

IN THE MATTER

of the Resource Management Act 1991
("RMA")

AND

IN THE MATTER

of an application for resource consent by
Weston Lea Limited for consent to develop
land at Peacockes Road, Hamilton

STATEMENT OF EVIDENCE OF SARA BROWN

1. Introduction

- 1.1 My name is Sara Brown and I am a Consultant Environmental Planner for WEL Networks Limited (“WEL”).
- 1.2 I have worked as a planner for ten years in the electricity distribution sector and as a consultant.
- 1.3 My evidence has been prepared in compliance with the provisions of the Environment Court practice note for the code of conduct for expert witnesses, in recognition that I am an expert witness for the submission of WEL. To the best of my knowledge I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed in this evidence.

2. WEL Networks Limited

- 2.1 I have prepared this brief statement of evidence for WEL who is an Electricity Distributor operating under the Electricity Act 1992. WEL owns, operates and develops electricity distribution infrastructure in the Waikato Region to provide line function services to over 89,000 consumer connections. This includes the distribution of electricity to all residences and businesses within Hamilton City.
- 2.2 WEL, as a network utility operator under the Resource Management Act has the responsibility of providing a secure and efficient supply of electricity to the community within WEL’s distribution network area. WEL’s network of cables and lines allows every household, business, school, medical facility and other types of consumer to have access to electricity.

3. WEL’s overall position on Western Lea Limited Subdivision and Landuse Consent

- 3.1 WEL acknowledges that the applicant seeks land use and subdivision consents from the Hamilton City Council (“Council”) to subdivide a total of 862 fee-simple lots from the site, for future residential and commercial development. WEL is generally supportive of the approach and overall content of the subdivision and landuse consent.
- 3.2 For such development, upgrades are required to the electricity network in order to enable the supply of electricity. WEL has planned for and commenced the required work to its network.
- 3.3 While WEL is able to supply the electricity reticulation to the proposed development, from a design and streetscape amenity perspective it is important to ensure the subdivision provides sufficient berm space to house all utilities, including the supply of electricity infrastructure, both below and above ground.
- 3.4 Page 63 of the Urban Design Report (prepared by Urbanism) provides for the cross section of local roads within the proposed subdivision. The application provides a 1.5m corridor for underground utilities, which is consistent Hamilton City Council Works and Services Group 4.3

Transportation Unit Development Manual (reference DG 302) for Location of Services in Street diagram (refer Attachment 1).

4. Section 42A Report

- 4.1 I have read Council's s42A report, and Councils Planner, in reliance on Councils Project Engineer, concludes that "proposed road cross sections adequately provide for the requirements of utility services". Furthermore, the report states that "consultation with the relevant providers will be required at the detailed design stage, and requirement for their works clearance certification". On this basis the report concludes that "that the infrastructural and servicing matters can be appropriately addressed through conditions of consent and any associated effects will be no more than minor".
- 4.2 As discussed in WEL's submission, in order to ensure that sufficient areas for utilities and that the adequate provision and supply of infrastructure is not compromised by development, a minimum berm width of 1.5m is essential throughout the development, free of trees and deeply rooted vegetation.
- 4.3 Furthermore, the minimum berm width would ensure sufficient space is made available for the installation of above ground infrastructure.
- 4.4 WEL requests that the applicant engages early with WEL's representatives in order to determine the type of infrastructure required for the development and any legal arrangements (such as easements) or Council negotiations for network utility equipment within road reserve. Early engagement will enable WEL to plan for the electricity supply requirements of the development, subject to appropriate commercial and legal arrangements. These arrangements will need to cover the following:
- The ongoing development of the stages including line (overhead and underground) relocations and replacements;
 - Upgrading and extending WEL's electricity network to the site;
 - Installation of an electrical network into the development;
 - Any easement agreements, or surrender and/or variation of any existing easements, that will be required including completion of any easement(s) for the block(s) of land over, under or through which WEL's equipment would be installed; and
 - It is also noted that Peacocks Road contains underground 33kV cables which supplies electricity to the Hamilton Airport and surrounding Industrial areas. Any excavation in the vicinity of Peacocks Road would need to be coordinated with WEL. The location of these cables are shown in Attachment 2.
- 4.5 The s42A report refers to a suite of recommended infrastructure conditions (pages 23 to 24 of Attachment 4). WEL requests minor amendments to the proposed wording of the conditions to provide for correct referencing to infrastructure and procurement and for clarity, as follows:

Services

105. Telecommunications reticulation (including ducting for computer media), and underground electrical supply reticulation, shall be provided to all lots.

107. The Consent Holder shall obtain a works clearance from each network operator for electricity, telephone and, where applicable, gas services. All network connections to all lots shall occur prior to the issue of certification under Section 224c of the RMA.

108. The Consent Holder shall provide a works clearance (for network connections), as obtained from each network Utility Operator, at the time of submitting its Works Clearance application.

109. The Consent Holder shall ~~relocate~~ procure the relocation and place underground the existing overhead electricity ~~transmission~~ distribution lines located within the site and along Peacockes Road within each stage so that they are contained within road reserve, with the exception of the existing overhead 11kV electricity ~~transmission~~ distribution line servicing the Riverlea area which may remain above ground from the Peacockes road reserve via private land and esplanade reserve (Lot 1502) and across the Waikato River.

110. The location and design of the proposed WEL Networks Ltd 11kv terminal structure shall be submitted with the engineering design plans for certification, together with the outcomes of consultation with WEL Networks and HCC. Any required easements shall be shown on the survey plan and duly granted and reserved.

Advice Note:

24 - Any cost and/or work associated with connecting to the network utility service shall be a matter that is to be negotiated and completed between the Consent Holder and the relevant service providers. The consent authority has no direct or indirect involvement in the assessment or approval of any of the works or costs associated with connecting to a network utility service, in particular, electricity, telecommunications reticulation and where applicable, gas.

4.6 With respect to the 11kV overhead electricity line referred to in condition 109, the location of this line is shown in Attachment 2.

4.7 WEL supports the inclusion of the conditions above (subject to the requested amendments), subject to the inclusion of a further condition to address WEL's concerns in point 4.2, relating to a minimum berm width. WEL request that a condition is imposed that requires the berms to comply with Hamilton City Council Works and Services Group 4.3 Transportation Unit Development Manual (reference DG 302) for Location of Services in Street diagram, the proposed condition could be worded as follows:

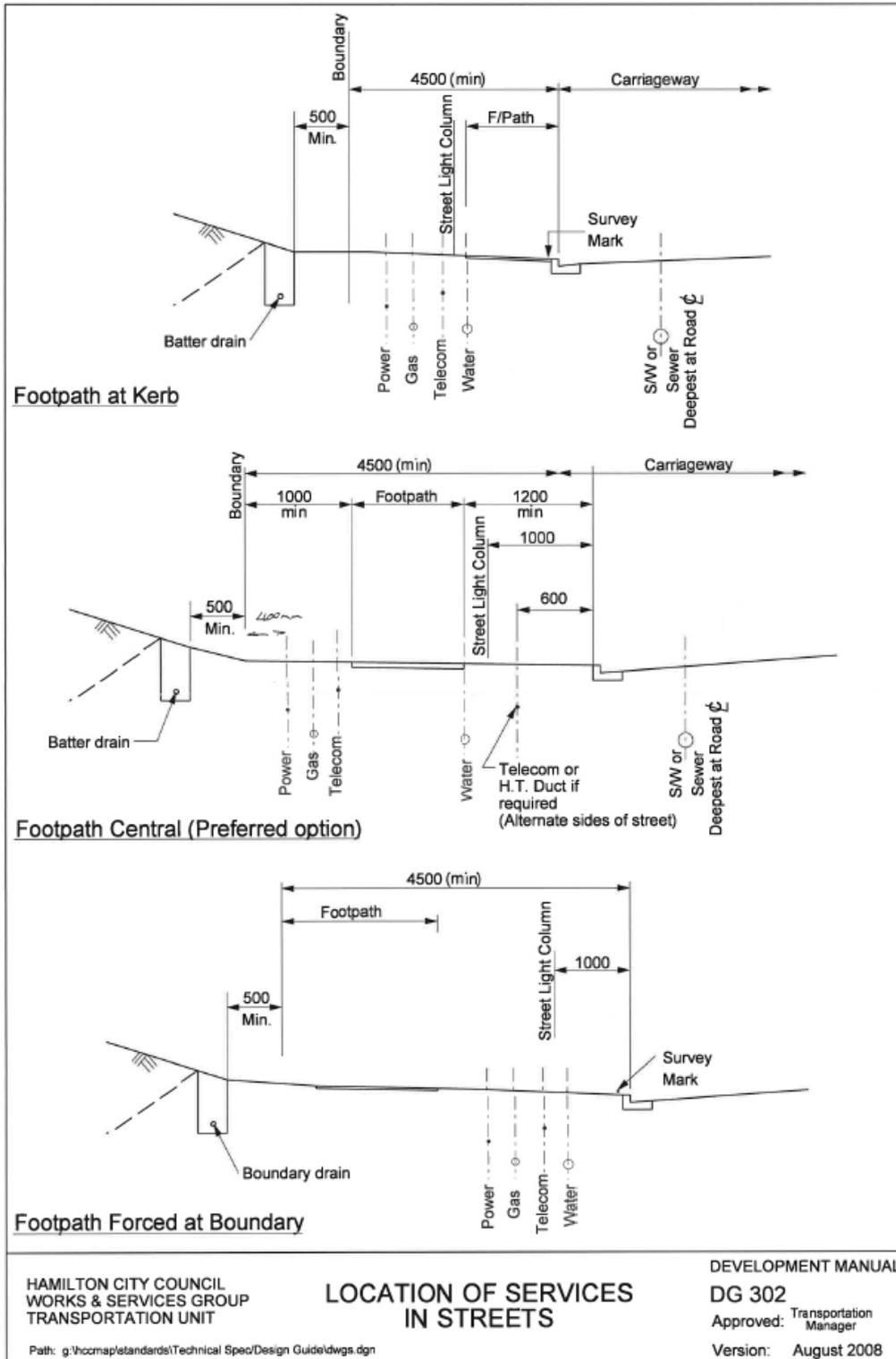
The road berms shall be designed to comply with Hamilton City Council Works and Services Group 4.3 Transportation Unit Development Manual (reference DG 302) for Location of Services in Street diagram.

5. Relief Sought

- 5.1 WEL generally supports the Western Lea Subdivision and Landuse Consent subject to the specific provisions sought by WEL (in section 4).
- 5.2 Overall, the subdivision and landuse consent, subject to the specific provisions sought by WEL, will ensure that the adequate provision and supply of infrastructure is achievable.

Sara Brown
WEL Networks Limited
8 May 2019

Attachment 1 – The Hamilton City Council Works and Services Group Transportation Unit Development Manual (reference DG 302)



HAMILTON CITY COUNCIL
WORKS & SERVICES GROUP
TRANSPORTATION UNIT

**LOCATION OF SERVICES
IN STREETS**

DEVELOPMENT MANUAL
DG 302

Approved: Transportation
Manager

Version: August 2008

Path: g:\hccmapstandards\Technical Spec\Design Guide\dwgs.dgn

Attachment 2 – Location of 33kV cables within Peacockes Road (shown as blue line) and location of overhead 11kV between Peacockes Road and Riverlea, to remain (shown as red line).

