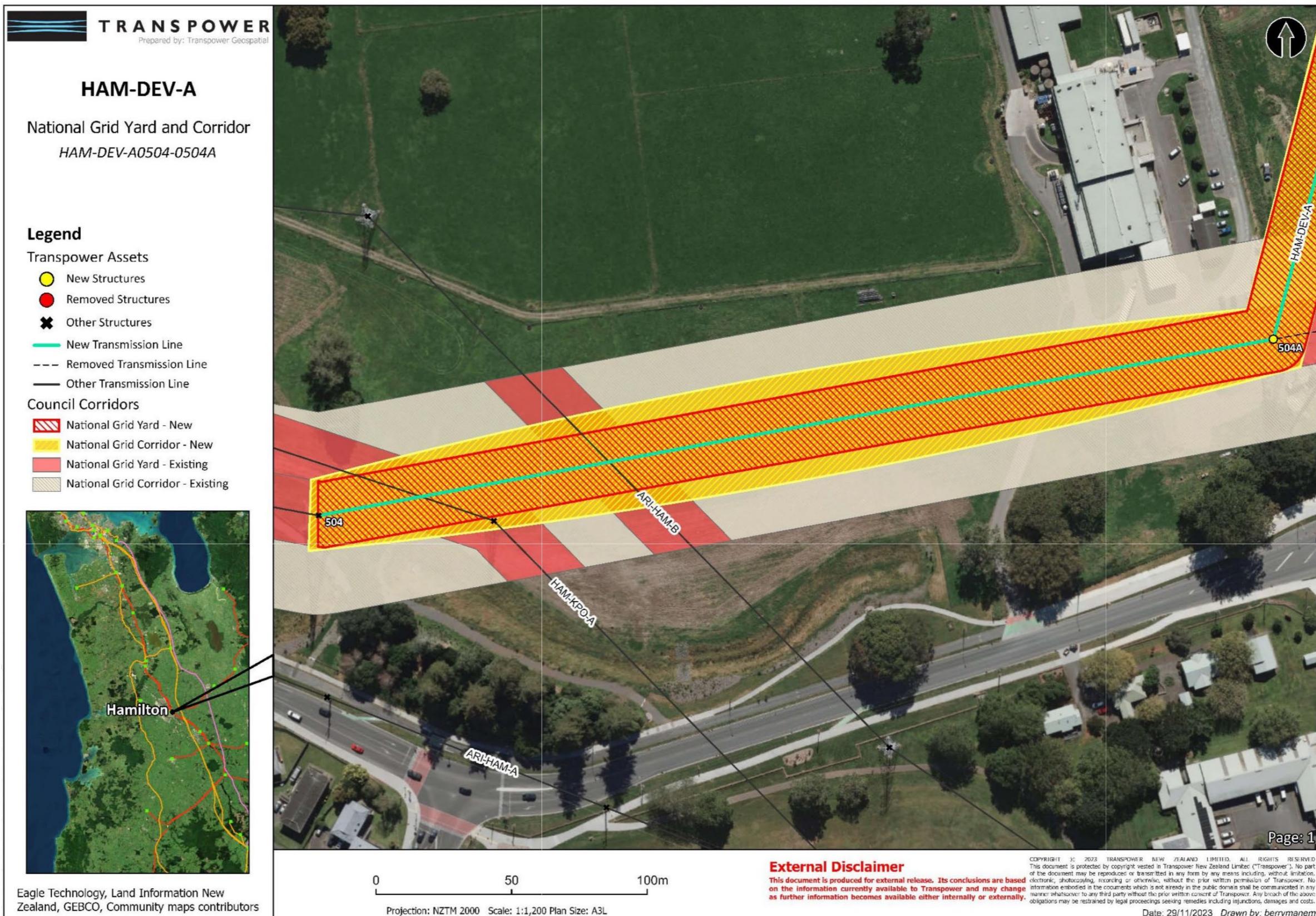


Figure 3: Requested changes to ODP Features Map²²

²² Source of figure: Plan Change Request and Section 32 Evaluation (Transpower New Zealand Ltd, Appendix 1 – Requested changes to District Plan, p1)

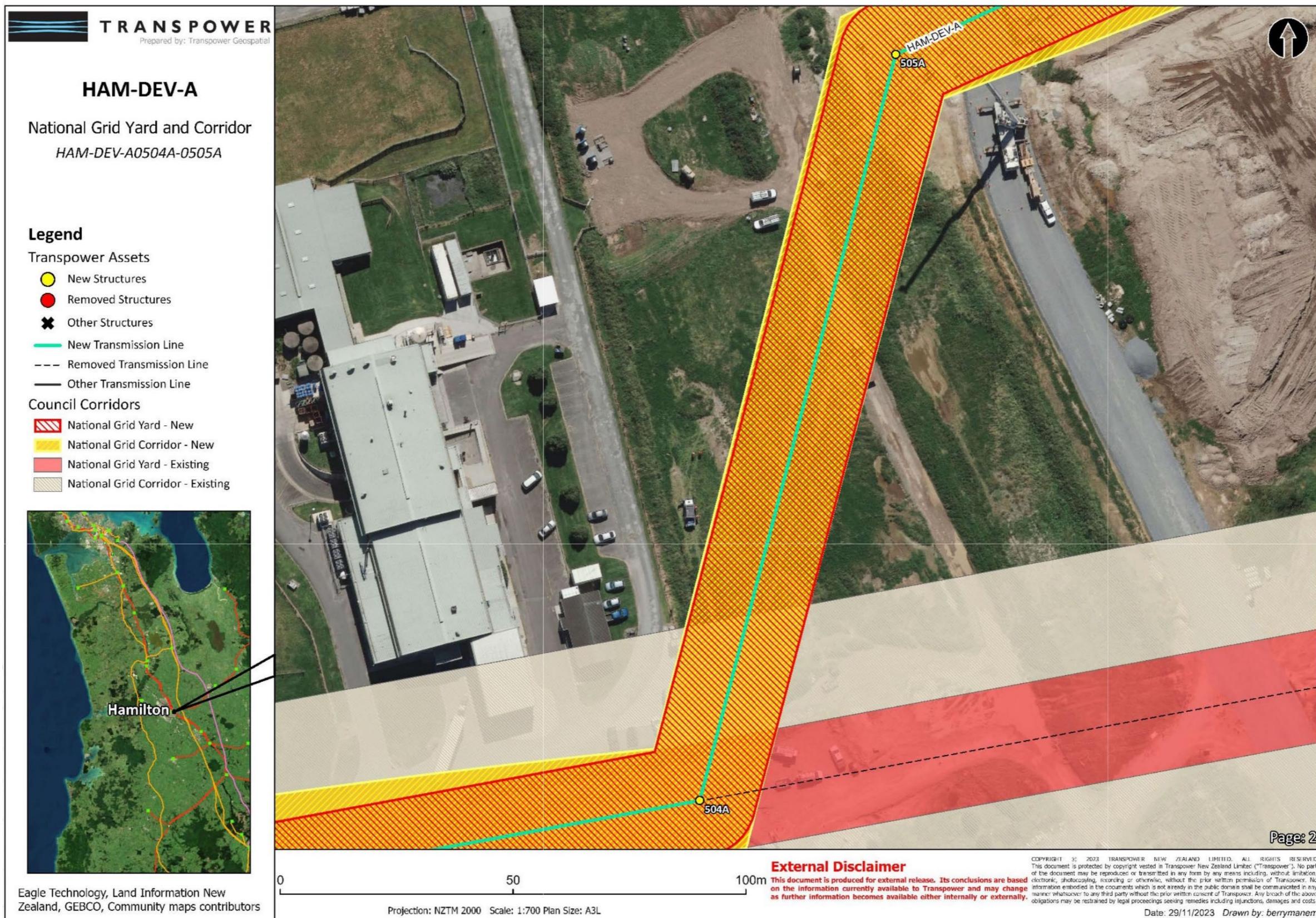


Figure 4: Requested changes to ODP Features Map²³

²³ Source of figure: Plan Change Request and Section 32 Evaluation (Transpower New Zealand Ltd, Appendix 1 – Requested changes to District Plan, p2)

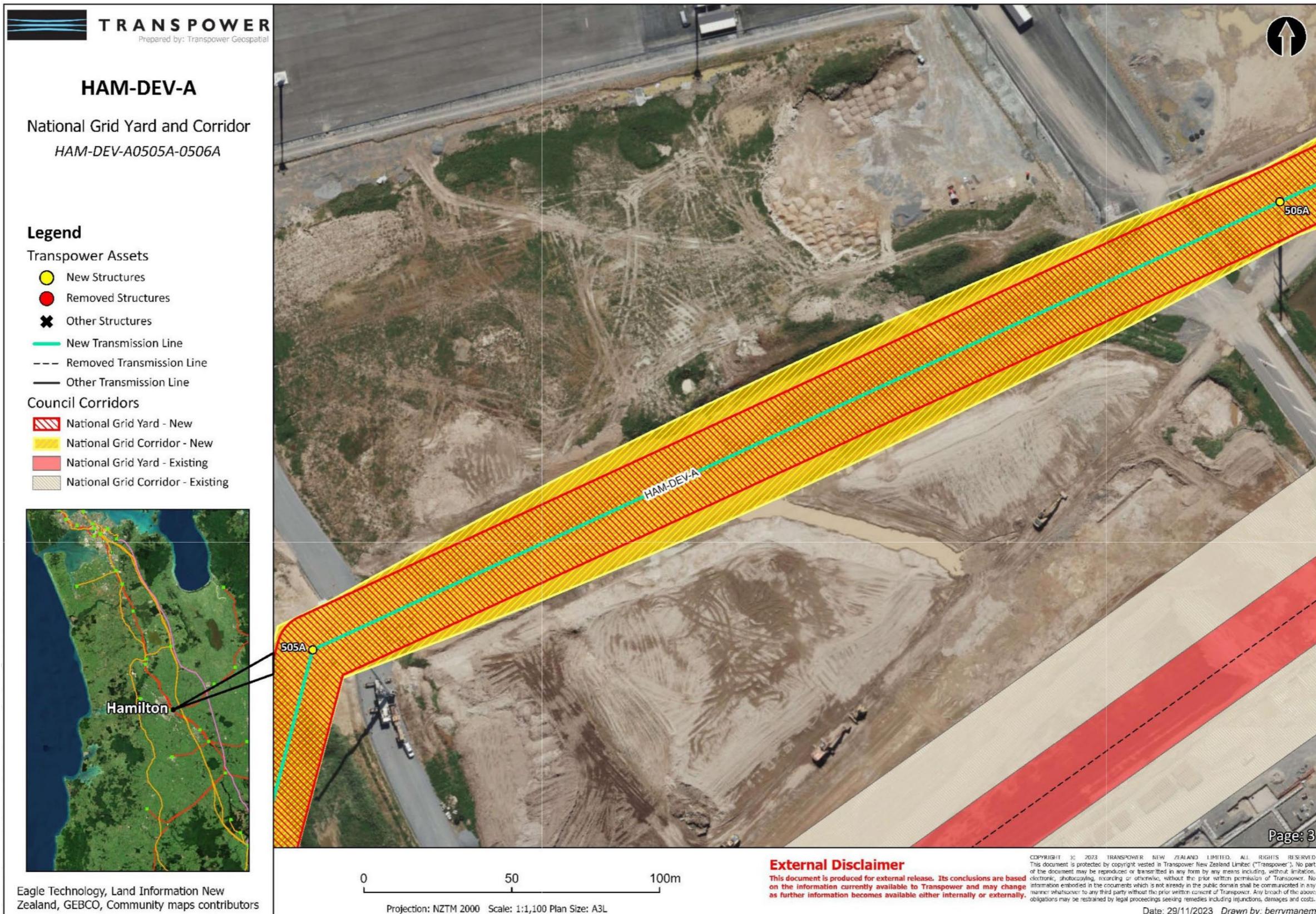


Figure 5: Requested changes to ODP Features Map²⁴

²⁴ Source of figure: Plan Change Request and Section 32 Evaluation (Transpower New Zealand Ltd, Appendix 1 – Requested changes to District Plan, p3)

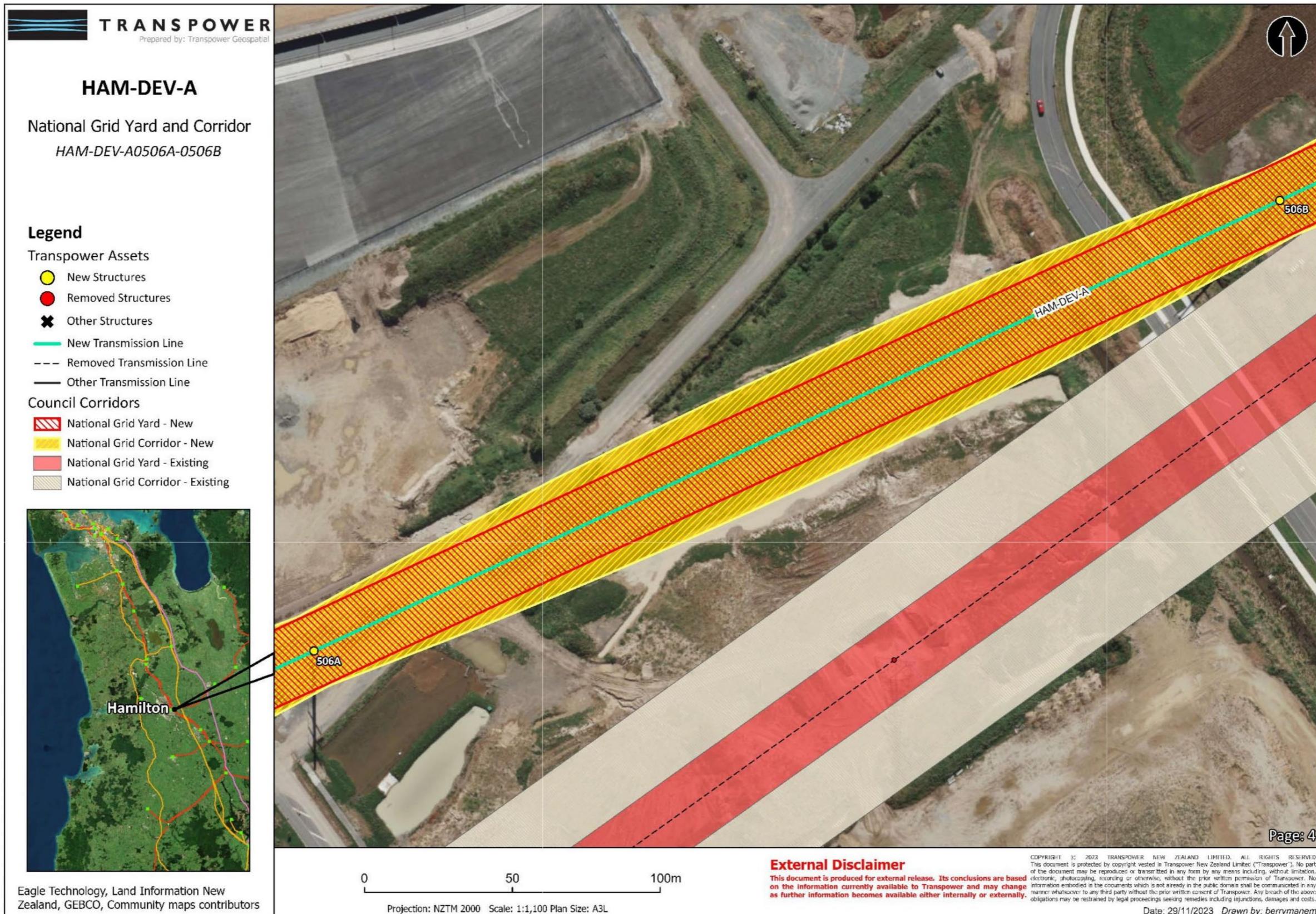


Figure 6: Requested changes to ODP Features Map²⁵

²⁵ Source of figure: Plan Change Request and Section 32 Evaluation (Transpower New Zealand Ltd, Appendix 1 – Requested changes to District Plan, p4)

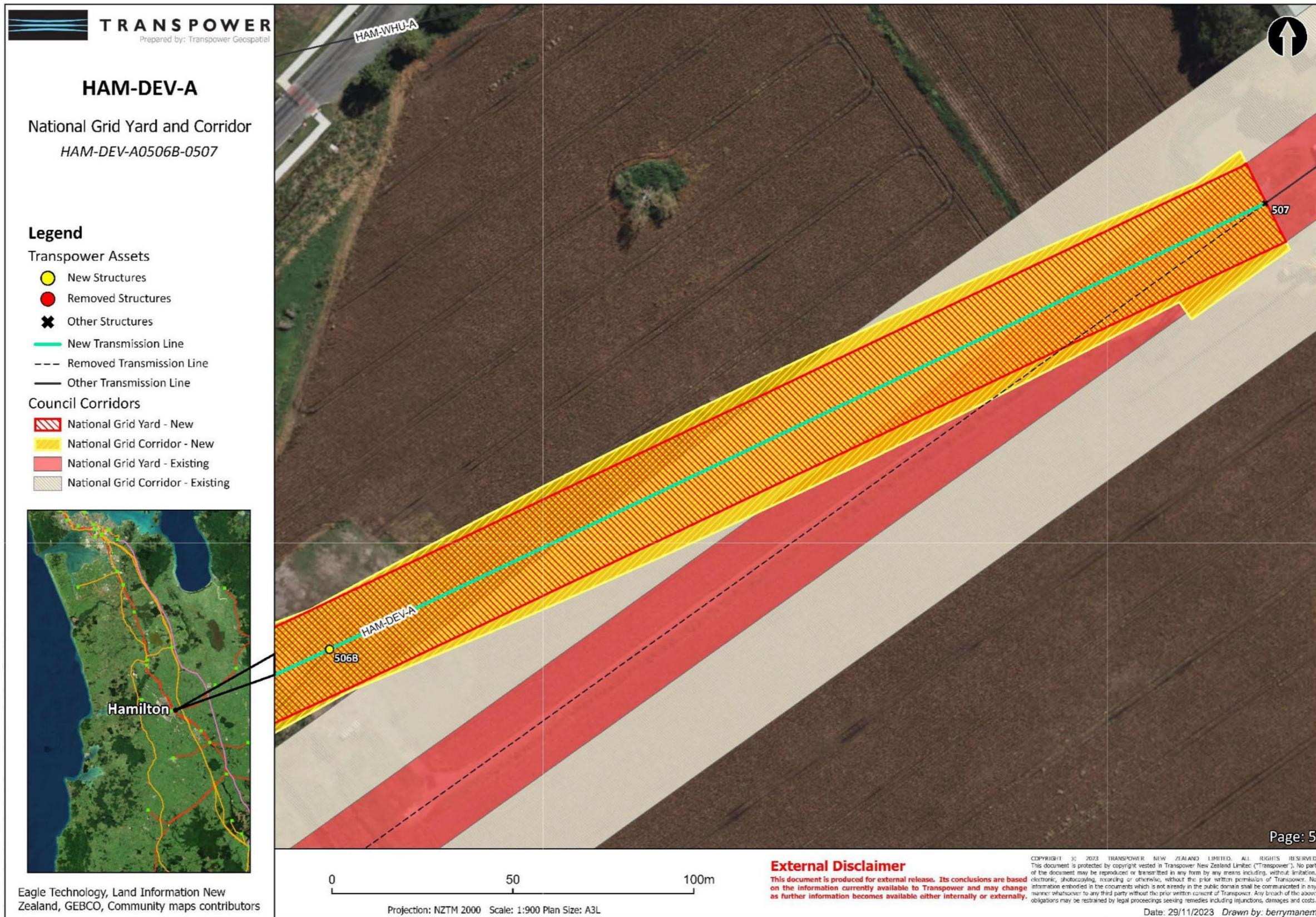


Figure 7: Requested changes to ODP Features Map²⁶

²⁶ Source of figure: Plan Change Request and Section 32 Evaluation (Transpower New Zealand Ltd, Appendix 1 – Requested changes to District Plan, p5)

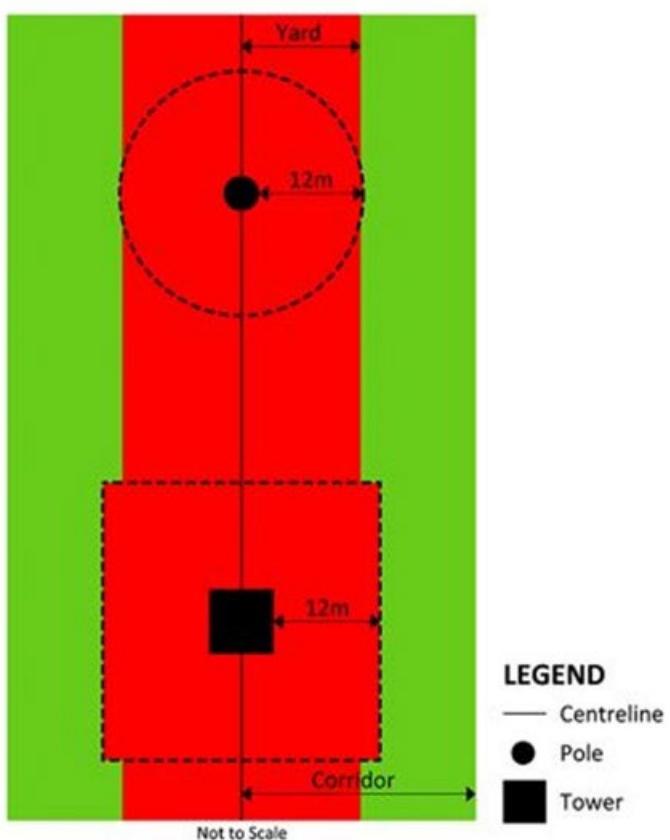
Appendix 2

Proposed Changes to the Definition of “National Grid Corridor and National Grid Yard”

The proposed additions to the definition are shown below in red and underlined.

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

Diagrammatically, the Yard and Corridor are as follows.



National Grid Yard (shown in red)

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

National Grid Corridor

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

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

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

Appendix 3

Purpose and implications of the National Grid Corridor and National Grid Yard

The Electricity National Grid Corridor, National Grid Yard, and related objective, policies, and rules have been included in the ODP to give effect to the *National Policy Statement on Electricity Transmission (NPSET)* and implement rules set out in the *National Environmental Standards for Electricity Transmission Activities*.

The NPSET aims to:

- Recognise the national significance of the electricity transmission network,
- Facilitate the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources,
- Manage the adverse environmental effects of the network, and
- Manage the adverse effects of other activities on the network.

ODP Rule 25.7.4 identifies the types of activities within the Electricity National Grid Corridor or the National Grid Yard that require resource consent and those that are permitted.

ODP Rule 25.7.6 specifies that buildings and structures within the Electricity National Grid Corridor permitted by Rule 25.7.4(a)²⁷ and (b)²⁸ must comply with at least one of the following standards:

- i. *A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or*
- ii. *Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions. As required by the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).*

²⁷ New buildings or additions to the building envelope of existing buildings for a sensitive land use

²⁸ Any building associated with non-sensitive land uses (including commercial or industrial activities) on existing developed sites within urban areas

Appendix 4

PPPC19 Figures prepared by Council

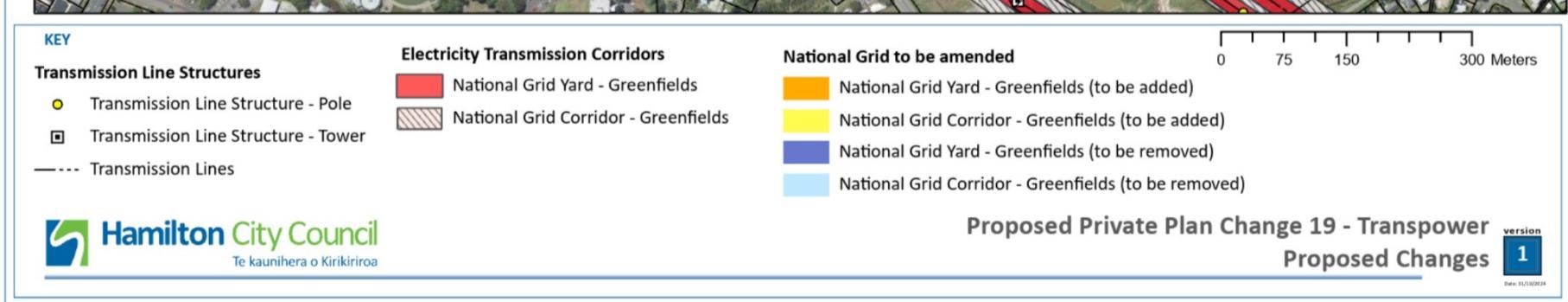
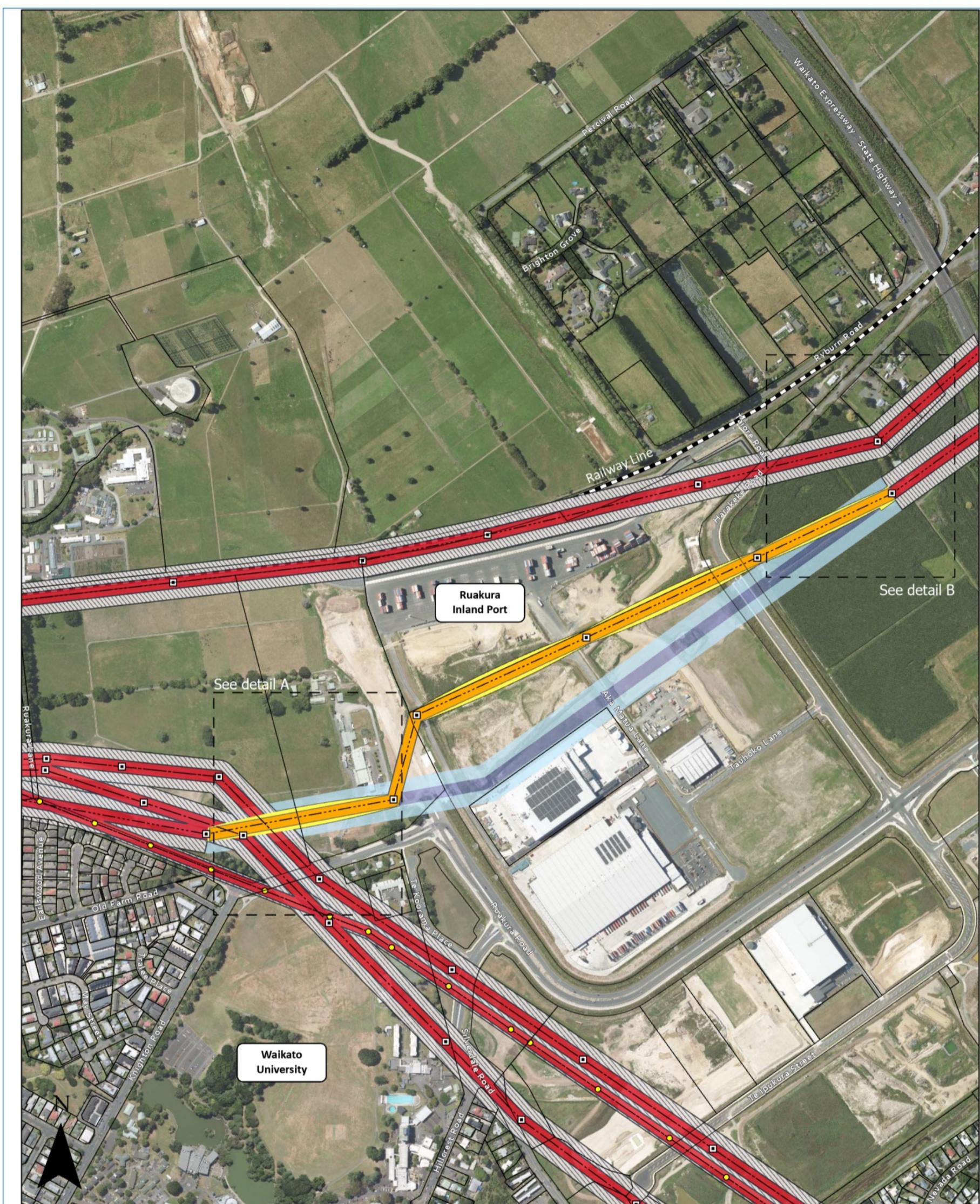


Figure 8: Proposed Private Plan Change 19 – Proposed Changes to ODP Features Map

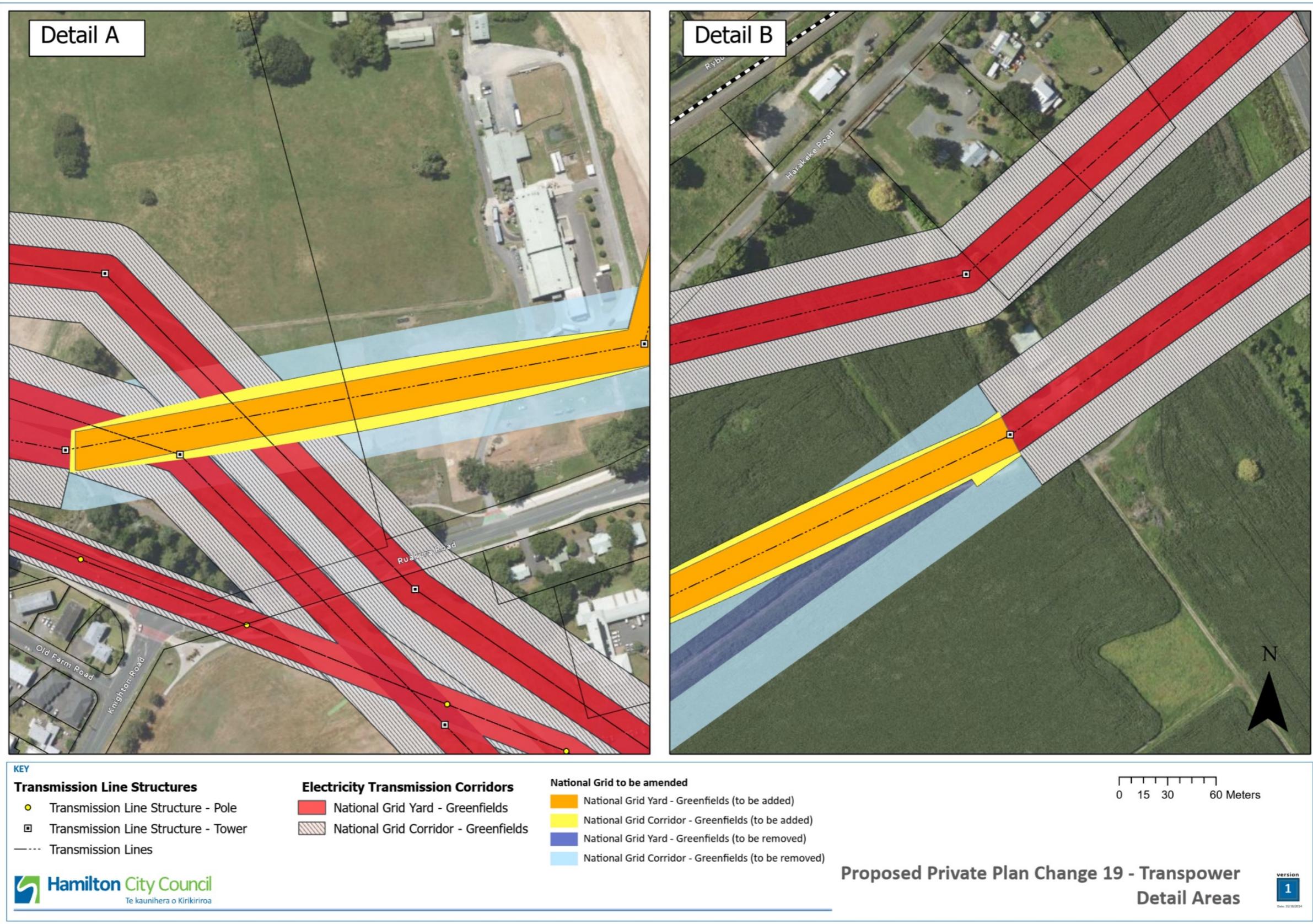


Figure 9: PPPC19 – Proposed Changes to the ODP Features Map - Details A and B

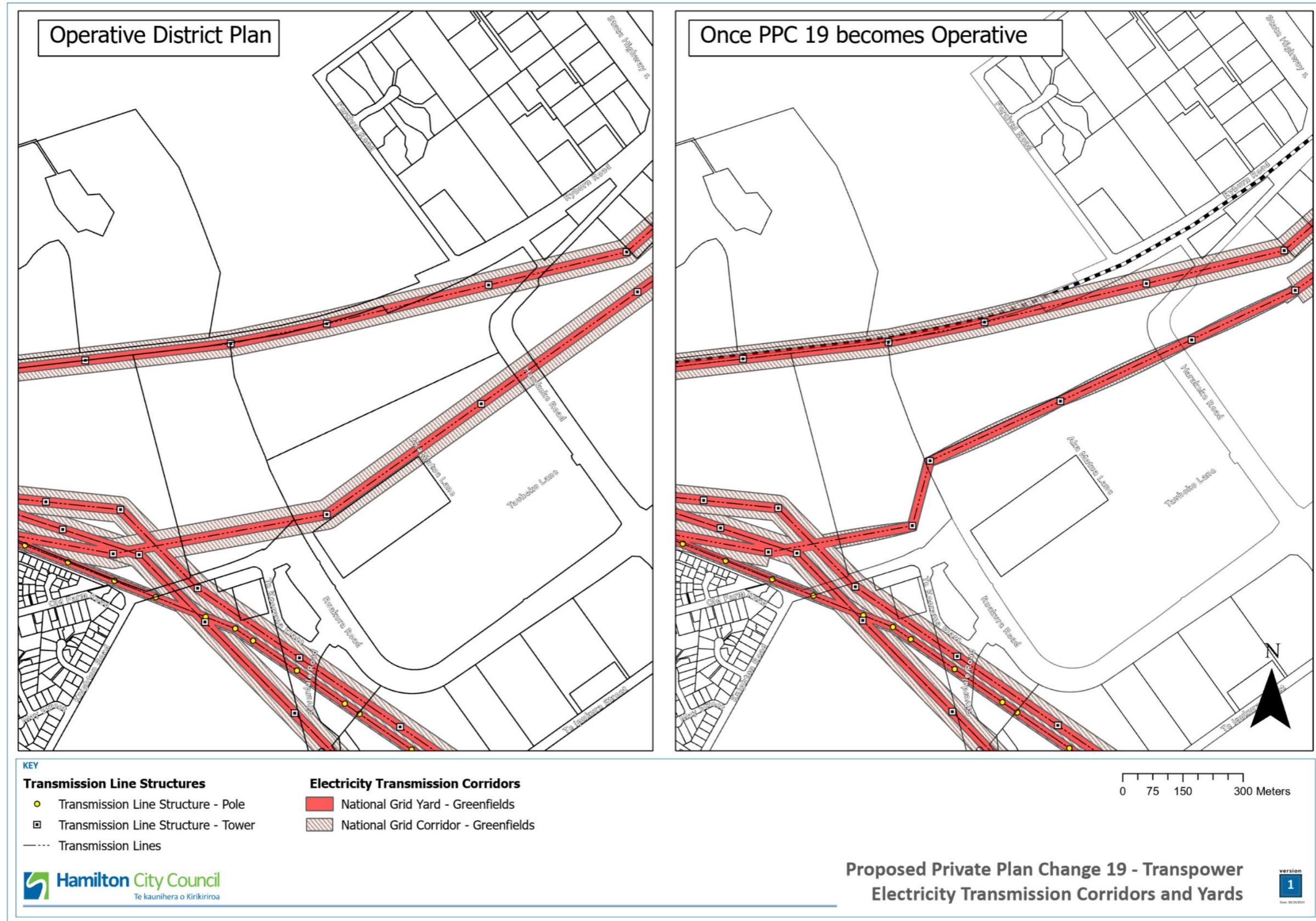


Figure 10: Proposed Private Plan Change 19- National Grid Yard and Corridor as shown in the ODP Features Map and as proposed by PPC19

Appendix 5

RMA provisions relevant to limited notification of a proposed private plan change

RMA, Schedule 1, Part 1, Clause 5A:

Clause 5A – Option to give limited notification of proposed change or variation

- (1) *This clause applies to a proposed change or variation.*
- (2) *The local authority may give limited notification, but only if it is able to identify all the persons directly affected by the proposed change or a variation of a proposed policy statement or plan.*
- (3) *The local authority must serve limited notification on all persons identified as being directly affected by the proposed change or variation.*
- (4) *A notice given under this clause must state—*
 - a) *Where the proposed change or variation may be inspected; and*
 - b) *that only the persons given limited notification under this clause may make a submission on the proposed change or variation; and*
 - c) *the process for participating in the consideration of the proposed change or variation; and*
 - d) *the closing date for submissions; and*
 - e) *the address for service of the local authority.*
- (5) *The local authority may provide any further information relating to a proposed change or variation that it thinks fit.*
- (6) *The closing date for submissions must be at least 20 working days after limited notification is given under this clause.*
- (7) *If limited notification is given, the local authority may adopt, as an earlier closing date, the last day on which the local authority receives, from all the directly affected persons, a submission, or written notice that no submission is to be made.*
- (8) *The local authority must provide a copy of the proposed change or variation, without charge, to—*
 - a) *The Minister for the Environment; and*
 - b) *for a change to, or variation of, a regional coastal plan, the Minister of Conservation and the Director-General of Conservation; and*
 - c) *for a change to, or variation of, a district plan, the regional council and adjacent local authorities; and*
 - d) *for a change to, or variation of, a policy statement or regional plan, the constituent territorial authorities and adjacent regional councils; and*
 - e) *tangata whenua of the area, through iwi authorities.*
- (9) *If limited notification is given in relation to a proposed change under this clause, the local authority must make the change or variation publicly available in the central public library of the relevant district or region, and may also make it available in any other place that it considers appropriate.*
- (10) *The obligations on the local authority under subclause (4) are in addition to those under section 35 (which relates to the keeping of records).*

Appendix 6

Landowners and Occupiers to be Notified

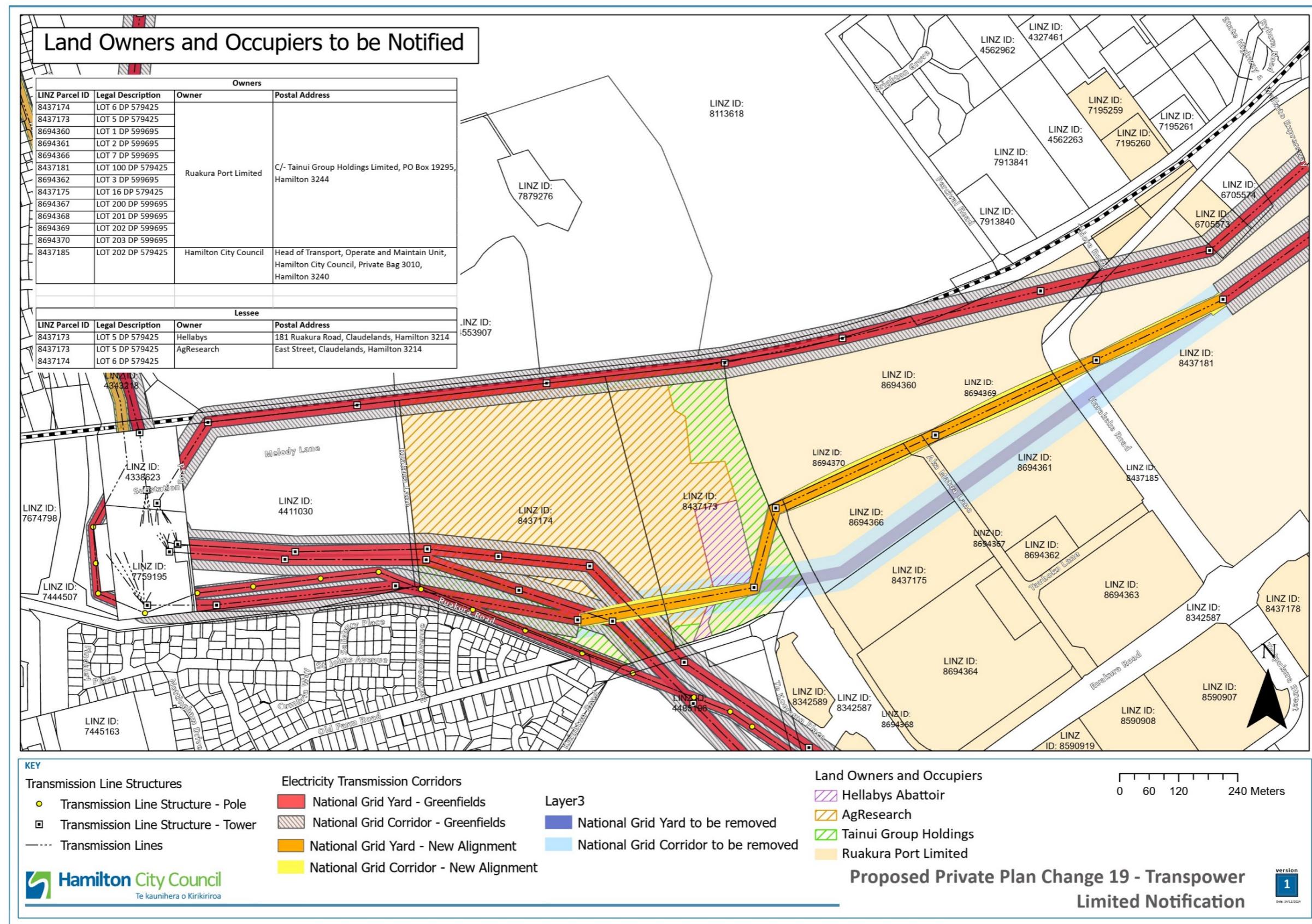


Figure 11: Proposed Private Plan Change 19 – Landowners and Occupiers to be Notified

Appendix 7

Parties other than affected landowners and occupiers who must be notified

No.	Party	Postal Address
1	The Minister for the Environment	c/o The Ministry for the Environment, PO Box 10362 Wellington 6143
2	Waikato Regional Council	Private Bag 3038 Waikato Mail Centre Hamilton 3240 Attention: Lisette Balsom
3	Waikato District Council	Private Bag 544 Ngāruawāhia 3742 Attention: The Chief Executive
4	Waipa District Council	Private Bag 2402, Te Awamutu 3840 Attention: The Chief Executive
5	Waikato-Tainui	PO Box 649 Hamilton 3240 Attention: Kahurimu Flavell
6	Ngaati Wairere	Carolyn.hopa@gmail.com (Attention: Carolyn Hopa) waosolutions@gmail.com (Attention: Eric Pene)
7	Te Haa o Te Whenua o Kirikiriroa	
8	Ngaati Maahanga	miltonngar@hotmail.co.nz (Attention: Milton Ngaruhe) rangiuiaiki6@gmail.com (Attention: Rangiuia Riki) Waikatomaori@gmail.com (Attention: Te Atutahi Chris Riki)
9	Ngaati Haaua	menziesbradley09@gmail.com (Attention: Menzies Bradley)
10	Ngaati Tamainupoo	tekuratae@gmail.com (Attention: Sonny Matenga)
11	Ngaati Korokii Kahukura	harryhwilson@xtra.co.nz (Attention: Harry Wilson)