



3 February 2005

Our Ref. L04081

NGC New Zealand Limited
Private Bag 39980
Wellington Mail Centre

Attention: Hugh Driver
NGC Transmission Asset Manager


Dear Sir

**Notice of Requirement by NGC New Zealand Limited for the
designation of a gas pipeline from Rotowaro to East Tamaki**

I refer to your letter dated 24 December 2004 and received by the Council on 5 January 2005 in which you set out the NGC New Zealand Limited's decision on the Commissioner's recommendation for the above Notice of Requirement.

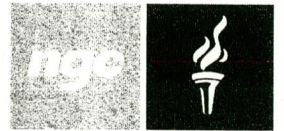
I wish to advise that the Council accepts in full the contents of the decision including the decision to reject Condition 6.3 of the recommended conditions to be attached to the designation. The Council accepts that Condition 2.16 relating to the noise levels complying with the requirements of NZS 6803:1999 Acoustics - Construction Noise adequately covers the matter of noise from venting. Accordingly the Council will not be lodging an appeal to the decision pursuant to section 174 of the Resource Management Act 1991.

Yours faithfully



Richard Gard'ner
Acting Regulatory Planning Co-ordinator: Landuse

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24 December 2004

Richard Gard'ner
Franklin District Council
82 Manukau Road
Private Bag 5
Pukekohe
New Zealand

Dear Richard,

**NOTICE OF REQUIREMENT BY NGC NEW ZEALAND LIMITED FOR THE
DESIGNATION OF GAS PIPELINE FROM ROTOWARO TO EAST TAMAKI**

We have received a report from the Commissioners appointed to consider this Notice of Requirement, which has made a number of recommendations as to approval of the Notice of Requirement, subject to a number of conditions. The report is dated 10 November 2004.

In relation to the recommendation to approve the designation, NGC New Zealand Limited accepts the recommendation.

In relation to the conditions proposed within your district, NGC New Zealand Limited (NGC) accepts those recommended conditions, except as set out below, and for the reasons set out in relation to each item.

Condition 6.3 requires NGC to fit a silencer to the vent when the vent is within 100m of a dwelling to reduce the noise level to 60dBA at the notional boundary of the dwelling.

Condition 6.3 is not acceptable to NGC and is rejected as the condition does not specify the standard against which the noise level should be measured and assessed and there is no indication of the sound measurement indices, ie L_{10} L_{eq} L_{95} or some other value. The condition is in direct conflict with Condition 2.16 which recommends noise from construction and maintenance works be assessed and controlled in accordance with NZS 6803:1999 Acoustics – Construction Noise. NGC considers NZS 6803:1999 Acoustics – Construction Noise to be sufficient.

Venting is an integral part of the maintenance programme and occurs only during a maintenance activity.

Maintenance is provided for in NZS6803:1999 as follows:

Paragraph 1.1

'This Standard sets out procedures for the measurement and assessment of noise from existing and proposed construction work, including maintenance and demolition works.'

Paragraph 2.2

'This Standard is also intended to enable developers, site operators and works contractors to manage noise emissions associated with construction work (including maintenance and demolition works).'

Section 3 of NZS6803:1999 sets the definitions of the terms used in the standard. Paragraph 3.1 gives the following definition of construction work.

CONSTRUCTION WORK means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:

- (d) *Any electricity, water, gas, or telecommunications reticulation;'*

The above references confirm that NZS6803:1999 includes venting associated with maintenance of the gas pipeline. Therefore the noise limits during maintenance, including venting, must comply with the requirements of Table 2 of NZS6803:1999, which states:

Recommended Upper Limits for Construction Noise Received in Residential Zones and Dwellings in Rural Areas.

Time of Week	Time Period	Typical Duration (dBA)		Short Term Duration		Long Term Duration	
		L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
Weekdays	0630-0730	60	75	65	80	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and Public Holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	80	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

Where:

- "Short term" means construction work at any one location for up to 14 calendar days (NZS6803:1999 Clause 7.2.1 (a));
- "Typical duration" means construction work at any one location for more than 14 calendar days but less than 20 weeks (NZS6803:1999 Clause 7.2.1 (b), and
- "Long term" means construction work at any one location with a duration exceeding 20 weeks (NZS6803:1999 Clause 7.2.1 (c).

The measurement location of any maintenance noise should be undertaken at the measurement location as defined in Clause 6.2.1 of NZS6803:1999, which states:

6.2.1 Outside buildings

Measurements, where practicable, should be made outside buildings used for activities, which may be affected by construction noise. Measurements outside buildings should be made approximately 1m from the wall most exposed to the sound under investigation, and 1.2m to 1.5m above the relevant floor level. No adjustment to measured sound levels is to be made for façade effects (reflected sound from the structure).

The duration of any venting is dependant on the pipeline operating conditions at the time. Practical experience indicates that over a 25 year life of the pipeline, the requirement to depressurise a specific section of the line is very infrequent. Typically the venting duration is up to 2 hours. Small amounts of gas are vented at the stations along the route at six monthly intervals as safety equipment is manually operated to calibrate equipment settings. This maintenance work is typically complete within minutes.

NGC considers that venting is provided for in NZS6803:1999, and determines that the recommended condition be deleted with the result that noise from construction and maintenance of the new and existing facilities would be assessed in terms of Condition 2.16.

This letter comprises the whole of the response of NGC New Zealand Limited to the recommendations of the Commissioners in respect of your Council, and is therefore the decision of it pursuant to s172 of the Resource Management Act 1991.

Yours faithfully
NGC New Zealand Limited

A handwritten signature in black ink, appearing to read 'HD', with a long horizontal stroke extending to the right.

Hugh Driver
NGC Transmission Asset Manager

NGC PIPELINE DESIGNATION DECISION - ROTOWARO TO EAST TAMAKI

FRANKLIN DISTRICT

The designation by NGC New Zealand Limited (NGC) of land within the Franklin District is for:

- (a) The operation, maintenance, upgrade and renewal of the existing 350mm diameter gas transmission pipeline and all ancillary structures and activities associated with these works for transportation of natural gas; and
- (b) The design, construction, operation, maintenance and renewal of a new pipeline generally alongside the existing pipeline and all ancillary structures and activities associated with these works for transportation of natural gas.

The designation affects land legally described in Appendix 2 "Schedule of Affected Land" of Volume 3 of the Notice of Requirement for Designation submitted to Franklin District Council.

DESCRIPTION OF DESIGNATION IN DISTRICT PLAN

That the purpose of the designation as stated above be included in the Operative Franklin District Plan and Proposed Plan Change 14 to the Operative Franklin District Plan: Rural Plan Change as 'Gas Transmission Purposes'

LAPSING PERIOD

That pursuant to Section 184(1)(c) of the Resource Management Act 1991, the period during which the designation shall not lapse, unless given effect to, shall be ten years commencing from the date the designation is included in the Franklin District Plan.

OUTLINE PLAN

If the Requiring Authority accepts Conditions 2.1, 2.4, and 2.17 being the requirements to submit the Construction Management Plans and associated conditions/matters, that acceptance shall be deemed by Council to be a waiver in relation to that Plan or relevant parts of that Plan pursuant to Section 176A(2)(c) of the Resource Management Act 1991 of the requirement for an Outline Plan of Works under Section 176A. If the Council and the Requiring Authority do not agree on the terms of such Plan and associated matters/conditions, the relevant provisions of Section 176A of the Resource Management Plan 1991 shall apply in respect of any part not agreed.

CONDITIONS

The designation shall be subject to the following conditions:

Unless the context otherwise requires, references in the following conditions to "the Council" shall be deemed to be references to the Franklin District Council's Chief Executive Officer or nominee.

I. GENERAL CONDITIONS

- I.1 The works to give effect to the designation shall be generally in accordance with the plans and information submitted by NGC in support of the Notice of Requirement in the documents entitled "Rotowaro – East Tamaki Pipeline Route Designation" (Reference 5104-R-04, Rev 1 Volumes 1, 2 and 3) and as amended by Drawings numbered:

- a) P5107/0605/01 (Sheets 1 and 5, Revision 2);
 - b) P5107/0504/015 (Sheets 1 and 2, Revision 1); and
- except as varied by the conditions herein.

- I.2 The maximum width of the designation shall be as follows excepting any lesser widths specified in Appendix 3 – Property Plans, Volume 3 Notice of Requirement:

	Construction Width	Post Construction Width
Within Road Reserve	8 metres	8 metres
Non Road Reserve (land Zoned other than Rural)	18 metres	12 metres
Non Road Reserve (land Zoned Rural)	25 metres	12 metres

- I.3 The Requiring Authority shall give written notice of:

- a) The likely commencement date for the works pursuant to the designation; and
- b) The expected timeframe for the construction programme;

to the Council and landowners not less than two years and then again not less than one year prior to entry for construction. The Requiring Authority shall provide to the Council a list of the landowners notified pursuant to this condition and a copy of the information supplied to them.

- I.4 The Requiring Authority will minimise as far as practicable the construction width used in all land zoned Rural. Where a reduced width is practicable, the Requiring Authority shall give notice to the Council that it no longer wants the relevant portion of the construction width pursuant to Section 182 of the Resource Management Act 1991.

2. CONSTRUCTION

- 2.1 The Requiring Authority shall submit a detailed Construction Management Plan to the satisfaction of the Council at least three months prior to commencing construction. The Construction Management Plan shall include the construction drawings and procedures, methods and measures to be applied during the construction phase to address:

- a) Liaison with Council, affected parties, utility owners and the general public;
 - b) Construction techniques including likely work programme;
 - c) Construction work within road reserves;
 - d) Noise control;
 - e) Dust control including specific reference to protection of power transmission lines;
 - f) Earthworks and sediment control plan including vegetation control, disposal of unsuitable and/or surplus material;
 - g) Measures to ensure construction vehicles do not deposit soil or other debris on roads;
 - h) Provision for fencing so as to enable continued operation of the landuse activities on the properties through which the designation passes;
 - i) Location, protection and provision of alternative supply in the event of disruption of existing utilities; and
 - j) Management of issues raised by affected parties during construction including contact details for key NGC construction personnel and systems for investigation, recording and reporting actions taken to resolve the issue raised.
- 2.2 The construction plans described in Condition 2.1 shall include detailed engineering plans prepared in consultation with landowners. The plans shall include long sections and cross sections (where necessary) detailing the alignment and level of the pipeline and associated works with respect to ground levels, structures and services.
- 2.3 The Requiring Authority shall submit a detailed Health and Safety Management Plan to the Council at least three months prior to commencing construction.
- 2.4 The Requiring Authority shall submit a detailed Traffic Management Plan to the satisfaction of the Council at least three months prior to commencing works. All traffic and pedestrian control measures detailed in the Traffic Management Plan shall conform with the Transit New Zealand manual entitled "Code of Practice for Temporary Traffic Management Issue 2" and dated October 2002. Specific areas to be addressed in the Plan shall include:
- a) The temporary diversion of traffic during construction;
 - b) Traffic safety;
 - c) Control at intersections;
 - d) Consideration of hours of work for heavily trafficked roads;
 - e) Maintenance of road and property access; and
 - f) Movement of construction traffic on local roads.
- 2.5 Not less than two weeks prior to the commencement of works, the Requiring Authority shall meet with the Council for a pre-construction meeting.

- 2.6 The Requiring Authority shall at all times ensure that access between parts of any single property temporarily severed by construction is maintained to a level that will enable, as far as is practicable, normal operations on the property to continue.
- 2.7 Except within road reserves, pipeline construction and associated activities shall not occur during the hours of darkness as defined in the Traffic Regulations 1976 except in the case of urgent work necessary to prevent injury to persons or damage to property.
- 2.8 Within road reserves, pipeline construction and associated activities shall be limited to between the hours of 7 am and 7 pm Monday to Saturday (excluding public holidays) except:
- a) Where otherwise stated in a Traffic Management Plan to the satisfaction of the Council submitted pursuant to Condition 2.4; or
 - b) With the prior written approval of the Council.
- 2.9 Within road reserves, all construction activities at any one location shall be limited to a linear distance of 500 metres at any one time except with the prior written approval of the Council.
- 2.10 Construction activities in private property shall be limited to the period between 1 October in any given year, and 30 April in the following year except with the prior written approval of the Council and the property owner.
- 2.11 Except as otherwise provided by Condition 6.6, the pipeline shall have a minimum cover of at least 1.5 metres in land zoned rural and 2.0 metres in road reserves and land with a zoning other than rural.
- 2.12 The Requiring Authority shall liaise with all relevant utility operators during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation and shall ensure that all existing utility services located in or adjacent to the designation are:
- a) Accurately located prior to the preparation of plans detailed in Condition 2.1. If necessary, this shall include exploratory excavation;
 - b) Either protected from any activity which may interfere with the proper functioning of the services or relocated;
 - c) If damaged, repaired; at the Requiring Authority's expense, to the reasonable satisfaction of the affected utility operator; and
 - d) Able to be accessed during construction.
- 2.13 Where existing buried services are encountered the new pipeline shall, where practicable be installed underneath them, with a minimum 0.5 metre vertical separation. Where practicable a 1.0 metre horizontal separation shall be provided from any existing pipeline. If the minimum clearance cannot be achievable during construction, measures such as concrete protection slabs or similar barriers shall be provided to protect the utility from damage as a result of installation of the pipeline.

- 2.14 The pipeline shall be installed across road carriageways using trenchless construction techniques unless otherwise agreed with the Council.
- 2.15 All works or activities related to the designation shall be designed and undertaken to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- 2.16 The noise from construction and maintenance works shall be measured, assessed and controlled in accordance with the procedures and limits set out NZS 6803:1999 Acoustics – Construction Noise.
- 2.17 Except as provided for in Conditions 4.3 and 4.4 all pipeline construction activities within road reserves shall be in accordance with the requirements of the Code Of Practice For Working In Roads, published by the Auckland Utilities Group and given the Council reference number L04081.
- 2.18 All works on existing public wastewater, stormwater and water mains shall be carried out by a Council approved licensed contractor at the Requiring Authority's expense.

3. HERITAGE

- 3.1 The Requiring Authority shall, not less than six months prior to the commencement of construction, undertake a detailed Heritage and Cultural Survey along the pipeline route, in consultation with New Zealand Historic Places Trust, affected tangata whenua and Department of Conservation, to confirm the location of any features of heritage and cultural significance. Before the commencement of construction, the Requiring Authority shall submit documentation to the Council advising the outcomes of the survey and specifically identifying:
 - a) Features within or adjacent to the construction designation, and
 - b) Appropriate protection measures for those features or the provision of the relevant authority to modify or destroy from the New Zealand Historic Places Trust.
- 3.2 Prior to commencement of construction, the Requiring Authority shall implement a protocol for management of construction activities where these activities are in close proximity to known cultural and/or heritage sites and for discovery of taonga koiwi or artefacts during design and construction ("the Heritage Protocol"). The Heritage Protocol shall be based on the draft protocol contained in Appendix 11.2 of Volume 3 of the Notice of Requirement for Designation (Rev 1).

4. MONITORING AND REINSTATEMENT

- 4.1 For areas outside road reserves, the Requiring Authority shall submit a Reinstatement Management Plan to the satisfaction of the Council at least three months prior to commencing construction. The plan shall provide a written and photographic record of the area affected by works and shall include the procedures, methods and measures to be applied to address:

- a) Reinstatement of affected areas;
- b) Reinstatement of existing utilities including property infrastructure; and
- c) Post construction monitoring measures to monitor effectiveness of the reinstatement measures.

The reinstatement measures identified in the Plan shall be implemented as soon as practicable after areas become available for reinstatement due to the progress of the works.

- 4.2 For areas outside of road reserves, the Requiring Authority shall monitor reinstated areas at three monthly intervals for a period of 12 months after construction and six monthly for the following 12 months. The Requiring Authority shall submit a Reinstatement Report to the Council within one month of completion of each monitoring inspection. The Requiring Authority shall as soon as practicable undertake any remedial work identified in the Reinstatement Report as necessary to achieve the outcomes specified in the Reinstatement Management Plan submitted pursuant to Condition 4.1.

- 4.3 Where the designation is within road reserves, the Requiring Authority shall engage a Council approved suitably qualified independent consultant to undertake a before and after construction assessment based on a Road Asset Management rating survey of every road in which the pipeline is located. The consultant shall prepare an Initial Road Reinstatement Report as soon as practicable after completion of construction works and submit that Report to the Council. The Requiring Authority shall as soon as practicable as required by the Council undertake any remedial work identified in the Initial Road Reinstatement Report as necessary to ensure that the roads are reinstated to the same standard as prior to construction.

- 4.4 Within road reserves, the Requiring Authority shall monitor the areas where work has been undertaken pursuant to the Initial Road Reinstatement Report at three monthly intervals for a period of 12 months after remediation. The Requiring Authority shall submit a Further Road Reinstatement Report to the Council within one month of completion of each monitoring inspection. The Requiring Authority shall as soon as practicable, as required by the Council, undertake any remedial work identified in any Further Road Reinstatement Report as necessary to ensure that the roads are reinstated to the same standard as prior to construction.

5. COMPLETION

- 5.1 The Requiring Authority shall submit to the Council detailed as-built pipeline alignment drawings of both pipelines within three months of the commissioning of the new pipeline. The as built drawings shall include geodetic coordinates for all key locations in agreed electronic format.
- 5.2 Where any maintenance, upgrade or renewal works result in amendments to the as-built pipeline alignment drawings, updated drawings shall be provided to the Council within three months of the commissioning of those new works.

5.3 The Requiring Authority shall submit to the Council a detailed specification of the road works reinstatement undertaken within three months of completion of the works.

5.4 The Requiring Authority shall give notice to the Council that it no longer wants the construction width of the designation pursuant to Section 182 of the Resource Management Act 1991 within three months of completion of the work.

6. FRANKLIN DISTRICT COUNCIL SPECIFIC CONDITIONS

6.1 All activities at the valve stations along the pipeline route (excluding construction and maintenance which shall meet the requirements of Condition 2.16) shall be conducted and buildings located, designed and used to ensure that the noise levels at or within the notional boundary of any rural dwelling or the boundary of any residential dwelling does not exceed the following limits:

Monday to Sunday	7:00am - 7:00pm	50dBA (L ₁₀)
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Monday to Sunday	7:00pm - 7:00am	40dBA (L ₁₀)
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Noise levels shall be measured in accordance with the requirements of NZS 6801:1999 Measurement of Sound and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound.

With the proviso that should the Council receive verifiable complaints regarding noise emissions from the valve stations, the Requiring Authority shall take the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

6.2 The Requiring Authority shall submit a Construction Noise Management Plan to the satisfaction of Council at least three months prior to commencing construction. The Plan shall be developed and implemented in accordance with Condition 2.16 for construction works along the pipeline and shall:

- a) Identify all occupied dwellings which are located within 40 metres of any area to be used for pipeline construction and installation purposes;
- b) Provide predicted construction noise levels for all dwellings identified in clause (a);
- c) Specify mitigation measures needed to achieve compliance with Condition 2.16 for all dwellings where required, or alternative strategies for ensuring that construction noise levels will be acceptable to the occupants of identified dwellings to ensure that these are acceptable to them; and
- d) The Construction Noise Management Plan must address the mitigation of noise from the purging of the pipeline.

6.3 Traffic Management Plan and Works within the Road Reserve:

- a) While the Council will accept a generic Traffic Management Plan as required by Condition 2.3 for all level 1 roads, a separate Traffic Management Plan shall be submitted to the satisfaction of the Council for the level 2 road site being Mill Road, Pukekohe;

- b) All works to be undertaken in accordance with any Traffic Management Plan shall be implemented by a qualified 'Site Traffic Management Supervisor' (STMS) to the satisfaction of the Council;
 - c) Where the works for the gas pipeline are adjacent to the road reserve any existing provisions to drain the road reserve shall be maintained at all times to the satisfaction of the Council;
 - d) The Requiring Authority shall not use any portion of a road reserve for the location of site offices and material stockpiles without the prior written approval of the Council;
 - e) The Requiring Authority shall liaise with the Council on a fortnightly basis or within a mutually agreed time frame, to assess progress, road damage and reinstatement for all works being undertaken within the road reserve;
 - f) The Requiring Authority shall obtain a written "sign off" from the Council for the completion of each site (or groups of sites) located within the road reserve for the works in terms of Condition 2; and
 - g) Surplus soil may be disposed on the site from where it originated subject to compliance with the rules of the District Plan or it if is to be disposed of off-site, it shall be disposed of to the satisfaction of the Council to approved and consented cleanfill sites.
- 6.4 Where the pipeline traverses both 'Hospital Bush' and the Waikato River – Sites of Special Wildlife Interest as identified in the operative Franklin District Plan (2000), the applicant shall ensure that all works are undertaken in such a manner as to retain the natural character of these areas to the satisfaction of the Council.
- 6.5 Notwithstanding Condition 2.11, where any land zoned Rural includes Versatile Soils (being Land Use Capability Class I, II and IIIe soils on the New Zealand Land Inventory Worksheets), the pipeline shall have a minimum cover of at least 2.0m where practicable taking into account the current land use practices and the depth of the adjoining existing gas pipeline. The final depth of the gas pipeline through these soils shall be determined in consultation with the Council.

ADVICE NOTES

- 1. Access to overhead electricity transmission lines, poles or supporting structures shall be maintained at all times in accordance with the Electricity Act 1992.
- 2. Guidelines for land consultation, agreement for entry for construction and grant of easement, and construction damage release are contained in the Land Access Code jointly published by Federated Farmers Institute of New Zealand Incorporated and the Petroleum Exploration Association of New Zealand and dated May 1997. NGC is encouraged to engage in a review of the Land Access Code with Federated Farmers.

3. The Requiring Authority is obliged to operate the pipelines and ancillary facilities in accordance with the requirements of NZ/AS2885: Pipelines – Gas and Petroleum Liquids, and the Health and Safety in Employment (HSE) Pipelines Regulations 1999 and for the existing pipeline in accordance with the authorisation issued for those facilities in terms of the Petroleum Act 1937.
4. All necessary consents including all discharges of contaminants to air, land and or water, from the pipeline during construction, and from the operation of the main line valve stations, must be obtained from the Waikato Regional Council and Auckland Regional Council prior to the construction of the new facilities. Consultation with Department of Conservation and other affected parties will be required as part of obtaining these consents.
5. A resource consent to authorise the transmission of gas beneath State Highway 1 will need to be obtained from the Council prior to the construction of the pipeline beneath SH1.
6. An authority may need to be obtained from the New Zealand Historic Places Trust to destroy, damage or modify an archaeological site(s) in accordance with the Historic Places Act 1993.
7. Where the pipeline traverses any waterway, the Requiring Authority should liaise with the Department of Conservation on the methods of waterways crossings and the methods to be employed to avoid or mitigate any adverse effects on riparian vegetation, water quality, in stream habitat and fish passage.
8. Pursuant and subject to Section 36 of the Resource Management Act 1991 the actual and reasonable costs incurred by the Council in monitoring conditions of this recommendation shall be paid by the Requiring Authority.
9. The Requiring Authority is advised that a single "Road Opening Consent" will be required from the Council prior to undertaking any works within the road reserve.
10. With regard to Condition 4.3, the Council would require that the assessment of the pre and post conditions of any road reserve in which works are to be undertaken should be carried out by a qualified Road Condition Rating Surveyor. The Road Condition Rating Surveyor should record the road condition and photograph the entire site within the road reserve boundary.
11. The Requiring Authority will need to ensure that when excavations through unstable ground or slip prone ground occur that these works do not compromise the stability of any road.
12. Prior to undertaking any works that may impact on land under jurisdiction of Transit New Zealand, the Requiring Authority should obtain any necessary consents from that authority.

13. The Requiring Authority is advised of the need to obtain permission from the Department of Conservation under the Freshwater Fisheries Regulations 1983 in respect of any culverts proposed.
14. The Requiring Authority should liaise with Counties Power Limited over the location and operation of the Whangarata Road valve station in relation to the Counties Power Limited electricity substation on the same land to ensure that the operation of both facilities can be undertaken in a mutually compatible manner.