

## Proposed Conditions – Revision 1 (31 October 2022)

### Counties Energy Glenbrook Substation

Designation Number	_____
Requiring Authority	Counties Energy Limited
Location	Nola Avenue, Glenbrook
Lapse Date	10 years from date of inclusion in the Auckland Unitary Plan

### Purpose

‘Electricity supply purposes’

### Conditions

#### Outline Plan(s)

1. Prior to commencement of construction, the Counties Energy must submit an Outline Plan of Works to Auckland Council in accordance with section 176A of the Act. The Outline Plan of Works 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 crossings, circulation, and the provision for parking conforming with the relevant Auckland Transport standards and guidelines; and
  - e. A detailed Landscape Plan generally in accordance with the landscape concept plan set out in the LVIA prepared by Align Ltd prepared by a suitably qualified person; and
  - f. Outcomes from the consultation undertaken with Ngati Te Ata and Ngati Tamaoho during the detailed design phase; and
  - g. A Construction Management Plan to facilitate construction supervision, coordinate inspections, ensure that health and safety matters are appropriately addressed in accordance with clause 1.5.5.3 (Stage 2: Construction) of the Auckland Code of Practice for Land Development and Subdivision (Version 1.0: December 2016); and
  - h. Evidence that all necessary consents required by any Regional Plan or National Environmental Standard have been applied for; and
  - i. Any other matters to avoid, remedy, or mitigate any adverse effects on the environment including compliance with the following Rules of the Auckland Unitary Plan;

- |      |                   |   |
|------|-------------------|---|
| i.   | Rule E26.2.5.2(6) | Electricity transmission and distribution (Electric and magnetic fields). |
| ii.  | Rule E26.2.5.2(7) | Radio Frequency Fields (RF fields).                                       |
| iii. | Rule E26.2.5.3(2) | Noise from substations.   |
| iv.  | Rule E24.6.1 –    | General standards for Lighting.   |
| v.   | Rule E25.6.27     | Construction noise  |
| vi.  | Rule E25.6.30     | Vibration   |
| vii. | Rule E26.5        | Earthworks all zones and roads.   |

### Consultation with Ngati Te Ata and Ngati Tamaoho

2. Counties Energy shall consult with Ngati Te Ata and Ngati Tamaoho during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed design addresses their suggestions.

### Accidental Discovery Protocols

3. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (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 tangata whenua, the Heritage New Zealand Pouhere Taonga, the Auckland 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 recover archaeological features discovered before work may recommence on the exposed site.
  - e. Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the Heritage New Zealand Pouhere Taonga is obtained.

### Landscaping and visual

4. All landscaping and planting shall be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter shall be replaced no later than the next planting season.
5. The substation switchroom is required to have exterior cladding and surfaces that modulate its form and/or colours that are recessive, such as grey or earthy tones. The purpose of this condition is to ensure that the substation building does not appear excessively mono-textural and/or monolithic.

### Maximum Height of Structures

6. The maximum height of buildings must not exceed the maximum 8m height limit for

buildings in the Residential Single House Zone.

### Setbacks

7. Buildings must not be located within 10m of streams and wetland zoned Open Space: Informal Recreation

### Noise

8. Noise from the substation must not exceed the following noise limits when measured within the notional boundary of all adjacent properties:
  - a. 55 dB  $L_{Aeq}$  between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm and
  - b. 45 dB  $L_{Aeq}$ /75 dB  $L_{Amax}$  for all other times

*Advisenote: The noise limits set out in this Condition shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effect.*

### Electric Magnetic Fields (EMF)

9. The operation of the substation shall at all times comply with the International Commission on Non-ionising Radiation Protection Guidelines (ICNIRP) for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).

### Electrical Interference

10. Every reasonable effort must be made to ensure that the substation is operated, managed or controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), NZ Standard for Radiofrequency Fields Part 1 (1999) and relevant Gazetted Notices.

### Lighting

11. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties to minimise the level of light spill and glare.

### Hazardous Substances Environmental Management Plan (HSEMP)

12. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority for the duration of the operation of the electrical substation. The HSEMP shall be submitted to Auckland Council prior to operation and contain the following:
  - a. the appropriate hazardous substance methodologies for:
    - i. Storage;
    - ii. Handling;

- iii. Transport; and
  - iv. Disposal.
- b. provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
  - c. . Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - d. Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
  - e. The document management system for administering the HSEMP, including review and Requiring Authority / constructor / council requirements;
  - f. Environmental incident and emergency management procedures (including spills);
  - g. Environmental complaint management procedures;
  - h. Methods to provide for the safety of the general public.
13. The Requiring Authority must ensure that all transformers containing more than 1000L of oil are bunded. Each bund shall be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.