

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of a notice of requirement
issued by **WEL NETWORKS
LIMITED** pursuant to section
168(2) of the Act for
designations (3) to authorise
the implementation of the
Western Network Upgrade
Project

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF
CHRISTOPHER JOHN DAWSON**

1. I provide further clarification on two matters raised by Commissioner Hill during the hearing yesterday. These questions relate to the ability of several properties along the line route to construct one or more dwellings as a permitted activity and also a summary of the “package” of mitigation measures agreed through side-agreements through the application process.

Permitted Dwellings

2. The entire line route lies within the Rural Zone of the Waikato District Plan. Rule 25.46.1 of the Proposed District Plan provides guidance on the number of dwellings that can be located on a title as a permitted activity. This rule is beyond challenge and therefore full weight can be applied to it. The rule states that there can only be one dwelling on a single certificate of title (apart from a dependant persons dwelling) unless the title contains at least 24 hectares (when the number of permitted dwellings becomes two), or 36 hectares (when the number of permitted dwellings becomes three). The rule also requires that each dwelling be set back at least 50 metres from any other dwelling.
3. I have briefly assessed the number of permitted dwellings that could be constructed on the following properties:

Owner	Size of Title	Existing Dwellings	Number of additional dwellings able to be built as a permitted activity	Maximum number of permitted dwellings
AC Hope	73.0711 ha	0	3	3
Williamson	123.4291 ha	2	1	3
McGowan	17.0620 ha	1	0	1

4. I also provide a summary of the side agreement mitigation agreed with potentially affected parties and submitters:

Submitter or affected party	Address	Summary of mitigation
Sutton	Corner of Waitetuna Valley Road and State Highway 23	<ul style="list-style-type: none"> Agreement to plant site specific screening trees within Lots 4, 5 and 6 of the approved subdivision following the construction of a house of each of those lots.
Mead	361 Karakariki Road	<ul style="list-style-type: none"> Agreement to paint two poles 518A and 519E in Karaka Green.
McKechnie	467 Karakariki Road	<ul style="list-style-type: none"> Agreement to provide two trees to plant within his property once the line is constructed to provide line of sight screening of two poles.
Samujh	Bedford Road (surrounding Te Kowhai substation)	<ul style="list-style-type: none"> Agreement to make good any damage to fences or pasture during the construction of the Te Kowhai substation additions.
SuperAir	User of the Airstrip on Tainui land	<ul style="list-style-type: none"> Highlight closest span with high visibility discs, paint closest poles to loading area with red and white stripes and ensure poles are located well outside loading area.
Fletcher	446 Karakariki Road	<ul style="list-style-type: none"> Offer to plant amenity and stock shade trees within her property plus provide stock proof fencing. (agreement not reached yet)

5. The remainder of the agreements reached with potentially affected parties and submitters are contained in the final set of conditions as summarised in the evidence of Mr Sherriff. These include:
- Department of Conservation - Mitigation planting and bird diverters
 - Mr and Mrs Hodge – Directional sign at the Te Kowhai substation entrance.
 - Environment Waikato – Advice notes on all three NORs.

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