

# Memo

**Date** 1 December 2025

**To:** Kath Coombes – Acting Manager, Planning – Regional, North, West and Islands  
**From:** Sarah Wong – Senior Policy Planner, Planning – Regional, North, West and Islands

**Subject:** **Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016)**

I seek your approval to correct an error pursuant to clause 20A, schedule 1, Resource Management Act 1991:

*A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.*

You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

<b>Provision in AUP</b>	Chapter K Designations Transpower New Zealand Ltd Designation 8535 - Electricity Transmission – Glorit Substation (construction, operation, maintenance, and upgrade of a new substation in Glorit, Auckland)								
<b>Subject site and legal description (if applicable)</b>	2791 Kaipara Coast Highway, Glorit 0984								
<b>Nature of error</b>	<p>As discussed in Minute (M-26) of the Glorit Solar Farm Project Expert Consenting Panel – 4 November 2025, minor errors were identified by the applicant in relation to condition numbering and cross-referencing on the Glorit Substation Designation decision. These corrections were subsequently made to the decision.</p> <p>A Clause 20A modification is required to correct minor errors in Designation 8535 (Electricity Transmission – Glorit Substation) of the Auckland Unitary Plan (Operative in Part) to reflect the changes made in the decision.</p>								
<b>Effect of change</b>	<p>The Clause 20A changes:</p> <ul style="list-style-type: none"> <li>are to correct minor errors, and</li> <li>are neutral (it would not affect the rights of some members of the public).</li> </ul>								
<b>Changes required to be made (text and/or in-text diagrams)</b>	<p>Amend Conditions 3, 4, 5 and 11 in Chapter K Designations as follows:</p> <p><b>Substation Transpower Designation Conditions:</b></p> <table border="1"> <thead> <tr> <th>Condition</th><th>Amendment made</th></tr> </thead> <tbody> <tr> <td>3 and 4</td><td>References to conditions 6, 19 and 15 replaced with references to conditions 11, 25 and 21</td></tr> <tr> <td>5</td><td>"8" in the Advice Note replaced with "14"</td></tr> <tr> <td>11</td><td>In (d), "14" replaced with "20", and in (j), "5C and 5D" replaced with "8 and 9"</td></tr> </tbody> </table>	Condition	Amendment made	3 and 4	References to conditions 6, 19 and 15 replaced with references to conditions 11, 25 and 21	5	"8" in the Advice Note replaced with "14"	11	In (d), "14" replaced with "20", and in (j), "5C and 5D" replaced with "8 and 9"
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<b>Changes required to be made (AUP)</b>	n/a – text only
<b>Attachments</b>	Attachment 1: Minute (M-26) of the Glorit Solar Farm Project Expert Consenting Panel – 4 November 2025 Attachment 2: Corrections to text (strikethrough/underlining) Attachment 3: Corrected text

<b>Maps prepared by:</b> Geospatial Specialist	<b>Text Entered by:</b> Bronnie Styles Planning Technician
<b>Signature:</b> n/a	<b>Signature:</b> 
<b>Prepared by:</b> Sarah Wong Senior Policy Planner	<b>Reviewed by:</b> Peter Vari Team Leader
<b>Signature:</b> 	<b>Signature:</b> 
<b>Decision:</b> I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority  Kath Coombes Acting Manager Planning - Regional, North, West and Islands  Date:	
<b>Signature:</b> 	

## **Attachment 1**

**Minute (M-26) of the Glorit Solar Farm Project Expert  
Consenting Panel – 4 November 2025**

# Natural and Built Environment Act 2023

## Glorit Solar Farm Project

M – 26	Minute of the Glorit Solar Farm Project Expert Consenting Panel – 4 November 2025
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### Minor corrections to conditions

1. On 15 October 2025 the Panel granted resource consents and a notice of requirement for the Glorit Solar Farm (**Decision**).
2. On 23 October 2025 the Panel received correspondence from the Applicant, advising that there were some minor corrections required in the conditions included as Schedule One to the Decision. A copy of that correspondence is included on the EPA website here: <https://www.epa.govt.nz/fast-track-consenting/nbea-fast-track-projects/glorit-solar-farm/the-decision/>.
3. The majority of the amendments relate to condition numbering and cross-referencing.
4. One query was raised by the Applicant in relation to condition 40 for the Solar Farm. The Applicant and Auckland Council had agreed an amendment to this condition, which saw an explanation regarding the location of particular fencing put into an advice note. The Panel does not agree that this text should be an advice note. Condition 1 requires compliance with the various plans, however one of those plans, which contains the entire solar farm layout has (as was described to the Panel) an error on it. That error is described in condition 40 and also shown on a different, referenced, plan. We consider this correction to be an operative matter that needs to sit in a condition, and have accordingly provided for that in condition 40.
5. Clauses 39(2) and (3) of Schedule 10 to the NBEA enable the Panel to issue an amendment to a resource consent and / or requirement for a designation. The Panel agrees that the corrections outlined by the Applicant are necessary minor corrections (save in relation to condition 40) and has therefore made those corrections to the conditions included with the Decision. For ease of reference, the amendments are also described in Schedule One to this Minute, **attached**.
6. An amended decision report can be found on the EPA website here: <https://www.epa.govt.nz/fast-track-consenting/nbea-fast-track-projects/glorit-solar-farm/the-decision/>. Paragraph 408 of the decision report has been amended to record, in new footnote 247, that the conditions in Schedule One were subject to this minor corrections process, and Schedule One has been updated with the amended conditions.



Catherine Somerville-Frost

**Chairperson**

**Glorit Solar Farm Expert Consenting Panel**

**Schedule One**  
**Table of amendments to conditions**

**Solar Farm resource consent conditions:**

<b>Condition</b>	<b>Amendment made</b>
12	"5" replaced with "6"
13	"10" replaced with "11"
43	"39A" replaced with "42"
64	"condition 49" replaced with "this condition, "
87	"undertaken an engineer" replaced with "undertaken by an engineer"
97	"67" replaced with "96"

**Substation Transpower Designation Conditions:**

<b>Condition</b>	<b>Amendment made</b>
3 and 4	References to conditions 6, 19 and 15 replaced with references to conditions 11, 25 and 21
5	"8" in the Advice Note replaced with "14"
11	In (d), "14" replaced with "20", and in (j), "5C and 5D" replaced with "8 and 9"

**Substation Transpower Regional Consent Conditions:**

<b>Condition</b>	<b>Amendment made</b>
12	"5B" in the Advice Note replaced with "7"

**Attachment 2**  
**Corrections to text**  
**(Strikethrough/underscore)**

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
Condition 3	Replace references to Conditions 6, 9 and 15 with references to Conditions 11, 25 and 21.	<p>3. Prior to the commencement of construction, an outline plan (or plans) of the project or works to be constructed on the designated land must be submitted, in accordance with section 176A of the RMA. The outline plan (or plans) must include the following plans (or such parts of these plans as are relevant to the project or works to be constructed):</p> <ul style="list-style-type: none"> <li>a. the Construction Management Plan (CMP) required by condition <del>6</del><u>11</u>;</li> <li>b. the Landscape Plan (LP) required by condition <del>49</del><u>25</u>; and</li> <li>c. c. if required under condition <del>45</del><u>21</u>, any Site-Specific Construction Noise Management Schedule (SSCNMS).</li> </ul>
Condition 4	Replace references to Conditions 6, 9 and 15 with references to Conditions 11, 25 and 21.	<p>4. The CMP required by condition <del>6</del><u>11</u>, the LP required by condition <del>49</del><u>25</u> and the SSCNMS if required under condition <del>45</del><u>21</u> must:</p> <ul style="list-style-type: none"> <li>a. be prepared and implemented in accordance with the relevant conditions;</li> <li>b. be prepared by a suitably qualified and experienced person(s), having regard to the subject matter of the plan;</li> <li>c. include sufficient detail relating to the management of effects associated with the relevant activities and/or stage of work to which it relates; and</li> <li>d. otherwise be in general accordance with the material set out in the AEE. Where there is any discrepancy between the material in the AEE and the relevant management plan condition(s), the requirements of the condition(s) will prevail.</li> </ul> <p>For the purposes of these conditions, a suitably qualified and experienced person or persons, means persons who individually or collectively hold the professional qualifications, training, and experience relevant to the particular task or subject matter addressed in the plan or schedule, and are recognised as a professional (or professionals) with the expertise necessary to make sound judgments relating to that task or subject.</p>

AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
Condition 5	In 'Advice Notes' - replace reference to Condition 8 with reference to Condition 14.	<p>5. Following submission of an outline plans(s), the CMP, LP or SSCNMS (if required) may be amended if necessary, to reflect any changes in design, construction methods or management of effects. Any amendments to the plans are to be discussed with and submitted to the Council for information without the need for a further outline plan process unless those amendments once implemented would result in a materially different outcome to that described in the original outline plan.</p> <p><u>Advice Notes:</u>  <i>Consideration of the CMP, LP and any SSCNMS by the Council relates only to those aspects of the plan that are relevant under the Resource Management Act 1991 (RMA). The outline plan process does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.</i></p> <p><i>The Construction Traffic Management Plan required by condition <del>8</del><u>14</u> does not form part of the outline plan process.</i></p>
Condition 11(d) and (j)	<p>In (d) – replace “14” with “20”.</p> <p>In (j) – replace “5C and 5D” with “8 and 9”.</p>	<p>11. A Construction Management Plan (CMP) must be prepared by the Requiring Authority prior to the commencement of physical works for the construction of the facilities and line connections on the designated land, and must address the management of all construction works, including details of how the adverse effects of construction will be managed. A CMP (or such parts as are relevant to the project or works to be constructed) must accompany an outline plan (or plans) submitted under condition 3.</p> <p>In particular, the CMP must contain details covering the following matters:</p> <p>a. An outline construction programme for the substation construction works.</p>



AUP(OIP) Reference	Minor error identified	Minor error correction (strikethrough/ underline and highlighted)
		<ul style="list-style-type: none"> <li>b. Procedures for ensuring that surrounding property owners and occupiers are given prior notice of the commencement of construction works and are informed about the expected duration of those works.</li> <li>c. The location of notice boards that clearly identify the name, telephone number and address for service of the site manager, and procedures for ensuring that property owners and occupiers have contact details for relevant Requiring Authority representatives during construction works.</li> <li>d. Construction noise management measures to demonstrate compliance with condition 44<u>20</u>.</li> <li>e. Reference to any Erosion and Sediment Control Plan prepared in accordance with any applicable regional consents applying to the construction works.</li> <li>f. Dust management measures for construction earthworks and associated activities such as the movement of vehicles.</li> <li>g. Measures for the protection of utility services (where present).</li> <li>h. Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities.</li> <li>i. Measures to ensure the safety of the general public where potentially affected by construction activities.</li> <li>j. Relevant parts of the KMF and PWP, required under conditions 5C<u>8</u> and 5D<u>9</u> (for example, provisions for cultural site inductions, blessings prior to earthworks, and ongoing tikanga-led cultural monitoring during construction, developed in collaboration with Puatahi Marae Trust).</li> </ul>

## 8535 Glorit Substation

Designation Number	8535
Requiring Authority	Transpower New Zealand Limited
Location	2791 Kaipara Coast Highway, Glorit 0984
Lapse Date	This designation shall lapse 10 years after the date on which it is included in the Auckland Unitary Plan (Operative in Part) unless it is given effect to before that date.

## Purpose

Electricity Transmission – Glorit Substation (construction, operation, maintenance, and upgrade of a new substation in Glorit, Auckland)

## Conditions

Designated Land:



1. The initial works to give effect to this designation, being the site works, construction of the platform and drainage, site access, substation facilities, establishment of line connections and landscaping, must be undertaken in general accordance with the information submitted in the documentation entitled 'Glorit Substation – Assessment of Effects on the Environment', prepared by Beca Limited, dated November 2024 (AEE).

2. This designation shall lapse 10 years after the date on which it is included in the Auckland Unitary Plan (Operative in Part) unless it is given effect to before that date.

### **Outline Plan(s) of the Works**

3. Prior to the commencement of construction, an outline plan (or plans) of the project or works to be constructed on the designated land must be submitted, in accordance with section 176A of the RMA. The outline plan (or plans) must include the following plans (or such parts of these plans as are relevant to the project or works to be constructed):
  - a. the Construction Management Plan (CMP) required by condition 611;
  - b. the Landscape Plan (LP) required by condition 4925; and
  - c. if required under condition 4521, any Site-Specific Construction Noise Management Schedule (SSCNMS).
4. The CMP required by condition 611, the LP required by condition 4925 and the SSCNMS if required under condition 4521 must:
  - a. be prepared and implemented in accordance with the relevant conditions;
  - b. be prepared by a suitably qualified and experienced person(s), having regard to the subject matter of the plan;
  - c. include sufficient detail relating to the management of effects associated with the relevant activities and/or stage of work to which it relates; and
  - d. otherwise be in general accordance with the material set out in the AEE. Where there is any discrepancy between the material in the AEE and the relevant management plan condition(s), the requirements of the condition(s) will prevail.

For the purposes of these conditions, a suitably qualified and experienced person or persons, means persons who individually or collectively hold the professional qualifications, training, and experience relevant to the particular task or subject matter addressed in the plan or schedule, and are recognised as a professional (or professionals) with the expertise necessary to make sound judgments relating to that task or subject.

5. Following submission of an outline plans(s), the CMP, LP or SSCNMS (if required) may be amended if necessary, to reflect any changes in design, construction methods or management of effects. Any amendments to the plans are to be discussed with and submitted to the Council for information without the need for a further outline plan process unless those amendments once implemented would result in a materially different outcome to that described in the original outline plan.

### **Advice Notes:**

Consideration of the CMP, LP and any SSCNMS by the Council relates only to those aspects of the plan that are relevant under the Resource Management Act 1991 (RMA). The outline plan process does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.

The Construction Traffic Management Plan required by condition 814 does not form part of the outline plan process.

6. All management plans (including amendments to those plans) must be implemented and complied with for the duration of the relevant activity, or as specified in the relevant condition.

## Cultural Values

### 7. Kaitiaki Advisory Group (KAG)

At least three (3) months prior to the commencement of construction, the Requiring Authority must establish a KAG comprising up to three representatives from Puatahi Marae Trust, up to two representatives from Ngā Maunga Whakahii o Kaipara Kaitiaki te Taiao Roopu, and up to two representatives from the Requiring Authority.

The KAG must be provided with the opportunity to have ongoing input into cultural, ecological, heritage, and landscape matters throughout the duration of construction and for the first two years of operation of the substation.

The purpose of the KAG is to:

- a. Foster and encourage mutual understanding between the Requiring Authority, Puatahi Marae Trust and Ngā Maunga Whakahii o Kaipara Kaitiaki te Taiao Roopu, with Puatahi Marae Trust as the lead and for the purpose of this condition as mana whenua, on the effectiveness of the measures implemented by the Requiring Authority to avoid, remedy, or mitigate adverse effects on cultural values associated with the whenua, wetlands, wai and moana;
- b. Facilitate ongoing engagement with mana whenua;
- c. Enable KAG or appointed kaitiaki (being persons nominated by Puatahi Marae Trust and Ngā Maunga Whakahii o Kaipara Kaitiaki te Taiao Roopu in writing to the Requiring Authority, in the absence of a representative(s) on the KAG) to provide cultural inputs into the drafting and preparation of the LP.
- d. Discuss access and management arrangements for sites of cultural significance to mana whenua; and
- e. Provide mana whenua with reports, monitoring information and updates.

The first meeting of the KAG must be convened prior to the commencement of any bulk earthworks. Thereafter the KAG meetings are to be convened at least twice per year (or at such lesser frequency as the KAG decides) for the duration of construction and for the first two years of operation of the substation.

At least twenty (20) working days prior to each KAG meeting, the Requiring Authority must provide meeting invites to all KAG representatives including the date and time of the meeting. A record of all meetings is to be distributed to Auckland Council no later than one month after each meeting.

The Requiring Authority must provide reasonable resourcing, technical and administrative support for the operation of the KAG.

#### **Advice Notes:**

Should any KAG representatives choose not to attend a KAG meeting, this does not constitute a non-compliance with this condition.

A single KAG can be formed for the Glorit Solar Scheme (being comprised of the Ōmaumau solar farm authorised by separate consents held by Glorit Solar P LP, and the Glorit substation authorised by this designation).

## 8. **Kaitiaki Monitoring Framework – (KMF)**

The Requiring Authority must, following consultation with the KAG, enable Puatahi Marae Trust and hapū to prepare and develop a KMF to outline how monitoring will occur across project phases for construction, and post-construction with a focus on ecological enhancement and restoration, land disturbance activities, and cultural health indicators (CHI) for the Kaipara Moana coastal edge, estuaries and associated environments including Ōmaumau reserve and tributaries.

The KMF must be incorporated within the Puatahi Whakatutuki Plan required under condition 9.

The objective of the KMF is to:

- i. Uphold kaitiakitanga;
- ii. Monitor effects on cultural values, ecological health and mauri of ecosystems;
- iii. Guide timely identification and responses to adverse effects; and
- iv. Inform mitigation and enhancement actions.

### **Advice Notes:**

Should the Requiring Authority invite and enable Puatahi Marae Trust and hapū to prepare and develop a KMF, and a framework is subsequently not prepared, this shall not constitute non-compliance with this condition.

A single KMF can be prepared for the Glorit Solar Scheme.

The Requiring Authority has provided its acknowledgement and agreement that it will endeavor to implement the principles of Te Tiriti O Waitangi in the implementation of the KMF in line with the Requiring Authorities own policies of engagement with Mana Whenua hapū, marae and post-settlement entities.

## 9. **Mātauranga Māori - Puatahi Whakatutuki Plan (PWP)**

A PWP must be prepared by the Requiring Authority in collaboration with Puatahi Marae Trust (where the Trust Agrees to provide such collaboration) and must be provided to the Council for information at least twenty (20) working days prior to commencement of construction.

The PWP must be provided to the KAG for comment at least twenty (20) working days) prior to submitting the PWP to Council.

The PWP must set out cultural monitoring protocols, site cultural induction processes, tikanga-led monitoring of wetlands, groundwater, and culturally significant areas, and define the roles and responsibilities of Kaitiaki cultural monitors (Kaitiaki Cultural Monitors).

The purpose of the PWP is to establish a methodology to monitor and report on cultural values of the natural environment within and around the designated land for the duration of construction works.

To achieve this purpose, the PWP must include the following matters as relevant to the works authorised by this designation:

- a. A description of the Kaitiaki Cultural Monitors roles and responsibilities.
- b. A description of the Kaitiaki Cultural Monitors tasks and commitments.
- c. The KMF described in condition 8 to outline how monitoring will occur.
- d. A methodology, established with the KAG, to use Cultural Health Indicator (CHI) surveys to monitor the health of the environment.
- e. The development of CHI attributes tailored to monitoring points on the designated land.
- f. Recommendations and advice on landscape and ecological enhancement and restoration works including riparian and wetland enrichment, and planting treatment, pest flora and fauna management, and any fish passage devices.
- g. Optional initiatives that respond to the historic and cultural context of the Ōmaumau properties (Solar Farm and Glorit Substation) and its features to be developed, confirmed and implemented in association with the KAG, and the identified management plans. For example, this may include installation of interpretive signage, wayfinding devices, pouwhenua and/or artworks in suitable locations to reference the historic and cultural relationship and values of the designated land and wider setting.

Implementation of the PWP must include the following as relevant to the proposed works:

- i. An introductory hui for the KAG on the use of CHI survey and monitoring;
- ii. An initial CHI survey to be undertaken at, or within, 6 months of ecological enhancement and / or restoration works commencing; and
- iii. Ongoing CHI surveys at monitoring sites at least every five years thereafter (or at such greater frequency as the KAG may request).

Any changes proposed to the PWP, or its implementation, must be confirmed in writing to Puatahi Marae Trust by the Requiring Authority following consultation with the KAG, and prior to the implementation of any changes proposed.

The Requiring Authority must provide reasonable resourcing, technical and administrative support for the implementation of the PWP.

**Advice Notes:**

A single PWP can be prepared for the Glorit Solar Scheme.

The Requiring Authority has provided its acknowledgement and agreement that it will endeavour to implement the principles of Te Tiriti O Waitangi in the development and implementation of the PWP.

- 10. The Requiring Authority must, in collaboration with Puatahi Marae Trust, convene an annual (or less frequent as agreed to by Puatahi Marae Trust and the Requiring Authority) hui to review the effectiveness of cultural and environmental mitigation measures.

A summary report of monitoring outcomes and management responses and capacity building must be prepared following each hui.

**Advice Note:**

A single hui can be convened for the Glorit Solar Scheme.

## **Construction Management Plan - CMP**

11. A Construction Management Plan (CMP) must be prepared by the Requiring Authority prior to the commencement of physical works for the construction of the facilities and line connections on the designated land, and must address the management of all construction works, including details of how the adverse effects of construction will be managed. A CMP (or such parts as are relevant to the project or works to be constructed) must accompany an outline plan (or plans) submitted under condition 3.

In particular, the CMP must contain details covering the following matters:

- a. An outline construction programme for the substation construction works.
  - b. Procedures for ensuring that surrounding property owners and occupiers are given prior notice of the commencement of construction works and are informed about the expected duration of those works.
  - c. The location of notice boards that clearly identify the name, telephone number and address for service of the site manager, and procedures for ensuring that property owners and occupiers have contact details for relevant Requiring Authority representatives during construction works.
  - d. Construction noise management measures to demonstrate compliance with condition ~~44~~20.
  - e. Reference to any Erosion and Sediment Control Plan prepared in accordance with any applicable regional consents applying to the construction works.
  - f. Dust management measures for construction earthworks and associated activities such as the movement of vehicles.
  - g. Measures for the protection of utility services (where present).
  - h. Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities.
  - i. Measures to ensure the safety of the general public where potentially affected by construction activities.
  - j. Relevant parts of the KMF and PWP, required under conditions ~~5C~~8 and ~~5D~~9 (for example, provisions for cultural site inductions, blessings prior to earthworks, and ongoing tikanga- led cultural monitoring during construction, developed in collaboration with Puatahi Marae Trust).
12. The CMP must be implemented for the duration of the substation construction period.

## **Kaitiaki Cultural Monitoring**

13. The Requiring Authority must invite each Kaitiaki Cultural Monitor to undertake cultural monitoring visits and cultural surveys of the designated land and surrounds for the duration of construction.

The Requiring Authority must provide reasonable resourcing, technical and administrative support for Kaitiaki Cultural Monitors during construction.

## **Construction Traffic Management Plan - CTMP**

14. A Construction Traffic Management Plan (CTMP) must be prepared by the Requiring Authority in consultation with Waka Kotahi NZ Transport Agency and provided to Auckland Council for information at least ten (10) working days prior to the commencement of any physical works for the initial construction of the substation facilities and line connections on-site.

The objective of the CTMP is to avoid, remedy or mitigate adverse construction traffic effects on the road network.

15. To achieve this objective, the CTMP must include:
  - a. Roles, responsibilities and contact details, including for public enquiries and for members of the public to communicate any traffic issues arising as a result of the construction works.
  - b. Expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction.
  - c. Hours of work.
  - d. The point of site access.
  - e. Construction traffic routes.
  - f. Installation of advisory warning signs for “trucks crossing ahead” for vehicles on SH16 approaching the site access, from both the north and south.
  - g. Monitoring of heavy vehicle movements in and out of the access to determine if any issues materialise as a result of the development, in combination with the neighbouring solar farm development.
  - h. Details for the transport of large equipment and structures to site including the route and measures to manage heavy and over dimension loads.
  - i. Details of any temporary road closures and related traffic management measures.
  - j. Management measures to be implemented if issues are identified as a result of the monitoring required by (g), above.
  - k. Location of on-site parking and loading areas for deliveries.
  - l. Consideration of school bus routes and stopping points on SH16, particularly any in close proximity, and measures to ensure the safety of school children using such bus services.
16. The Requiring Authority must ensure that the CTMP required under condition 14 is implemented and maintained throughout the entire period of earthworks and construction activity on the designated land.

### **Advice Note:**

The Requiring Authority will be responsible for ensuring all necessary permits, such as Network Access Requests (NAR) and vehicle crossing permits, are obtained from NZTA.

## **Vehicle Access**

17. Prior to the commencement of initial earthworks to construct the substation platform, the Requiring Authority must complete localised seal widening of State Highway 16 (SH16) as detailed in Drawing Glorit Substation Proposed Accessway Layout Plan



4211074-TA-0001, prepared by Beca Limited, Revision A, dated 14 August 2024. The purpose of the seal widening is to provide sufficient space for vehicle tracking and safe operation, including sight distance and vehicle deceleration requirements.

18. A site vehicle access with a minimum width of 9m from SH16 Kaipara Coast Highway must be constructed to comply with the NZTA vehicle accessway standards (NZTA Planning Policy Manual, Appendix 5B).

#### **Accidental discovery / heritage and cultural including Archaeological Management Plan (AMP) and Accidental Discovery Protocol (ADP)**

19. The Requiring Authority must prepare an Archaeological Management Plan (AMP) and Accidental Discovery protocol (ADP) in consultation with Puatahi Marae Trust prior to any application for an authority under the Heritage New Zealand Pouhere Taonga Act 2014. The AMP and ADP must include Puatahi tikanga protocols for cultural material discovery, archaeological works, and post-discovery processes.

#### **Advice Notes:**

The Requiring Authority is responsible for obtaining all other necessary consents, permits, and licences, including those under the Heritage New Zealand Pouhere Taonga Act 2014. The provisions of the accidental discovery rules E11.6.1. and E12.6.1 set out in the Auckland Unitary Plan are also noted and should be referred to.

Puatahi Marae contributed to the Te Wahapū o Kaipara Manaakitanga Plan (2007) and the NMWK Environmental Management Plan (2021), whose launch at Puatahi Marae was postponed due to Covid-19. The marae also prepared an Accidental Koiwi Discovery Protocol, which can be updated for inclusion in AMP and ADP.

#### **Construction Noise**

20. Construction noise must be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise (NZS6803:1999) and must comply with the noise standards at any occupied building which contains an activity that is sensitive to noise (as defined in the AUP) as set out in the following table as far as practicable:

**Table 1: Construction Noise Standards**

Time of week	Time Period	Maximum noise level (dBA)	
		Leq	Lmax
Weekdays	6:30am - 7:30am	60	75
	7:30am - 6:00pm	75	90
	6:00pm - 8:00pm	70	85
	8:00pm - 6:30am	45	75
Saturdays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	75	90
	6:00pm - 8:00pm	45	75
	8:00pm - 6:30am	45	75
Sundays and public holidays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	55	85
	6:00pm - 8:00pm	45	75
	8:00pm - 6:30am	45	75

21. Where construction noise at any occupied building which contains an activity that is sensitive to noise is either predicted or measured to exceed the noise standards in Table 1, a SSNMS must be prepared by a suitably qualified and experienced person in consultation with the owners and occupiers of sites subject to the SSNMS. The objective of the SSNMS is to set out the Best Practicable Option for the management of noise effects of the construction activity. The SSNMS must include details such as:
- (i) activity location, start and finish dates
  - (ii) the nearest neighbours to the activity
  - (iii) a location plan
  - (iv) predicted noise level for all receivers where the levels are predicted or measured to exceed the applicable standards in condition 20
  - (v) the proposed Best Practicable Option mitigation for the activity/location
  - (vi) the proposed communications with neighbours
  - (vii) location, times and types of monitoring.
22. Any SSNMS must be submitted to the Council for information at least ten (10) working days prior to the relevant works commencing.

### **Operational Noise**

23. All equipment and facilities within the designated land (except for construction works) must be designed and operated to ensure that the following noise limits are not exceeded at the notional boundary of any rural zoned site:
- a. 55 dB LAeq Monday to Saturday 7am to 10pm and Sunday 9am to 6pm
  - b. 45 dB LAeq /75 dB LAFmax at all other times.

Noise levels must be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Environmental Noise.

### **Hazardous Substances**

24. Any part of the facility containing oil must be designed to comply with Transpower New Zealand Limited's Oil Spill Management Policy (TP:GS.54.01), Issue 4, December 2014.

### **Landscape Mitigation – Landscape Plan (LP)**

25. A detailed LP must be prepared by the Requiring Authority in consultation with KAG representatives (or appointed Kaitiaki under condition 7) prior to the commencement of any civil (landform modification) works, transmission line deviation works or installation of substation components. The LP (or such parts as are relevant to the project or works to be constructed) must accompany an outline plan (or plans) submitted under condition 3. The LP must be in general accordance with the Landscape Plans prepared by Beca Limited, dated 4 November 2024, titled Photosimulations / Landscape Plans, submitted as part of the notice of requirement, and must include:
- a. Planting plans and written specifications detailing the plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting. All indigenous planting must prioritise eco-sourced native species from nurseries in the Kaipara rohe where practicable.

- b. Written specifications for soil preparation to ensure appropriate growing conditions for plants.
  - c. A programme of plant establishment, including identifying where planting can be undertaken prior to completion of construction.
  - d. A five year programme of post establishment protection and maintenance (fertilising, weed removal/spraying, pest control, replacement of dead/poorly performing plants, and watering to maintain soil moisture).
  - e. The location, materiality, height and design of fencing.
  - f. Details of the locations of stockproof fencing and the use of pest animal barriers (e.g. plant guards) to protect the planting; and identification of any areas where grass will be maintained by mowing rather than grazing (with such areas to be kept to a minimum).
  - g. Integration of cultural landscape values identified in the Cultural Values Assessment prepared by Puatahi Marae Trust and dated 22 May 2025.
26. The LP prepared under condition 25 above must be implemented in the first full planting season (May to September) following completion of construction of the platform and drainage, site access and initial substation facilities.
27. All landscaping required under the LP must be maintained for a minimum of five years following planting, and in accordance with the protection and maintenance programme submitted with the LP.
28. Any planting required under the LP may be trimmed or removed, where:
- a. It is necessary in order to remove or reduce any risk to the maintenance or operational integrity of the substation and line connections; or
  - b. Future development of the National Grid facilities necessitates its removal.
29. If further development of National Grid facilities on or into the designated land necessitates the removal of any planting required under the LP (such as for new line connections), the outline plan submitted for those works must address how the adverse effects of any planting removal will be managed.
30. **Colour of building exteriors**

The colour finish of the external walls and roof of any buildings must be a neutral colour as defined in the BS5252 standard colour palette (greyness groups A, B or C), have a Light Reflectivity Value rating below 10%, and be green, brown or grey in tone.

### **Electric and Magnetic Fields (EMF)**

31. Any equipment used or located on the designated land must be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric, and magnetic fields (1Hz – 100kHz), (Health Physics 99(6): 818-836;) (ICNIRP Guidelines). Those guidelines include the public exposure

reference levels of 5 kV/m for electric fields and 200  $\mu$ T for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

### **Radio Frequency Interference**

32. Any works or equipment used or located on the designated land must be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High- Voltage AC Power Systems, 0.15 to 1000 MHz.

### **Attachments**

No attachments.

**Attachment 3**  
**Corrected designation conditions**  
**8535 Glorit Substation**

## 8535 Glorit Substation

Designation Number	8535
Requiring Authority	Transpower New Zealand Limited
Location	2791 Kaipara Coast Highway, Glorit 0984
Lapse Date	This designation shall lapse 10 years after the date on which it is included in the Auckland Unitary Plan (Operative in Part) unless it is given effect to before that date.

## Purpose

Electricity Transmission – Glorit Substation (construction, operation, maintenance, and upgrade of a new substation in Glorit, Auckland)

## Conditions

Designated Land:



1. The initial works to give effect to this designation, being the site works, construction of the platform and drainage, site access, substation facilities, establishment of line connections and landscaping, must be undertaken in general accordance with the information submitted in the documentation entitled 'Glorit Substation – Assessment of Effects on the Environment', prepared by Beca Limited, dated November 2024 (AEE).

2. This designation shall lapse 10 years after the date on which it is included in the Auckland Unitary Plan (Operative in Part) unless it is given effect to before that date.

### **Outline Plan(s) of the Works**

3. Prior to the commencement of construction, an outline plan (or plans) of the project or works to be constructed on the designated land must be submitted, in accordance with section 176A of the RMA. The outline plan (or plans) must include the following plans (or such parts of these plans as are relevant to the project or works to be constructed):
  - a. the Construction Management Plan (CMP) required by condition 11;
  - b. the Landscape Plan (LP) required by condition 25; and
  - c. if required under condition 21, any Site-Specific Construction Noise Management Schedule (SSCNMS).
4. The CMP required by condition 11, the LP required by condition 25 and the SSCNMS if required under condition 21 must:
  - a. be prepared and implemented in accordance with the relevant conditions;
  - b. be prepared by a suitably qualified and experienced person(s), having regard to the subject matter of the plan;
  - c. include sufficient detail relating to the management of effects associated with the relevant activities and/or stage of work to which it relates; and
  - d. otherwise be in general accordance with the material set out in the AEE. Where there is any discrepancy between the material in the AEE and the relevant management plan condition(s), the requirements of the condition(s) will prevail.

For the purposes of these conditions, a suitably qualified and experienced person or persons, means persons who individually or collectively hold the professional qualifications, training, and experience relevant to the particular task or subject matter addressed in the plan or schedule, and are recognised as a professional (or professionals) with the expertise necessary to make sound judgments relating to that task or subject.

5. Following submission of an outline plans(s), the CMP, LP or SSCNMS (if required) may be amended if necessary, to reflect any changes in design, construction methods or management of effects. Any amendments to the plans are to be discussed with and submitted to the Council for information without the need for a further outline plan process unless those amendments once implemented would result in a materially different outcome to that described in the original outline plan.

### **Advice Notes:**

Consideration of the CMP, LP and any SSCNMS by the Council relates only to those aspects of the plan that are relevant under the Resource Management Act 1991 (RMA). The outline plan process does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.

The Construction Traffic Management Plan required by condition 14 does not form part of the outline plan process.

6. All management plans (including amendments to those plans) must be implemented and complied with for the duration of the relevant activity, or as specified in the relevant condition.

## Cultural Values

### 7. Kaitiaki Advisory Group (KAG)

At least three (3) months prior to the commencement of construction, the Requiring Authority must establish a KAG comprising up to three representatives from Puatahi Marae Trust, up to two representatives from Ngā Maunga Whakahii o Kaipara Kaitiaki te Taiao Roopu, and up to two representatives from the Requiring Authority.

The KAG must be provided with the opportunity to have ongoing input into cultural, ecological, heritage, and landscape matters throughout the duration of construction and for the first two years of operation of the substation.

The purpose of the KAG is to:

- a. Foster and encourage mutual understanding between the Requiring Authority, Puatahi Marae Trust and Ngā Maunga Whakahii o Kaipara Kaitiaki te Taiao Roopu, with Puatahi Marae Trust as the lead and for the purpose of this condition as mana whenua, on the effectiveness of the measures implemented by the Requiring Authority to avoid, remedy, or mitigate adverse effects on cultural values associated with the whenua, wetlands, wai and moana;
- b. Facilitate ongoing engagement with mana whenua;
- c. Enable KAG or appointed kaitiaki (being persons nominated by Puatahi Marae Trust and Ngā Maunga Whakahii o Kaipara Kaitiaki te Taiao Roopu in writing to the Requiring Authority, in the absence of a representative(s) on the KAG) to provide cultural inputs into the drafting and preparation of the LP.
- d. Discuss access and management arrangements for sites of cultural significance to mana whenua; and
- e. Provide mana whenua with reports, monitoring information and updates.

The first meeting of the KAG must be convened prior to the commencement of any bulk earthworks. Thereafter the KAG meetings are to be convened at least twice per year (or at such lesser frequency as the KAG decides) for the duration of construction and for the first two years of operation of the substation.

At least twenty (20) working days prior to each KAG meeting, the Requiring Authority must provide meeting invites to all KAG representatives including the date and time of the meeting. A record of all meetings is to be distributed to Auckland Council no later than one month after each meeting.

The Requiring Authority must provide reasonable resourcing, technical and administrative support for the operation of the KAG.

#### **Advice Notes:**

Should any KAG representatives choose not to attend a KAG meeting, this does not constitute a non-compliance with this condition.

A single KAG can be formed for the Glorit Solar Scheme (being comprised of the Ōmaumau solar farm authorised by separate consents held by Glorit Solar P LP, and the Glorit substation authorised by this designation).



## 8. **Kaitiaki Monitoring Framework – (KMF)**

The Requiring Authority must, following consultation with the KAG, enable Puatahi Marae Trust and hapū to prepare and develop a KMF to outline how monitoring will occur across project phases for construction, and post-construction with a focus on ecological enhancement and restoration, land disturbance activities, and cultural health indicators (CHI) for the Kaipara Moana coastal edge, estuaries and associated environments including Ōmaumau reserve and tributaries.

The KMF must be incorporated within the Puatahi Whakatutuki Plan required under condition 9.

The objective of the KMF is to:

- i. Uphold kaitiakitanga;
- ii. Monitor effects on cultural values, ecological health and mauri of ecosystems;
- iii. Guide timely identification and responses to adverse effects; and
- iv. Inform mitigation and enhancement actions.

### **Advice Notes:**

Should the Requiring Authority invite and enable Puatahi Marae Trust and hapū to prepare and develop a KMF, and a framework is subsequently not prepared, this shall not constitute non-compliance with this condition.

A single KMF can be prepared for the Glorit Solar Scheme.

The Requiring Authority has provided its acknowledgement and agreement that it will endeavor to implement the principles of Te Tiriti O Waitangi in the implementation of the KMF in line with the Requiring Authorities own policies of engagement with Mana Whenua hapū, marae and post-settlement entities.

## 9. **Mātauranga Māori - Puatahi Whakatutuki Plan (PWP)**

A PWP must be prepared by the Requiring Authority in collaboration with Puatahi Marae Trust (where the Trust Agrees to provide such collaboration) and must be provided to the Council for information at least twenty (20) working days prior to commencement of construction.

The PWP must be provided to the KAG for comment at least twenty (20) working days prior to submitting the PWP to Council.

The PWP must set out cultural monitoring protocols, site cultural induction processes, tikanga-led monitoring of wetlands, groundwater, and culturally significant areas, and define the roles and responsibilities of Kaitiaki cultural monitors (Kaitiaki Cultural Monitors).

The purpose of the PWP is to establish a methodology to monitor and report on cultural values of the natural environment within and around the designated land for the duration of construction works.

To achieve this purpose, the PWP must include the following matters as relevant to the works authorised by this designation:

- a. A description of the Kaitiaki Cultural Monitors roles and responsibilities.
- b. A description of the Kaitiaki Cultural Monitors tasks and commitments.
- c. The KMF described in condition 8 to outline how monitoring will occur.
- d. A methodology, established with the KAG, to use Cultural Health Indicator (CHI) surveys to monitor the health of the environment.
- e. The development of CHI attributes tailored to monitoring points on the designated land.
- f. Recommendations and advice on landscape and ecological enhancement and restoration works including riparian and wetland enrichment, and planting treatment, pest flora and fauna management, and any fish passage devices.
- g. Optional initiatives that respond to the historic and cultural context of the Ōmaumau properties (Solar Farm and Glorit Substation) and its features to be developed, confirmed and implemented in association with the KAG, and the identified management plans. For example, this may include installation of interpretive signage, wayfinding devices, pouwhenua and/or artworks in suitable locations to reference the historic and cultural relationship and values of the designated land and wider setting.

Implementation of the PWP must include the following as relevant to the proposed works:

- i. An introductory hui for the KAG on the use of CHI survey and monitoring;
- ii. An initial CHI survey to be undertaken at, or within, 6 months of ecological enhancement and / or restoration works commencing; and
- iii. Ongoing CHI surveys at monitoring sites at least every five years thereafter (or at such greater frequency as the KAG may request).

Any changes proposed to the PWP, or its implementation, must be confirmed in writing to Puatahi Marae Trust by the Requiring Authority following consultation with the KAG, and prior to the implementation of any changes proposed.

The Requiring Authority must provide reasonable resourcing, technical and administrative support for the implementation of the PWP.

**Advice Notes:**

A single PWP can be prepared for the Glorit Solar Scheme.

The Requiring Authority has provided its acknowledgement and agreement that it will endeavour to implement the principles of Te Tiriti O Waitangi in the development and implementation of the PWP.

- 10. The Requiring Authority must, in collaboration with Puatahi Marae Trust, convene an annual (or less frequent as agreed to by Puatahi Marae Trust and the Requiring Authority) hui to review the effectiveness of cultural and environmental mitigation measures.

A summary report of monitoring outcomes and management responses and capacity building must be prepared following each hui.

**Advice Note:**

A single hui can be convened for the Glorit Solar Scheme.

## **Construction Management Plan - CMP**

11. A Construction Management Plan (CMP) must be prepared by the Requiring Authority prior to the commencement of physical works for the construction of the facilities and line connections on the designated land, and must address the management of all construction works, including details of how the adverse effects of construction will be managed. A CMP (or such parts as are relevant to the project or works to be constructed) must accompany an outline plan (or plans) submitted under condition 3.

In particular, the CMP must contain details covering the following matters:

- a. An outline construction programme for the substation construction works.
  - b. Procedures for ensuring that surrounding property owners and occupiers are given prior notice of the commencement of construction works and are informed about the expected duration of those works.
  - c. The location of notice boards that clearly identify the name, telephone number and address for service of the site manager, and procedures for ensuring that property owners and occupiers have contact details for relevant Requiring Authority representatives during construction works.
  - d. Construction noise management measures to demonstrate compliance with condition 20.
  - e. Reference to any Erosion and Sediment Control Plan prepared in accordance with any applicable regional consents applying to the construction works.
  - f. Dust management measures for construction earthworks and associated activities such as the movement of vehicles.
  - g. Measures for the protection of utility services (where present).
  - h. Measures to be adopted to maintain the land in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of building materials and similar construction activities.
  - i. Measures to ensure the safety of the general public where potentially affected by construction activities.
  - j. Relevant parts of the KMF and PWP, required under conditions 8 and 9 (for example, provisions for cultural site inductions, blessings prior to earthworks, and ongoing tikanga- led cultural monitoring during construction, developed in collaboration with Puatahi Marae Trust).
12. The CMP must be implemented for the duration of the substation construction period.

## **Kaitiaki Cultural Monitoring**

13. The Requiring Authority must invite each Kaitiaki Cultural Monitor to undertake cultural monitoring visits and cultural surveys of the designated land and surrounds for the duration of construction.

The Requiring Authority must provide reasonable resourcing, technical and administrative support for Kaitiaki Cultural Monitors during construction.

## **Construction Traffic Management Plan - CTMP**

14. A Construction Traffic Management Plan (CTMP) must be prepared by the Requiring Authority in consultation with Waka Kotahi NZ Transport Agency and provided to Auckland Council for information at least ten (10) working days prior to the commencement of any physical works for the initial construction of the substation facilities and line connections on-site.

The objective of the CTMP is to avoid, remedy or mitigate adverse construction traffic effects on the road network.

15. To achieve this objective, the CTMP must include:
  - a. Roles, responsibilities and contact details, including for public enquiries and for members of the public to communicate any traffic issues arising as a result of the construction works.
  - b. Expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction.
  - c. Hours of work.
  - d. The point of site access.
  - e. Construction traffic routes.
  - f. Installation of advisory warning signs for “trucks crossing ahead” for vehicles on SH16 approaching the site access, from both the north and south.
  - g. Monitoring of heavy vehicle movements in and out of the access to determine if any issues materialise as a result of the development, in combination with the neighbouring solar farm development.
  - h. Details for the transport of large equipment and structures to site including the route and measures to manage heavy and over dimension loads.
  - i. Details of any temporary road closures and related traffic management measures.
  - j. Management measures to be implemented if issues are identified as a result of the monitoring required by (g), above.
  - k. Location of on-site parking and loading areas for deliveries.
  - l. Consideration of school bus routes and stopping points on SH16, particularly any in close proximity, and measures to ensure the safety of school children using such bus services.
16. The Requiring Authority must ensure that the CTMP required under condition 14 is implemented and maintained throughout the entire period of earthworks and construction activity on the designated land.

### **Advice Note:**

The Requiring Authority will be responsible for ensuring all necessary permits, such as Network Access Requests (NAR) and vehicle crossing permits, are obtained from NZTA.

## **Vehicle Access**

17. Prior to the commencement of initial earthworks to construct the substation platform, the Requiring Authority must complete localised seal widening of State Highway 16 (SH16) as detailed in Drawing Glorit Substation Proposed Accessway Layout Plan

4211074-TA-0001, prepared by Beca Limited, Revision A, dated 14 August 2024. The purpose of the seal widening is to provide sufficient space for vehicle tracking and safe operation, including sight distance and vehicle deceleration requirements.

18. A site vehicle access with a minimum width of 9m from SH16 Kaipara Coast Highway must be constructed to comply with the NZTA vehicle accessway standards (NZTA Planning Policy Manual, Appendix 5B).

#### **Accidental discovery / heritage and cultural including Archaeological Management Plan (AMP) and Accidental Discovery Protocol (ADP)**

19. The Requiring Authority must prepare an Archaeological Management Plan (AMP) and Accidental Discovery protocol (ADP) in consultation with Puatahi Marae Trust prior to any application for an authority under the Heritage New Zealand Pouhere Taonga Act 2014. The AMP and ADP must include Puatahi tikanga protocols for cultural material discovery, archaeological works, and post-discovery processes.

#### **Advice Notes:**

The Requiring Authority is responsible for obtaining all other necessary consents, permits, and licences, including those under the Heritage New Zealand Pouhere Taonga Act 2014. The provisions of the accidental discovery rules E11.6.1. and E12.6.1 set out in the Auckland Unitary Plan are also noted and should be referred to.

Puatahi Marae contributed to the Te Wahapū o Kaipara Manaakitanga Plan (2007) and the NMWK Environmental Management Plan (2021), whose launch at Puatahi Marae was postponed due to Covid-19. The marae also prepared an Accidental Kōiwi Discovery Protocol, which can be updated for inclusion in AMP and ADP.

#### **Construction Noise**

20. Construction noise must be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise (NZS6803:1999) and must comply with the noise standards at any occupied building which contains an activity that is sensitive to noise (as defined in the AUP) as set out in the following table as far as practicable:

**Table 1: Construction Noise Standards**

Time of week	Time Period	Maximum noise level (dBA)	
		Leq	Lmax
Weekdays	6:30am - 7:30am	60	75
	7:30am - 6:00pm	75	90
	6:00pm - 8:00pm	70	85
	8:00pm - 6:30am	45	75
Saturdays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	75	90
	6:00pm - 8:00pm	45	75
	8:00pm - 6:30am	45	75
Sundays and public holidays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	55	85
	6:00pm - 8:00pm	45	75
	8:00pm - 6:30am	45	75

21. Where construction noise at any occupied building which contains an activity that is sensitive to noise is either predicted or measured to exceed the noise standards in Table 1, a SSNMS must be prepared by a suitably qualified and experienced person in consultation with the owners and occupiers of sites subject to the SSNMS. The objective of the SSNMS is to set out the Best Practicable Option for the management of noise effects of the construction activity. The SSNMS must include details such as:
- (i) activity location, start and finish dates
  - (ii) the nearest neighbours to the activity
  - (iii) a location plan
  - (iv) predicted noise level for all receivers where the levels are predicted or measured to exceed the applicable standards in condition 20
  - (v) the proposed Best Practicable Option mitigation for the activity/location
  - (vi) the proposed communications with neighbours
  - (vii) location, times and types of monitoring.
22. Any SSNMS must be submitted to the Council for information at least ten (10) working days prior to the relevant works commencing.

### **Operational Noise**

23. All equipment and facilities within the designated land (except for construction works) must be designed and operated to ensure that the following noise limits are not exceeded at the notional boundary of any rural zoned site:
- a. 55 dB LAeq Monday to Saturday 7am to 10pm and Sunday 9am to 6pm
  - b. 45 dB LAeq /75 dB LAFmax at all other times.

Noise levels must be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Environmental Noise.

### **Hazardous Substances**

24. Any part of the facility containing oil must be designed to comply with Transpower New Zealand Limited's Oil Spill Management Policy (TP:GS.54.01), Issue 4, December 2014.

### **Landscape Mitigation – Landscape Plan (LP)**

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- a. Planting plans and written specifications detailing the plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting. All indigenous planting must prioritise eco-sourced native species from nurseries in the Kaipara rohe where practicable.

- b. Written specifications for soil preparation to ensure appropriate growing conditions for plants.
  - c. A programme of plant establishment, including identifying where planting can be undertaken prior to completion of construction.
  - d. A five year programme of post establishment protection and maintenance (fertilising, weed removal/spraying, pest control, replacement of dead/poorly performing plants, and watering to maintain soil moisture).
  - e. The location, materiality, height and design of fencing.
  - f. Details of the locations of stockproof fencing and the use of pest animal barriers (e.g. plant guards) to protect the planting; and identification of any areas where grass will be maintained by mowing rather than grazing (with such areas to be kept to a minimum).
  - g. Integration of cultural landscape values identified in the Cultural Values Assessment prepared by Puatahi Marae Trust and dated 22 May 2025.
26. The LP prepared under condition 25 above must be implemented in the first full planting season (May to September) following completion of construction of the platform and drainage, site access and initial substation facilities.
27. All landscaping required under the LP must be maintained for a minimum of five years following planting, and in accordance with the protection and maintenance programme submitted with the LP.
28. Any planting required under the LP may be trimmed or removed, where:
- a. It is necessary in order to remove or reduce any risk to the maintenance or operational integrity of the substation and line connections; or
  - b. Future development of the National Grid facilities necessitates its removal.
29. If further development of National Grid facilities on or into the designated land necessitates the removal of any planting required under the LP (such as for new line connections), the outline plan submitted for those works must address how the adverse effects of any planting removal will be managed.
30. **Colour of building exteriors**

The colour finish of the external walls and roof of any buildings must be a neutral colour as defined in the BS5252 standard colour palette (greyness groups A, B or C), have a Light Reflectivity Value rating below 10%, and be green, brown or grey in tone.

### **Electric and Magnetic Fields (EMF)**

31. Any equipment used or located on the designated land must be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric, and magnetic fields (1Hz – 100kHz), (Health Physics 99(6): 818-836;) (ICNIRP Guidelines). Those guidelines include the public exposure

reference levels of 5 kV/m for electric fields and 200  $\mu$ T for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

### **Radio Frequency Interference**

32. Any works or equipment used or located on the designated land must be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High- Voltage AC Power Systems, 0.15 to 1000 MHz.

### **Attachments**

No attachments.