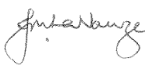


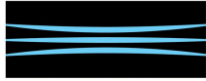
TO Celia Davison – Manager Planning – Central / South
 Joy LaNauze – Senior Policy Planner – Planning – Central / South
FROM
DATE 9 May 2025
SUBJECT **Update requested to the Auckland Unitary Plan
 (Operative in Part 2016) (AUP)**

I request an update to the AUP as outlined below:

Reason for update	Alteration to designation confirmed
Chapter(s)	Chapter K Designations
Designation #	Designation 8514 Pakuranga Electricity Substation
Locations:	109 Golfland Drive, Howick
Lapse Date	Given effect to (i.e. no lapse date)
Purpose	Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project and associated works, and works associated with other upgrade projects, and ancillary activities. The nature of the works is described more particularly in Part III (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).
Changes to text (shown in underline and strikethrough)	Updates to conditions relating to: • construction noise • operational noise • landscaping • construction traffic • overland flow path • council officer descriptions • advice notes • attachments Refer to Attachment B
Changes to diagrams	New plant removal plan
Changes to spatial data	N/A
Attachments	Attachment A: Section 172 Transpower Decision Letter Attachment B: Designation 8514 tracked changes in strike through and underline Attachment C: Designation 8514 clean text

Maps prepared by: N/A Geospatial Specialist	Text Entered by: Diana Chin Planning Technician
	Signature: 
prepared by: Joy LaNauze Senior Policy Planner - Planning Central / South	Reviewed by: Craig Cairncross Team Leader – Planning Central / South
Signature: 	Signature: 
Decision: Celia Davison Manager Planning – Central / South Date: 21 May 2025	
Signature: 	

Attachment A
Section 172 Transpower Decision



TRANSPOWER

Waikoukou
22 Boulcott Street
PO Box 1021
Wellington 6140
New Zealand
P 64 4 495 7000
F 64 4 495 6968
www.transpower.co.nz

2 May 2025

Planning Central/South, Plans and Places
Auckland Council
Level 24, 135 Albert Street
Auckland Central
AUCKLAND 1010

Attention: Vanessa Leddra, Policy Planner, Planning Central and South

Delivered via email to Vanessa.Leddra@aucklandcouncil.govt.nz

Cc: Craig.Cairncross@aucklandcouncil.govt.nz & Joy.LaNauze@aucklandcouncil.govt.nz

Dear Vanessa,

RE: DECISION BY TRANSPOWER NEW ZEALAND LIMITED PURSUANT TO SECTION 172 OF THE RESOURCE MANAGEMENT ACT 1991 - ALTERATION TO DESIGNATION 8514 PAKURANGA SUBSTATION - 109 GOLFLAND, DRIVE, PAKURANGA

I refer to the recommendation of the Auckland Council ('the Council') received by email on 4 April 2025 in relation to the Notice of Requirement submitted by Transpower New Zealand Limited ('Transpower'), as the requiring authority, for a proposed alteration to designation 8514 at the Pakuranga Substation located at 109 Golfland Drive, Pakuranga.

The Council's recommendation was that the Notice of Requirement for an alteration to the designation should be confirmed subject to amended conditions.

Pursuant to section 172 of the Resource Management Act 1991, Transpower accepts 'in part' the Council's recommendations in relation to the Notice of Requirement other than the conditions specifically addressed in the attached modifications schedule. All other conditions are otherwise accepted as recommended by the Council.

Transpower has proposed modifications to the amended conditions recommended by the Council for consistency, clarity and ease of implementation. A schedule of modifications and reasons why these modifications have been made is attached as Annexure A.

An updated track-changed version of the conditions recommended by the Council (Attachment 7 of its' recommendation) incorporating these modifications has been attached as Annexure B.

A clean version of the amended designation conditions, as they would appear in the Auckland Unitary Plan (Operative in Part) ('AUP'), is attached as Annexure C.

If you have any queries about this decision, please contact John Sutherland on 03 590 8551 or john.sutherland@transpower.co.nz.

Yours sincerely,



John Sutherland
Senior Environmental Planner
Environment Group
TRANSPower NEW ZEALAND LIMITED

Endorsed by:



Sarah Silk
Environmental Projects Team Leader
Environment Group
TRANSPower NEW ZEALAND LIMITED

Enclosures:

- *Modifications schedule*
- *Updated track-changed version of agreed amended conditions*
- *Final clean designation conditions as they would appear in the AUP*
- *Auckland Council Recommendation*

Annexure A – Modifications Schedule

Modifications made by Transpower to amended conditions recommended by Auckland Council for Pakuranga Substation NOR to alter the designation

Additions to conditions recommended Auckland Council are in **green** and underlined and rejections are in **red** and ~~striketrough~~.
Transpower's modifications to amended to conditions and condition reference numbers recommended by Auckland Council are **highlighted in yellow** with additions underlined and rejections in ~~striketrough~~

Condition Reference Number	Amended condition text recommended by Auckland Council	Reason/s for modifications
2.	Landscaping A visual mitigation and ecological planting plan shall be prepared for the site and submitted at least two months prior to construction of works associated with the Upper North Island Grid Upgrade Project to Council's <u>General Manager–Planning and Resource Consents</u> and Compliance , for approval/certification. The <u>General</u> Manager– Planning and Resource Consents and Compliance shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld. The plan shall be in general accordance with the landscape mitigation concept plan being Map 1 of Appendix V and shall consist of: a. [...] b. [...] c. [...] d. [...] 	The striketrough version of the text did not include the text from the existing designation condition that was to be struck out. The full title of the Manager referenced does not need repeating. Shortened to be consistent with Condition 16
3.	Once approved, the visual mitigation and ecological planting plan required under condition 3 <u>2</u> may be altered or updated at any time with the approval of the <u>General</u> Manager– <u>Planning and Resource Consents</u> and Compliance . The <u>General</u> Manager shall not unreasonably withhold his or her approval, in particular for any changes to the plan required as a result of expansion of facilities within the substation site, irrespective of whether the extent of landscaping is reduced as a result of that expansion.	No further modifications required.
4.	Transpower shall implement the visual mitigation and ecological planting plan within the first planting season following completion of bulk earthworks on the site; and shall thereafter maintain the planting to the satisfaction of the Council's <u>General</u> Manager– <u>Planning and Resource Consents</u> and Compliance .	No further modifications required.
4A. 5.	Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 19 September 2024 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a recessive colour. NEW 4A – <u>Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 19 September 2024</u> <u>01 May 2025</u> shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a dark recessive colour, such as Graphite Grey N65 on the RAL colour chart, or similar.	Assigning this new condition with a more appropriate condition reference number consistent with the numbering sequence for these conditions. Date for Plant Removal Plan updated to newer version.
5. 6.	Electric and Magnetic Fields (EMF) Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site 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; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 µT 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).	With the inclusion of an additional landscaping condition, which has been assigned a condition reference number which ensures consistency with the numbering sequence for the conditions, all conditions that follow require re-numbering to be sequential.
6. 7.	Radio Frequency Interference All works shall be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.	
7. 8.	Earth Potential Rise Substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard TP.DS.52.01, Issue 2, January 2005.	
8. 9.	Light Spill Any new exterior lighting shall be designed to comply with: a. [...] b. [...] c. [...] 	
9. 10.	Operational Noise All activities within the designation (except for construction and maintenance) shall be designed and operated to ensure that the following noise limits shall not be exceeded at or within the boundary of any residentially zoned site: a. All days 7.00 am to 10 pm 45 dBA L10 <u>55 dB LAeq</u> ; b. All nights 10 pm to 7 am 35 dBA L10 <u>45 LAeq</u> ; and c. All nights 10 pm to 7 am 70 <u>75 dBA Lmax</u> .	

10- 11.	Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of environmental sound and NZS6802:2008 Acoustics - Assessment of Environmental Sound.	
11- 12.	Sound monitoring shall be undertaken by a suitably qualified and experienced person within one month of the commissioning of any new transformer. The results of the noise monitoring shall be made available to the Council upon request.	
12- 13.	Hazardous Substances Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).	
13- 14.	Construction and Maintenance Noise All construction work shall be designed, measured, assessed and managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. <u>Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics–Construction Noise.</u>	
14- 15.	Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan shall be prepared, with the assistance of a suitably qualified and experienced person, that sets out the management procedures in terms of section 8 and Annex E of NZS6803:1999; and the works shall be undertaken in accordance with that noise management plan. <u>A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of NZS 6803:1999. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practicable.</u>	
15- 16.	The noise management plan CNVMP required by condition 20 14 15 shall be submitted to <u>Council's General Manager– Planning and Resource Consents Manager</u> for approval, at least 20 working days prior to the works commencing. The Council's Consents <u>General</u> Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.	Requires re-numbering to ensure consistency with the numbering sequence for the conditions. The cross-referencing within this condition now needs to refer to the new relevant condition's reference number.
16- 17.	Outline Plan No outline plan shall be required for the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 19 September 2024 <u>01 May 2025</u> . Advice Note Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.	Requires re-numbering to ensure consistency with the numbering sequence for the conditions. Date for Plant Removal Plan updated to newer version. The advice notes should be relocated to the end of the conditions set so this advice note has been removed here.
XA- 18.	Construction Traffic Management Plan <u>At least 20 working days prior to the commencement of any significant construction activities on the site, Transpower shall submit a Construction Traffic Management Plan (CTMP) to the Council for certification. The CTMP shall detail traffic management and mitigation measures for delivery of substation equipment and materials and general construction activities including, but not limited to, restricting over dimension loads and otherwise limiting heavy vehicle movements wherever practicable to outside of Elim Christian College drop off and pick up times (being 8:15 to 9 am and 2:30 to 3:15 pm Monday to Friday, excluding school and public holidays).</u> <u>In relation to the delivery of over dimension loads including transformers, the CTMP shall detail traffic management and mitigation measures within the vicinity of the Pakuranga Substation (i.e. Golfland Drive).</u> Advice Note The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.	Assigning this new condition with a more appropriate condition reference number consistent with the numbering sequence for these conditions. The advice notes should be relocated to the end of the conditions set so this advice note has been removed here.
XB- 19.	Overland Flow Path <u>That the proposed container wall shall not impede overland flow paths, opening underneath the container wall shall provide sufficient capacity and alignment for the overland flow paths to pass in a 1% AEP storm event (as per Stormwater Code of Practice) without causing adverse impacts to neighbouring sites.</u>	Assigning this new condition with a more appropriate condition reference number consistent with the numbering sequence for these conditions.
1.	Advice Notes: Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.	Re-insertion of advice notes to be at the end of the conditions set.
2.	The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.	

TRANSPower

	N/A
--	-----

Attachments

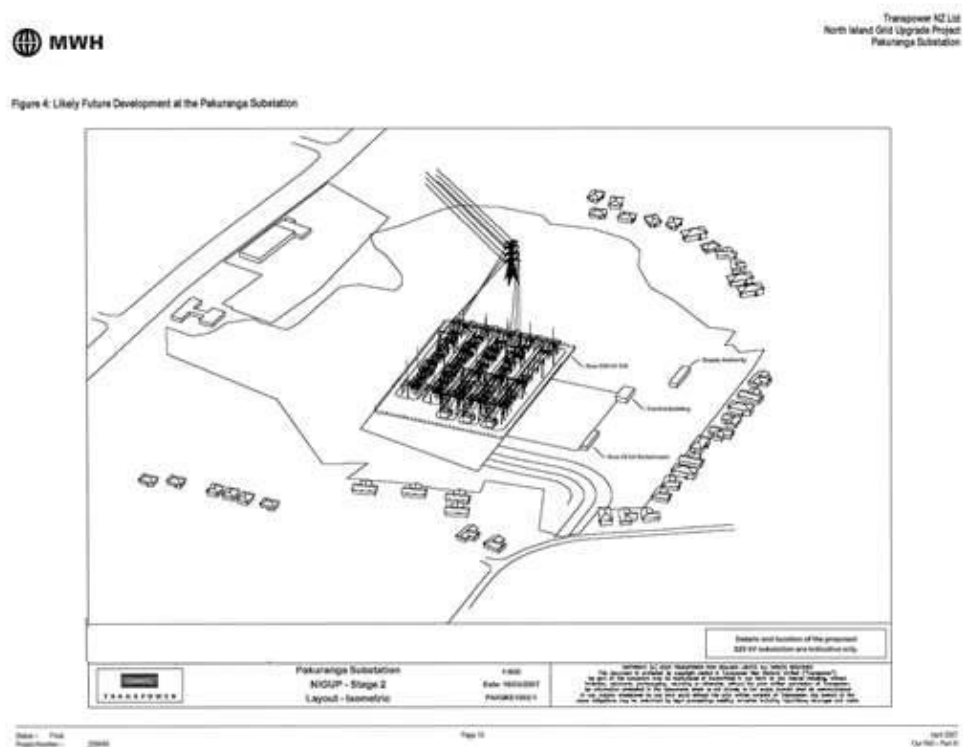
PLANS REFERRED TO IN DESIGNATION CONDITIONS

Pakuranga Substation NIGUP Stage 2 Layout Isometric

Map 1 of Appendix v of the Board of Inquiry Decision

Plant Removal Plan, Sheet 17, Rev 01

Pakuranga Substation NIGUP Stage 2 Layout Isometric



Map 1 of Appendix v of the Board of Inquiry Decision

INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS		SET 1
MAP	PLAN DESCRIPTION	PAGE
PAKURANGA SUBSTATION CONDITIONS		
Map 1	Landowner mitigation concept plan (Map Book 6, Section 23)	1

The inclusion of a quick reference list of the attachments, which is consistent to other designations, for clarity and ease of implementation.

Deletion of Index Reference Table which has been replaced with the quick reference list of attachments above. This table isn't very readable and adds clutter to the conditions set.



Plant Removal Plan, Sheet 17, Rev 01



The inclusion of the Plant Removal Plan as an attachment, which is referenced in new agreed conditions.

N/A	Schedule of Legal Descriptions <table><tr><td colspan="2">Parcel ID</td></tr><tr><td>Pt Lot 1 DP 143331</td><td>Lot 2 DP 167430</td></tr><tr><td>Lot 146 DP 168165</td><td>Lot 77 DP 168324</td></tr><tr><td>Lot 81 DP 168324</td><td>Lot 82 DP 168324</td></tr></table> <table><tr><td>Parcel ID</td><td>Appellation</td></tr><tr><td>4989690</td><td>Part Lot 1 DP 143331</td></tr><tr><td>5065543</td><td>Lot 2 DP 167430</td></tr><tr><td>4999945</td><td>Lot 77 DP 168324</td></tr><tr><td>4789305</td><td>Lot 81 DP 168324</td></tr><tr><td>4787645</td><td>Lot 82 DP 168324</td></tr><tr><td>4829154</td><td>Lot 146 DP 168165</td></tr></table>	Parcel ID		Pt Lot 1 DP 143331	Lot 2 DP 167430	Lot 146 DP 168165	Lot 77 DP 168324	Lot 81 DP 168324	Lot 82 DP 168324	Parcel ID	Appellation	4989690	Part Lot 1 DP 143331	5065543	Lot 2 DP 167430	4999945	Lot 77 DP 168324	4789305	Lot 81 DP 168324	4787645	Lot 82 DP 168324	4829154	Lot 146 DP 168165	Replacement of the schedule of legal descriptions table with the new table setting out both the Parcel ID and Appellations for all properties the designation applies to.
Parcel ID																								
Pt Lot 1 DP 143331	Lot 2 DP 167430																							
Lot 146 DP 168165	Lot 77 DP 168324																							
Lot 81 DP 168324	Lot 82 DP 168324																							
Parcel ID	Appellation																							
4989690	Part Lot 1 DP 143331																							
5065543	Lot 2 DP 167430																							
4999945	Lot 77 DP 168324																							
4789305	Lot 81 DP 168324																							
4787645	Lot 82 DP 168324																							
4829154	Lot 146 DP 168165																							

Annexure B – Updated track-changed version of agreed amended conditions

Attachment 7

Recommended Designation Changes

Changes to conditions are shown in *strike out* where removed and *bold and underline* where added.

8514 Pakuranga Electricity Substation

Purpose

Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project and associated works, and works associated with other upgrade projects, and ancillary activities. The nature of the works is described more particularly in Part III (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).

Conditions

Cultural / Spiritual

1. If any urupā, traditional sites, taonga (significant artefacts), or kōiwi (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 tāngata whenua, the New Zealand Historic Places Trust, the 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.*

Landscaping

2. A visual mitigation and ecological planting plan shall be prepared for the site and submitted at least two months prior to construction of works associated with the Upper North Island Grid Upgrade Project to Council's General Manager-Planning and Resource Consents and Compliance, for approval/certification. The General Manager-Resource Consents and Compliance shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld. The plan shall be in general accordance with the landscape mitigation concept plan being Map 1 of Appendix V and shall consist of:

- a. Planting around the south and west sides of the substation site; Pakuranga Substation*
- b. Planting native plants indigenous to the locality on the terrace on the south and west sides of the substation site adjacent to the substation platform, to connect with and extend restoration of the headwaters of the Pakuranga Creek, and including species such as kahikatea, tōtara, kānuka and cabbage trees, and such other species as are common to the locality;*

c. A description of the name (including botanical), numbers, location, spacing and size of the plant species to be used in mitigation and ecological planting;

d. Provided that suitable sources are available, all indigenous plants shall be propagated from a local, naturally occurring, source.

3. Once approved, the visual mitigation and ecological planting plan required under condition ~~3-2~~ may be altered or updated at any time with the approval of the **General** Manager– **Planning and** Resource Consents and Compliance. The **General** Manager shall not unreasonably withhold his or her approval, in particular for any changes to the plan required as a result of expansion of facilities within the substation site, irrespective of whether the extent of landscaping is reduced as a result of that expansion.

4. Transpower shall implement the visual mitigation and ecological planting plan within the first planting season following completion of bulk earthworks on the site; and shall thereafter maintain the planting to the satisfaction of the Council's **General** Manager– **Planning and** Resource Consents and Compliance.

~~5. Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 19 September 2024 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a recessive colour.~~

Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a dark recessive colour, such as Graphite Grey N65 on the RAL colour chart, or similar.

Electric and Magnetic Fields (EMF)

~~5~~ **6**. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site 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; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 µT 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

~~6~~ **7**. All works shall be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Earth Potential Rise

~~7~~ **8**. Substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard TP.DS.52.01, Issue 2, January 2005.

Light Spill

~~8~~ **9**. Any new exterior lighting shall be designed to comply with:

- a. AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
- b. Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

~~9~~ **10.** All activities within the designation (except for construction and maintenance) shall be designed and operated to ensure that the following noise limits shall not be exceeded at or within the boundary of any residentially zoned site:

- a. All days 7.00 am to 10 pm ~~45 dBA L10~~ **55 dB LAeq**;
- b. All nights 10 pm to 7 am ~~35 dBA L10~~ **45 LAeq**; and
- c. All nights 10 pm to 7 am ~~70~~ **75 dBA Lmax**.

~~40~~ **11.** Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of environmental sound and NZS6802:2008 Acoustics - Assessment of Environmental Sound.

~~44~~ **12.** Sound monitoring shall be undertaken by a suitably qualified and experienced person within one month of the commissioning of any new transformer. The results of the noise monitoring shall be made available to the Council upon request.

Hazardous Substances

~~42~~ **13.** Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

Construction and Maintenance Noise

~~43~~ **14.** All construction work shall be designed, **measured, assessed and** managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in **in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics–Construction Noise.**

~~44~~ **15.** ~~Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan shall be prepared, with the assistance of a suitably qualified and experienced person, that sets out the management procedures in terms of section 8 and Annex E of NZS6803:1999; and the works shall be undertaken in accordance with that noise management plan.~~ **A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of NZS 6803:1999. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practicable.**

~~45~~ **16.** The noise management plan **CNVMP** required by condition ~~15~~ **20** shall be submitted to **Council's General Manager– Planning and Resource Consents** ~~Consents Manager~~ for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Outline Plan

46 17. No outline plan shall be required for the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025.

Construction Traffic Management Plan

18. At least 20 working days prior to the commencement of any significant construction activities on the site, Transpower shall submit a Construction Traffic Management Plan (CTMP) to the Council for certification. The CTMP shall detail traffic management and mitigation measures for delivery of substation equipment and materials and general construction activities including, but not limited to, restricting over dimension loads and otherwise limiting heavy vehicle movements wherever practicable to outside of Elim Christian College drop off and pick up times (being 8:15 to 9 am and 2:30 to 3:15 pm Monday to Friday, excluding school and public holidays).

In relation to the delivery of over dimension loads including transformers, the CTMP shall detail traffic management and mitigation measures within the vicinity of the Pakuranga Substation (i.e. Golfland Drive).

Overland Flow Path

19. That the proposed container wall shall not impede overland flow paths, opening underneath the container wall shall provide sufficient capacity and alignment for the overland flow paths to pass in a 1% AEP storm event (as per Stormwater Code of Practice) without causing adverse impacts to neighbouring sites.

Advice Notes

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.
2. The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.

Attachments

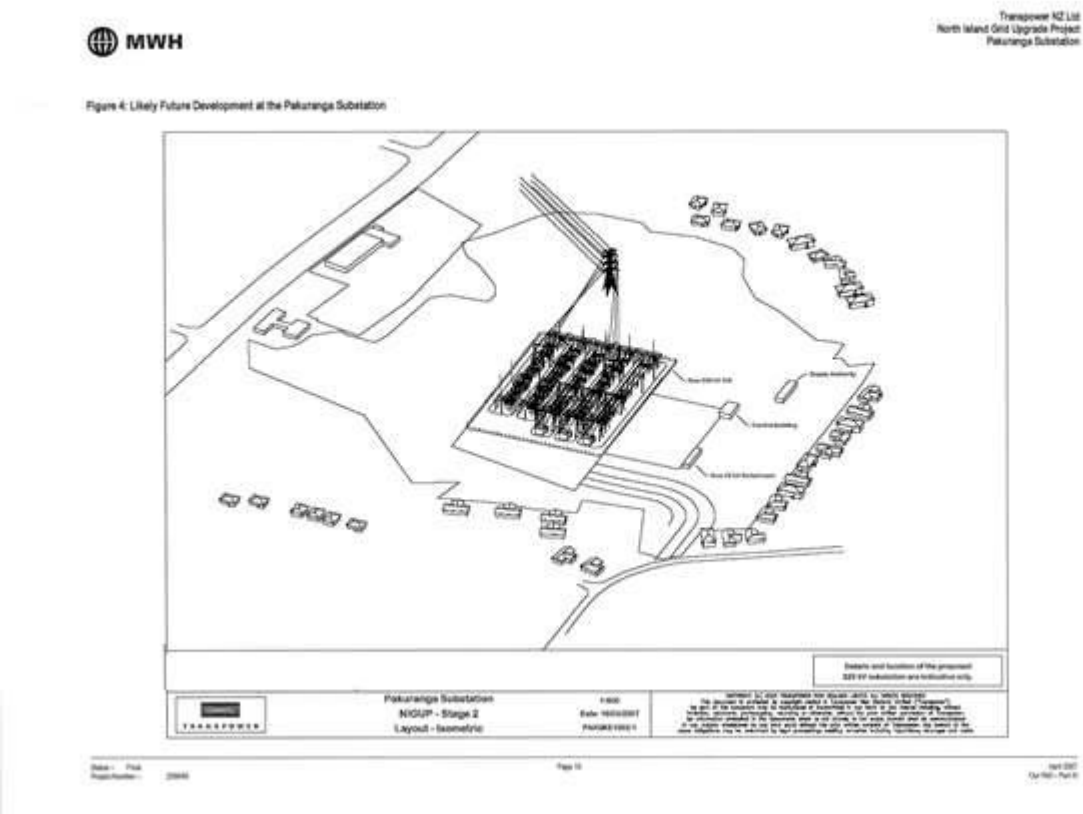
PLANS REFERRED TO IN DESIGNATION CONDITIONS

Pakuranga Substation NIGUP Stage 2 Layout Isometric

Map 1 of Appendix v of the Board of Inquiry Decision

Plant Removal Plan, Sheet 17, Rev 01

Pakuranga Substation NIGUP Stage 2 Layout Isometric



INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS

SET 1

MAP PLAN DESCRIPTION

PAGE

PAKURANGA SUBSTATION CONDITIONS

Map 1 Landscape mitigation concept plan (Map Book 6, Section 2)

1

Map 1 of Appendix v of the Board of Inquiry Decision



Plant Removal Plan, Sheet 17, Rev 01



LEGEND:	
	Container Wall
	Residential Dwelling
	Residential Boundary
	Reactors
	Trees to be Removed

Aerial Image and Roads
Sourced from LINZ
February 2023

Note: Removal of
specific trees to be
confirmed on site, with
the minimum number
possible for container
installation.

Plant Removal Plan
Pakuranga Substation
Auckland
Prepared For:
Transpower New Zealand
Limited

ISSUED FOR INFORMATION
01 May 2025
Revision 01
Scale: 1:1,250
Print at A3
Drawn: B.O.
Reviewed: S. Bray
Sheet 17

2487... Transpower_VS_24-09-23
www.wayfinder.nz
info@www.wayfinder.nz
WAYFINDER
Landscape Planning & Strategy

Schedule of Legal Descriptions

<i>Parcel ID</i>	
<i>Pt Lot 1 DP 143331</i>	<i>Lot 2 DP 167430</i>
<i>Lot 146 DP 168165</i>	<i>Lot 77 DP 168324</i>
<i>Lot 81 DP 168324</i>	<i>Lot 82 DP 168324</i>

<u>Parcel ID</u>	<u>Appellation</u>
<u>4989690</u>	<u>Part Lot 1 DP 143331</u>
<u>5065543</u>	<u>Lot 2 DP 167430</u>
<u>4999945</u>	<u>Lot 77 DP 168324</u>
<u>4789305</u>	<u>Lot 81 DP 168324</u>
<u>4787645</u>	<u>Lot 82 DP 168324</u>
<u>4829154</u>	<u>Lot 146 DP 168165</u>

Annexure C – Final clean designation conditions as they would appear in the AUP

8514 Pakuranga Electricity Substation

Designation Number	8514
Requiring Authority	Transpower New Zealand Ltd
Location	109 Golfland Drive, Pakuranga
Rollover Designation	Yes
Legacy Reference	Designation 298, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project and associated works, and works associated with other upgrade projects, and ancillary activities.

The nature of the works is described more particularly in Part III (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).

Conditions

Cultural / Spiritual

1. If any urupā, traditional sites, taonga (significant artefacts), or kōiwi (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 tāngata whenua, the New Zealand Historic Places Trust, the 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.

Landscaping

2. A visual mitigation and ecological planting plan shall be prepared for the site and submitted at least two months prior to construction of works associated with the Upper North Island Grid Upgrade Project to Council's General Manager—Planning and Resource Consents, for approval/certification. The General Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld. The plan shall be in general accordance with the landscape mitigation concept plan being Map 1 of Appendix V and shall consist of:
 - a. Planting around the south and west sides of the substation site;
 - b. Planting native plants indigenous to the locality on the terrace on the south and west sides of the substation site adjacent to the substation platform, to connect with and extend restoration of the headwaters of the Pakuranga Creek, and including species such as kahikatea, tōtara, kānuka and cabbage trees, and such other species as are common to the locality;
 - c. A description of the name (including botanical), numbers, location, spacing and size of the plant species to be used in mitigation and ecological planting;
 - d. Provided that suitable sources are available, all indigenous plants shall be propagated from a local,

naturally occurring, source.

3. Once approved, the visual mitigation and ecological planting plan required under condition 2 may be altered or updated at any time with the approval of the General Manager–Planning and Resource Consents. The General Manager shall not unreasonably withhold his or her approval, in particular for any changes to the plan required as a result of expansion of facilities within the substation site, irrespective of whether the extent of landscaping is reduced as a result of that expansion.

4. Transpower shall implement the visual mitigation and ecological planting plan within the first planting season following completion of bulk earthworks on the site; and shall thereafter maintain the planting to the satisfaction of the Council's General Manager– Planning and Resource Consents.

5. Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a dark recessive colour, such as Graphite Grey N65 on the RAL colour chart, or similar.

Electric and Magnetic Fields (EMF)

6. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site 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; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 µT 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

7. All works shall be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Earth Potential Rise

8. Substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard TP.DS.52.01, Issue 2, January 2005.

Light Spill

9. Any new exterior lighting shall be designed to comply with:

- a. AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
- b. Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

10. All activities within the designation (except for construction and maintenance) shall be designed and operated to ensure that the following noise limits shall not be exceeded at or within the boundary of any residentially zoned site:

- a. All days 7.00 am to 10 pm 55 dB LAeq;
- b. All nights 10 pm to 7 am 45 LAeq; and
- c. All nights 10 pm to 7 am 75 dBA Lmax.

11. Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics -

Measurement of environmental sound and NZS6802:2008 Acoustics - Assessment of Environmental Sound.

12. Sound monitoring shall be undertaken by a suitably qualified and experienced person within one month of the commissioning of any new transformer. The results of the noise monitoring shall be made available to the Council upon request.

Hazardous Substances

13. Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

Construction and Maintenance Noise

14. All construction work shall be measured, assessed and managed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics–Construction Noise.

15. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of NZS 6803:1999. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practicable.

16. The CNVMP required by condition 15 shall be submitted to Council's General Manager– Planning and Resource Consents for approval, at least 20 working days prior to the works commencing. The General Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Outline Plan

17. No outline plan shall be required for the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025.

Construction Traffic Management Plan

18. At least 20 working days prior to the commencement of any significant construction activities on the site, Transpower shall submit a Construction Traffic Management Plan (CTMP) to the Council for certification. The CTMP shall detail traffic management and mitigation measures for delivery of substation equipment and materials and general construction activities including, but not limited to, restricting over dimension loads and otherwise limiting heavy vehicle movements wherever practicable to outside of Elim Christian College drop off and pick up times (being 8:15 to 9 am and 2:30 to 3:15 pm Monday to Friday, excluding school and public holidays).

In relation to the delivery of over dimension loads including transformers, the CTMP shall detail traffic management and mitigation measures within the vicinity of the Pakuranga Substation (i.e. Golfland Drive).

Overland Flow Path

19. That the proposed container wall shall not impede overland flow paths, opening underneath the container wall shall provide sufficient capacity and alignment for the overland flow paths to pass in a 1% AEP storm event (as per Stormwater Code of Practice) without causing adverse impacts to neighbouring sites.

Advice Notes

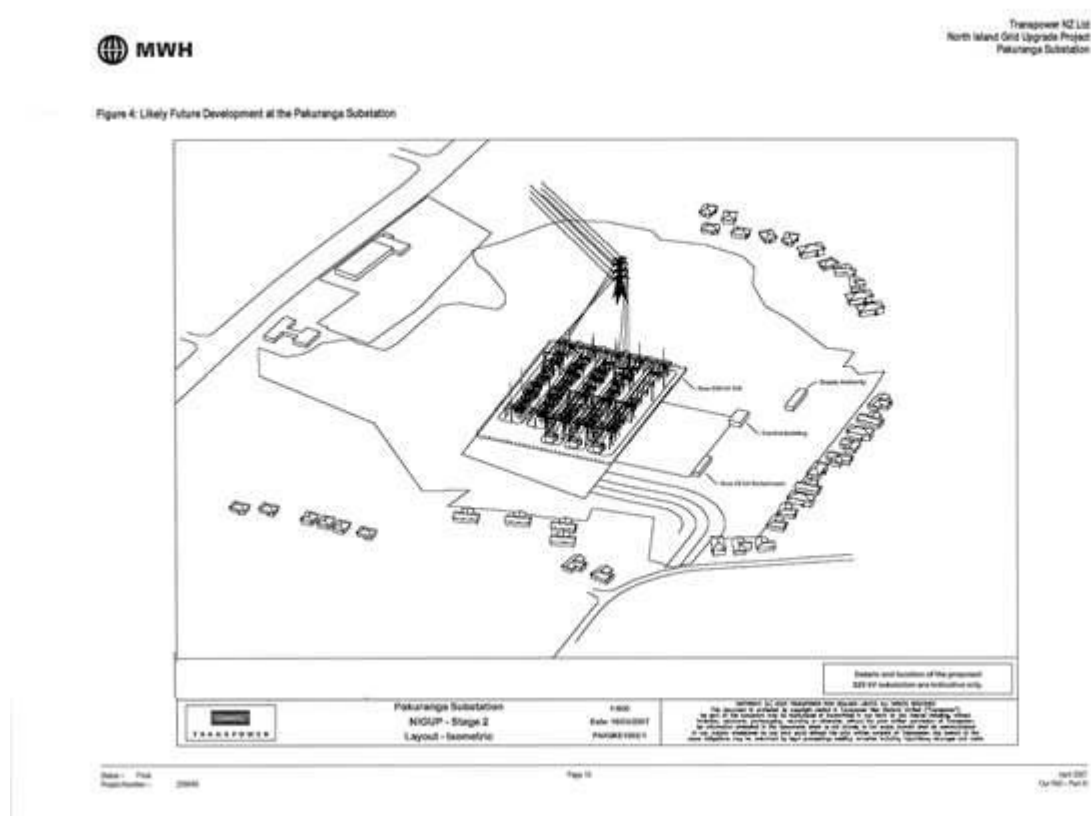
1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.
2. The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.

Attachments

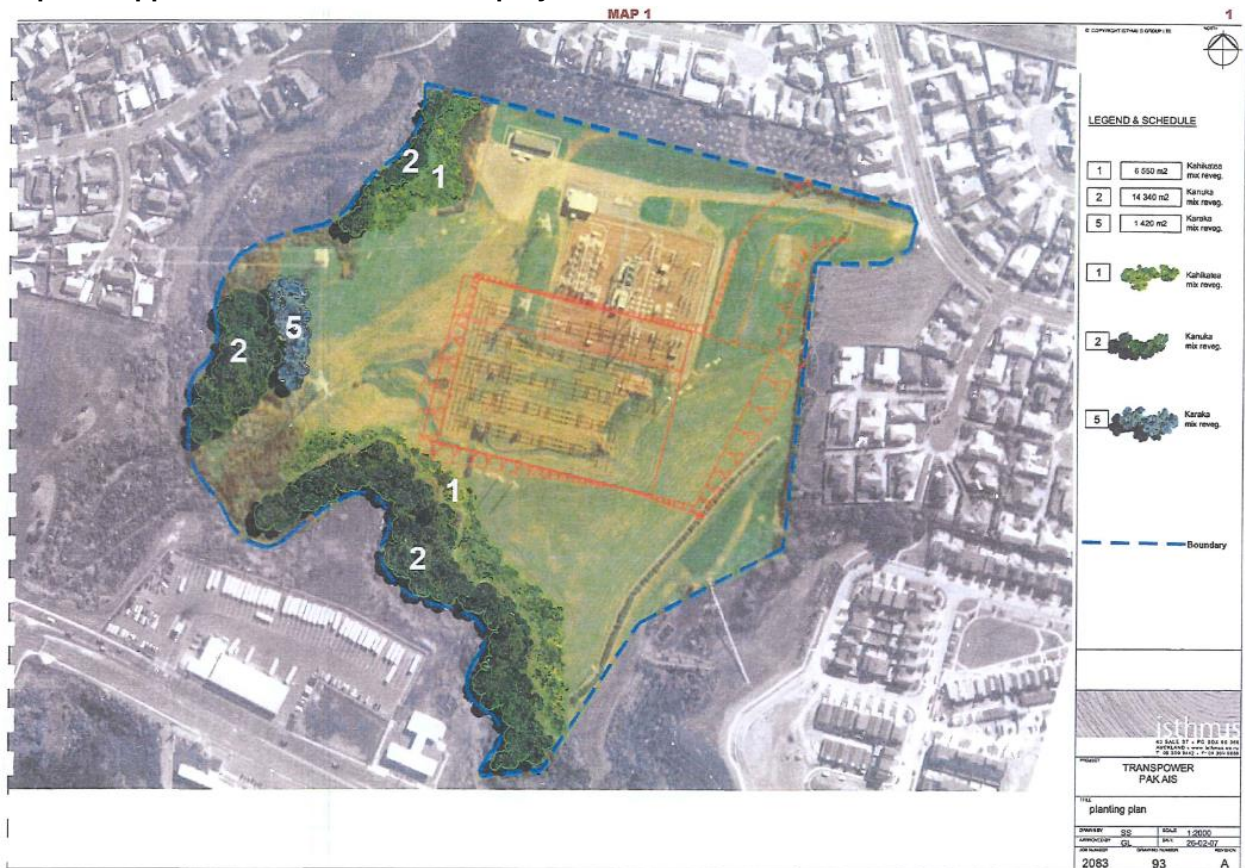
PLANS REFERRED TO IN DESIGNATION CONDITIONS

Pakuranga Substation NIGUP Stage 2 Layout Isometric
Map 1 of Appendix v of the Board of Inquiry Decision
Plant Removal Plan, Sheet 17, Rev 01

Pakuranga Substation NIGUP Stage 2 Layout Isometric



Map 1 of Appendix v of the Board of Inquiry Decision



Plant Removal Plan, Sheet 17, Rev 01



Schedule of Legal Descriptions

Parcel ID	Appellation
4989690	Part Lot 1 DP 143331
5065543	Lot 2 DP 167430
4999945	Lot 77 DP 168324
4789305	Lot 81 DP 168324
4787645	Lot 82 DP 168324
4829154	Lot 146 DP 168165

Annexure D – Auckland Council Recommendation

Combined section 169 notification determination recommendation report



and

Section 181 Recommendation – Notice of requirement for an alteration to a designation for the Pakuranga Sub Station under the Resource Management Act 1991 in the Auckland Unitary Plan Operative in Part

To: Duty Commissioner

From: Vanessa Leddra - Policy Planner, Planning – Central South

Date: 14 February 2025

Notice of Requirement/Designation Number:	Notice of Requirement to amend the conditions to Designation # 8514 for electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation
Requiring authority:	Transpower New Zealand Ltd
Site address:	109 Golfland Drive, Howick
Legal description:	Lot 146 DP 168165, Lot 1 DP 14331 and Lot 2 DP 167439
Auckland Unitary Plan (Operative in Part) – zoning, controls and overlays affecting the site	<u>Zones</u> • Residential – Mixed Housing Suburban [with a small area adjacent to Bard Place zoned Mixed Housing Urban] • A very small portion of the site by the road access to Golfland Drive is also zoned Open Space – Informal Recreation Zone. <u>Controls</u> • Macroinvertebrate Community Index – Native • Macroinvertebrate Community Index – Rural • Macroinvertebrate Community Index – Urban <u>Catchments and Hydrology</u> • Overland flow path [minor] originates adjacent to the eastern boundary of the site] <u>Designations</u> • ID 8514 Electricity Transmission • ID 1102 Protection of aeronautical functions – obstacle limitation surfaces, Auckland International Airport Ltd (airspace above the site)

Summary

Transpower New Zealand Ltd (**Transpower**), as the requiring authority, has served a notice of requirement (**NoR**) to amend/update five conditions and add two new conditions for Designation 8514 [Pakuranga Electricity Substation] in the Auckland Unitary Plan (operative in part) (**AUP**) under Section 181 of the Resource Management Act 1991 (**RMA**) (refer to Attachment 1).

The purpose of the designation is for 'electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities'.

Transpower owns the land which is the subject of the designation and also owns 11, 13 and 29 Bard Place.

No other consents are being sought in conjunction with this Notice of Requirement.

Auckland Council (Council) must assess a NoR in two broad steps under the RMA:

Step 1: Notification (s169)

Where a requiring authority has not requested that a NoR be fully notified, or has requested limited notification or non-notification, a notification decision must be made by the Council under, s149ZCB(1) to (4), 149ZCC(1) to (4), 149ZCE, and 149ZCF (which need to be read alongside s169).

If the Council requests further information from the requiring authority under section 92(1), but the requiring authority does not provide the information before the deadline concerned, or refuses to provide the information, public notification is required (s169(1A)).

Step 2: Recommendation by Territorial Authority (s181 as an alteration)

The territorial authority must provide a recommendation on the NoR, avoiding all unreasonable delay (s21). The territorial authority can decide to recommend to the requiring authority that the requirement be confirmed, modified, subject to conditions or withdrawn (s181(2)).

This report is set out in 2 parts:

- Part A being the notification recommendation to the Duty Commissioner under s169, and
- Part B being an assessment report to the Duty Commissioner under s181.

These reports identify the following recommendations:

Part A: Recommendation

That in accordance with section 169 of the Resource Management Act 1991, the alteration of conditions 3, 9, 13, 14 and 15 and the addition of conditions 4A and 16 attached to Designation 8514 for 'electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities' at 109 Golfland Drive, Howick should proceed on a **NON NOTIFIED** basis for the following reasons:

- the adverse effects on the environment will be or are likely to be less than minor. (s149ZCB(2)(a))
- the requiring authority has not requested public notification (s149ZCB(b))
- there is no rule in the AUP or an NES that requires public notification under section 149ZCB(2)(c)

- there are no special circumstances under s149ZCB(4) that warrant notification.
- there are no affected persons under s149ZCC(1)(a) and section 149ZCF.
- there are no affected protected customary rights groups or affected customary marine title groups (s149ZCC(1)(b))
- the requiring authority has provided all further information by the required date in accordance with section 169(1A)(b).

Part B: Recommendation

In accordance with section 181(1) of the Resource Management Act 1991, Auckland Council makes the following recommendation to Transpower New Zealand Ltd:

1. amend the conditions, as shown in Attachment 4, in Chapter K Designations of the Auckland Unitary Plan (Operative in Part).

On receipt of Transpower New Zealand Limited's decision, Auckland Council will include amended conditions to the designation in Chapter K Designations of the AUP.

1 PART A – Section 169 notification determination recommendation

2 The proposal, site and locality description

2.1 Proposal and the reason for the proposed alteration

Transpower has served a NoR on Auckland Council (**Council**) pursuant to section 181 (1) of the RMA for an alteration to five existing conditions [numbers 3, 9, 13, 14 and 15] and two additional conditions [numbers 4A and 16] attached to an existing designation at 109 Golfand Drive, Howick.

The purpose of the designation is for 'electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities'. The site currently operates as an interconnection point for Transpower's 220kV network that supplies Auckland and Northland and a local supply point for Vector's local distribution network.

The site has gone through a number of upgrades and recently included the addition of shunt reactor equipment to support voltage stability of the transmission system. Transpower state that "these reactors have been measured to have higher noise than had been initially anticipated from the specifications provided by the manufacturer. Noise monitoring now shows that the site is not operating with its existing operational noise condition." [section 1.3 of the Assessment of Environmental Effects **[AEE]**]

Transpower received noise complaints in December 2023 from two adjoining neighbours at 15 and 27 Bard Place. Subsequently, Transpower has:-

- funded and installed double glazing at 27 Bard Place
- installed a line of shipping containers as a noise wall parallel to this boundary, increasing to two high where it extends into Transpower's site away from the residential boundary due to topography

Transpower states that the temporarily installation of the noise walls was to test their effectiveness for noise mitigation. Noise monitoring has determined that these walls are an effective mitigation solution but the noise walls need to be increased in height to achieve appropriate noise mitigation outcomes.

Therefore, Transpower proposes to :-

- Make permanent the [temporary] wall currently one stacked high adjacent to the Bard Place boundary and increase the height to two [containers] high as it extends back into the Transpower site
- Extend this row of containers to the north by installing two additional containers, two high
- Install a row of container one high inside and adjacent to the Trovare Place properties to the north

However, section 1.3 in the AEE states that “implementing this mitigation will still not achieve the current operational noise limits attached to the designation which are lower than existing background noise and AUP noise standards for substations in Chapter E26 of the AUP.”

Transpower propose to alter five existing conditions to provide more practical and reasonable operational noise conditions and update the construction noise management conditions. This is in association with the implementation of the permanent noise wall solution within the existing landscaping to ensure compliance with the new noise limit. Two of these amendments are to correct legacy cross-referencing errors [condition 3 and 15] The proposed alteration also includes two additional conditions [condition 4A and 16] relating to the removal of landscaping in order to construct the noise mitigation wall and to avoid the requirement of further outline plan being require for this work..

The range of physical substation related activities enabled by the designation remains unchanged. The existing conditions are set out in Appendix B included as part of the AEE documents.

The proposed changes to conditions are described fully in section 3.1 of the AEE and included in Attachment 4. This is discussed further in a number of sections within this report.

2.2 Locality Plan

The site is shown in Figure 1 below. The zoning of the site and nearby land is shown in Figure 2.

Figure 1 Existing designated site outlined in blue

Note this aerial imagery is several years old and thus somewhat out of date [source AEE]

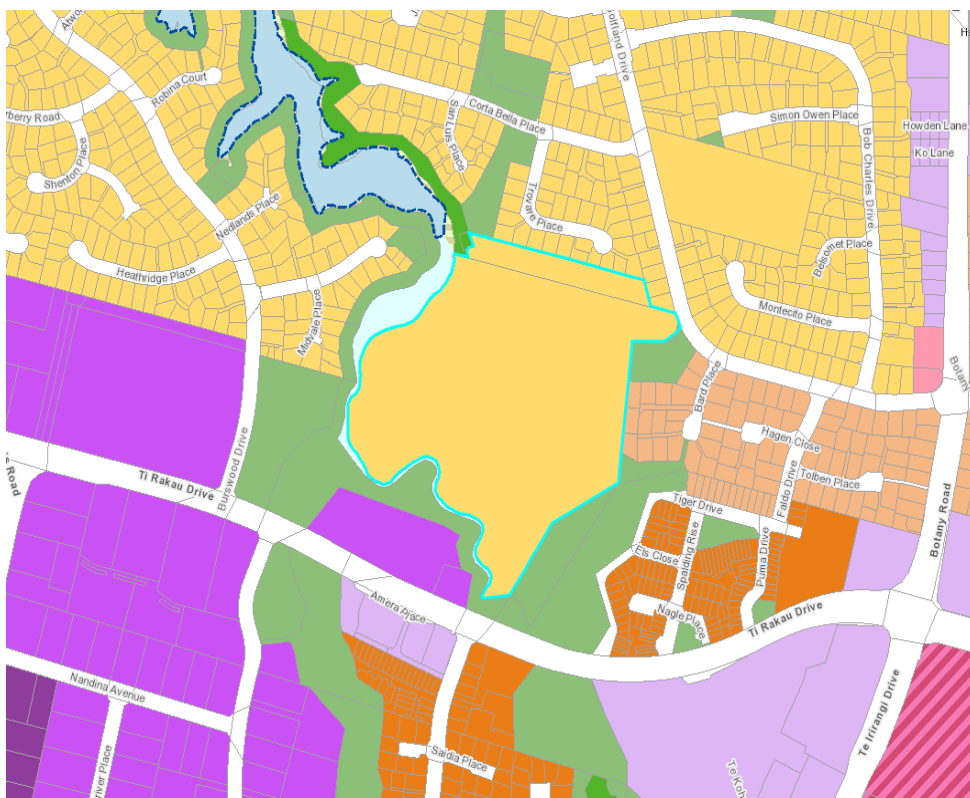


No changes to the existing designation boundaries are proposed.

Figure 2 – Updated aerial imagery 2024 - shows the new switchyard and the noise buffer containers installed on the eastern boundary [source - AEE]



Figure 3 shows the AUP zones which apply to the subject site and nearby land.



The site is generally zoned Residential - Mixed House Suburban zone with a small area adjacent to Bard Place being zoned Mixed Housing Urban. A very small portion of the site by the road access to Golfland Drive is also zoned Open Space – Informal Recreation Zone. Under Proposed Plan Change 78, the Residential – Mixed Housing Suburban Zone part of the site would be upzoned to Residential – Mixed Housing Urban Zone.

As stated, 11, 13 and 29 Bard Place are all owned by Transpower.

A [minor] overland flow path originates adjacent to the eastern boundary of the site as shown on **Figure 4** below [source : AEE]



2.3 Site and surrounding environment description

The existing environment includes an existing substation connected to overhead transmission lines and underground cables. This is described fully in section 2.1 of the AEE.

This report relies on the description of the site and existing environment as described in section 2.1 and 2.2 of the AEE. This includes photos and an updated aerial map [2024]. Having said that, following a site visit I undertook on 9 October 2024, I concur with the description of the site.

2.4 Future statutory authorisations

Section 5.0 of the requiring authority's AEE sets out the statutory assessment considered as part of the NoR.

Section 7.1 of the AEE addresses Transpower's approach to the AEE which "focuses on matters relevant to the changes to conditions and the effects of installing the noise walls in regard to providing sufficient information to avoid a further outline plan being required for those particular works". However, Transpower also confirm "that any further upgrade works at the substation would be subject to the usual outline plan process and potential resource consent under the NES Soils and AUP if contaminated soils around the former and current switchyards are disturbed."

3 Notification

Auckland Council must assess a NoR in two broad steps under the RMA. Firstly, where a requiring authority has not requested that a NoR be fully notified, or has requested limited notification or non-notification, a notification decision must be made under s149ZCB(1) to (4),

149ZCC(1) to (4), 149ZCE, and 149ZCF of the RMA (these sections must be read alongside section 169 of the RMA, which modifies these sections for the purposes of designations).

3.1 **Public notification assessment (s149ZCB and 149ZCD)**

Transpower has not requested public notification.

If the Council requests further information from the requiring authority under section 92(1), but the requiring authority does not provide the information before the deadline concerned, or refuses to provide the information, public notification is required (s169(1A)(b)).

A section 92 request for further information [RFI] was sent to Transpower on 16 October 2024 relating to general planning matters, clarification on noise issues, landscape and visual effects and stormwater and flooding matters.

The requiring authority provided the response for additional information on 6 November 2024. The responses were provided to Council's specialists. The matters raised and responded to in the RFI are discussed further below in Section 3.1.2 Assessment of Adverse Effects.

3.1.1 **Adverse effects assessment (section 149ZCF)**

Effects that must be disregarded - effects on persons who are owners and occupiers of the land in, on or over which the notice of requirement relates, or of land adjacent to that land

Given the assessment of environmental effects undertaken, Transpower consider that no parties have been identified as being affected persons under s149ZCF. In section 11 of the AEE, Transpower state that *"The proposed operational noise condition is consistent with the Rule E26.2.3.2(2) for substation noise in the AUP. Under s149ZCF(2)(a), the territorial authority may disregard an adverse effect of an activity on a person if a rule or national environmental standard permits an activity with that effect. As the AUP specifically contemplates substation noise consistent with that being sought for this designation, it is considered appropriate that the effects of operational noise be disregarded in determining if any party is adversely affected."*

Effects that must be disregarded - any effect on a person who has given written approval to the notice of requirement and not withdrawn that approval prior to the notification decision being made. (s149ZCE(e))

There are no persons who have provided their written approval.

Effects that must be disregarded - effects of trade competition

Under section s149ZCE(d) the Council must disregard trade competition and the effects of trade competition. There is no trade competition.

Effects that may be disregarded – permitted baseline assessment

Sections 149ZCE(b) and 149ZCF(2)(a) provide that a territorial authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (this is referred to as the permitted baseline).

The permitted baseline refers to the adverse effects of permitted activities on the subject site.

The Environment Court in *Beadle v Minister of Corrections* A074/02 accepted that the obligation to apply permitted baseline comparisons extended to Notices of Requirement. In *Nelson Intermediate School v Transit NZ* (2004) 10 ELRNZ 369, the Court accepted that the permitted

baseline must define the “environment” under section 5(2) (b) and (c) and from that section 171(1). When considering the adverse environmental effects of a proposal, the effects may be considered against those from permitted baseline activities. As the effects resultant from permitted baseline activities may be disregarded, only those environmental effects which are of greater significance need be considered.

In *Lloyd v Gisborne District Council* [2005] W106/05, the Court summed up the three categories of activity that needed to be considered as part of the permitted baseline as being:

1. What lawfully exists on the site at present;
2. Activities (being non-fanciful activities) which could be conducted on the site as of right; i.e., without having to obtain a resource consent (see for example *Barrett v Wellington City Council* [2000] CP31/00); and
3. Activities which could be carried out under granted, but as yet unexercised, resource consents.

Application of the permitted baseline approach is at the discretion of Council and depends on the circumstances of the NoR.

As part of implementing the objectives and policies for infrastructure and the National Grid, the AUP includes a specific operational noise permitted activity rule for substations – E26.2.3.2(2):

Substations and electricity storage facilities

(2) Noise from substations must not exceed the following noise limits when measured within the boundary of a residential zone site or within the notional boundary of a rural zone site:

(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

The proposed operational noise condition in the NoR is consistent with this permitted activity rule and as such is considered to be consistent with the objectives and policies of the AUP relevant to the noise effects of substations. Therefore, I do not consider that permitted baseline should be applied for the purposes of considering the environmental effects of the NoR.

3.1.2 Assessment of adverse effects

Transpower has provided an AEE with the NoR. The AEE focuses on matters relevant to the changes to conditions and the effects of installing the noise [container] walls. Transpower indicates that this provides sufficient information to avoid a further outline plan being required for these particular works, and includes:

- Operational noise effects
- Visual effects
- Construction effects
- Cultural effects and

- Effects on overland flow (in relation to the proposed noise walls)

3.1.2.1 Operational noise

Transpower's assessment

Transpower addresses operational noise effects in section 7.2 of their AEE. They refer to a noise assessment by Marshall Day Acoustics which was undertaken in support of the alteration to the designation [attached as Appendix C to the AEE] and further information/clarification dated 1 November was provided as a result of Council's s92 request. [see attachment 2].

Transpower indicates that the temporary wall of shipping containers [currently stacked one high, about 2.6m] will be made permanent and increased in height to two high, along the full length, where they extend back into Transpower's site away from the residential boundary. These would be about 5.2m high and are located parallel to and inside Transpower's boundary with Bard Place.

Section 1.3 of the AEE states that "Noise monitoring has determined that these containers are an effective mitigation solution but the noise wall needs to be increased to achieve appropriate noise mitigation outcomes." The wall also needs to be extended further to the north "by two additional container lengths". Furthermore, "a single stack of containers inside and adjacent to Trovare Place properties to the north is also proposed to address noise to that residential interface. However, implementing this mitigation will still not achieve the current operational noise limits attached to the designation, which are lower than existing background noise and AUP noise standards for substations in Chapter E26."

Transpower proposes "to change the existing conditions to provide a more practical and reasonable operational noise condition along with the implementation of its permanent noise wall solution to ensure compliance with the new noise limit."

Section 7.2 of the AEE notes that the conclusions of the noise assessment are:-

- Marshall Day considers designation noise limits of 55 dB LAeq during the daytime and 45 dB LAeq during the night-time is appropriate given:
 - (i) the relatively elevated existing background noise in the area, which is dominated by traffic noise
 - (ii) it aligns the site's performance standards with the AUP infrastructure section noise limits for substations.
- They predict compliant noise rating levels, including tonality adjustment, of up to 43 dB LAeq with a noise mitigating container wall as proposed in place.
- They consider the noise effects would be reasonable and would unlikely give rise to sleep disturbance. They consider that substation noise would not likely be perceptible during the daytime due to high background noise levels.

The AEE therefore states "that the effect of changing the operational noise conditions is assessed as being less than minor."

Specialist review

The potential noise and vibration effects from the proposed alterations have been assessed by Andrew Gordon, Senior Specialist, Council's Contamination, Air and Noise team. His review is included in Attachment 3.

Mr Gordon notes that the "recommended container wall is predicted to mitigate noise by 4 dBA – subjectively this is a perceptible - noticeable noise reduction."

He agrees with the statement in section 6.3 [Noise prediction results] of the Marshall Day report:-

'To summarise, we predict compliance with the proposed 45 dB LAeq night-time limit at all community receivers by a margin of two or more decibels. Substation noise would not significantly change between night and day. Therefore, we predict ready compliance with the proposed 55 dB LAeq limit during the daytime as well.'

Mr Gordon states "as the highest predicted noise rating level of 43 dB LAeq (includes a +5 dB adjustment for potential tonality) readily complies with the recommended daytime noise limit of 55 dB LAeq and complies with the nighttime noise limit of 45 dB LAeq, this strongly implies that substation noise is at a reasonable level and subsequently, in my opinion, there are no adversely affected parties. In regard to proposed conditions 9, 10, 11, 13, 14 and 15, I support these conditions subject to proposed minor amendments." [see Attachment 3].

Officer comment and conclusions

I rely on Mr Gordon's assessment and note his comments that it appears that although some "substation noise will be perceivable to the nearest dwelling occupants some of the time, but not unreasonable and not expected to give rise to adverse effects i.e. such as sleep disturbance".

I consider that the original conditions of the designation [see Appendix 2 as part of the AEE], as amended through this request, will ensure that the effects will be appropriately managed at the completion of the works.

Given the above assessment, I agree with Mr Gordon and consider the change in the noise and vibration effects as a result of the alteration to be **less than minor**.

3.1.2.2 Visual effects

Transpower's assessment

Section 3.2 in the AEE states that:-

- The containers will be uniformly painted a recessive green to blend in with the adjacent landscaping
- The footprint of the containers and working area will require some of the landscaping to be trimmed or removed although a buffer of landscaping between the container and adjacent residential properties will be retained

Transpower addresses visual effects in section 7.3 of the AEE. This is supported by a Visual Effects Assessment and Maps, Photographs and Visual Simulations provided by Wayfinder Landscape Planning and Strategy Ltd [attached as Appendix D1 and D2 to the AEE]. Further information was received dated 24 October as a result of Council's s92 request. [see Attachment 3].

The assessment of this proposal states that "views of the proposed noise mitigation from public areas will be possible in some locations but will not be in foreground views and will not dominate the viewer. Furthermore, with the use of recessive colours the noise mitigation will blend in with the existing background vegetation." The assessment states that "the existing environment is able to absorb the proposed noise mitigation with minimal effects on neighbouring residential dwellings mainly due to existing vegetation."

The conclusion is that the visual effects of the proposed noise walls are **less than minor**.

Specialist Review

Jack Earl of Earl Design, Council's consultant Urban Design / Landscape Architect for the NoR has reviewed the NoR documents including the Visual Effects assessment [D1 and D2] and the information provided as a result of the s92 request.

Mr Earl indicates that the visual stimulations were generally prepared in alignment with NZILA Best Practice Guide for Visual Simulations. He compared the simulations with actual views "and found them to reasonably reflect the visibility and spatial relationships of existing and proposed structures." This reflects viewpoints from nearby residential properties and public spaces.

Mr Earl confirms that the visual catchment has been well described and he agrees with the extents of the visual catchment to the north, west, south and eastern areas. He indicates that "the visual catchment overall is relatively confined given the presence of mature evergreen vegetation surrounding the substation and by the local topography. The potential visual catchment also diminishes with distance, due to both the recessive colouring of the proposed container walls, and intervening vegetation and landforms."

The Wayfinder visual effects assessment notes that "It is proposed to paint the containers a dark colour to help them become more visually recessive. The colour proposed is Graphite Grey N65 on the RAL colour chart, or similar." The photo simulations were also based on this colour. This is different to that stated in the AEE.

In order to remove confusion but allow flexibility, Mr Earl proposes an amendment to [Transpower's] proposed Condition 4A to:-

"Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 19 September 2024 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a dark recessive colour, such as Graphite Grey N65 on the RAL colour chart, or similar."

Otherwise, Mr Earl is satisfied with the conditions as proposed.

In conclusion, he states that "the application will result in very low to low visual effects in certain locations. As per NZILA's Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (July 2022), this effects rating translates to **less than minor**."

Officer comment and conclusions

I have considered the findings of Mr Earl and agree with them.

The revised conditions, as proposed by Transpower and Auckland Council's response [including the colour of the wall to be painted Graphite Grey] and confirmed by Transpower is included in Attachment 4.

I consider that the landscape and visual effects will be less than minor, subject to the conditions as amended within this recommendation report.

3.1.2.3 Construction effects

Transpower's assessment

Construction noise

Section 7.5 of the AEE and Marshall Day Acoustics' [MDA] report [see Appendix C as part of the NoR] in relation to construction noise addresses construction effects. The construction noise condition[s] are proposed to be amended to better align with the AUP rules and NZ Standards. MDA's report supports this amendment and states that "A Construction Noise Management Plan [CNMP] will be required if any construction works cannot comply with the upper limits of NZS 6803 which would require Best Practical Option to be implemented to minimise construction noise and vibration effects as far as practical."

The proposed works will require some hard fill [also referred to in section 5.5 of the AEE] to level the containers along with minor excavation to drainage to maintain the overland flow path [OFP]. Other than this, Transpower state that "no earthworks are required". The s92 response notes that "concrete blocks will be placed at each end of the containers to enable the overland flow path to be drained underneath. Because of the slope, Transpower will need to recess concrete blocks at the upslope. Concrete blocks will be levelled with hardfill. " See 3.1.2.5 below.

Transpower state that "contractors will be required to implement best practice sediment control measures as necessary in accordance with Auckland Council's technical document GD05".

Specialist Review

With regard to the proposed construction noise condition, Mr Gordon notes that as it may not be practicable for construction works to comply with the noise limits set out in NZS 6803:1999 (i.e. at all receivers and at all times), the changes to condition 14 as proposed are considered acceptable.

Mr Gordon notes that in order to accommodate overland flow, “the gap between the ground and the bottom of a container will be designed to ensure the effectiveness of the container wall is not compromised. A flexible barrier flap over the gap or a partial enclosure is recommended by Marshall Day Acoustics will ensure the 4 dBA mitigation is achieved.” Transpower note that either of these options can be implemented, with the final option selection to be undertaken as part of detailed design. This is acceptable to Mr Gordon.

Traffic Effects

The purpose of the NoR is to alter existing conditions to address operational noise from the substation and to update conditions in relation to construction noise. This would allow for the implementation of noise mitigation walls to be located in part within the existing landscaping. Given the purpose of the NoR, it is not considered that operational traffic effects of the substation will be affected.

Transpower’s NoR does not address construction traffic effects and Council did not appoint an expert on this matter. However, comments were received from Auckland Transport, as discussed below.

Specialist review

Auckland Transport was provided an opportunity to review the NoR and AEE. Mr Simon Andrew, on behalf of AT, has undertaken a review of the NoR and requests a condition to be included for a Construction Traffic Management Plan [CTMP]. The proposed designation condition requires Transpower to submit a CTMP to Council prior to any “significant construction activities on the site”.

At least 20 working days prior to the commencement of any significant construction activities on the site, Transpower shall submit a Construction Traffic Management Plan (CTMP) to the Council for certification. The CTMP shall detail traffic management and mitigation measures for delivery of substation equipment and materials and general construction activities including, but not limited to, restricting over dimension loads and otherwise limiting heavy vehicle movements wherever practicable to outside of Elim Christian College drop off and pick up times (being 8:15 to 9 am and 2:30 to 3:15 pm Monday to Friday, excluding school and public holidays). In relation to the delivery of over dimension loads including transformers, the CTMP shall detail traffic management and mitigation measures within the vicinity of the Pakuranga Substation (i.e. Golfland Drive).

Advice Note : The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.

Officer comments and conclusions

Construction noise

I agree with Mr Gordon and overall, the noise produced during construction of the container walls will be temporary in nature. I understand that with the changes in the construction noise

condition with the proposed adoption of a CNVMP for works exceeding the upper limits of NZS6803, the effects from construction would be **less than minor**.

I consider that the original conditions of the designation and as amended through this request, will ensure that the effects will be appropriately managed for both the construction period and at the completion of the works.

Overall, I consider that the potential adverse operational and construction effects arising from the works are **less than minor** subject to the inclusion of Transpower's proposed conditions (Conditions 13, 14 and 15). There are also general duties under section 16 and section 17 of the RMA to 'avoid unreasonable noise' and 'avoid, remedy, or mitigate adverse effects' arising from an activity whether or not the activity is carried out in accordance with a designation.

Traffic

Subject to the inclusion of the proposed condition, [and advice note], and I am aware that Transpower accepts this proposed condition, I agree that the traffic effects from construction will be **less than minor**.

3.1.2.4 Cultural Effects

Section 7.4 of the AEE states that "Transpower is not aware of any adverse cultural effects that will result from the proposed changes to conditions which are focused on noise received at adjacent residential areas and the mitigation works at these interfaces."

Transpower sent information about the project to all mana whenua groups with a recorded interest in the [local board] area¹. Ngāti Pāoa initially responded with a request to discuss the proposal further. Transpower has engaged Tauti Consulting to facilitate further mana whenua consultation with interested groups.

Transpower provided a fully detailed summary of the progress with mana whenua consultation as part of the s92 responses.² Engagement and discussions have taken place with Ngāti Pāoa, Ngai Tai ki Tamaki and Ngati Whanaunga. Discussions have been around relationships, visual amenity, planting to be done, cleanup of weeds both on the site and in the adjacent wetland area and monitoring of the work rather than concerns around the alteration to the NoR. A subsequent [update] email from Transpower³ from Ngati Whanaunga appears to note that "they are letting Ngai Tai ki Tamaki take the lead on this project".

Council's Geomaps shows there is a coastal statutory acknowledgement affecting the coastal inlet along the western boundary of the site⁴. Transpower state that "the changes in conditions relate to practical noise conditions and physical works to be undertaken well away from this area. No works are proposed in the area shown as subject to a statutory acknowledgement. The changes to conditions do not enable any new activities not already provided for in the existing designation." I agree that the nature of the proposed changes do not adversely affect the coastal margins of the site or the marine area.

¹ See table in s92 responses for iwi identified as having a connection to the project area

² Correspondence with iwi as part of the s92 responses

³ Email update dated 26 November 2024

⁴ see Figure 8 of the AEE

For the reasons discussed above, I consider that the potential cultural effects associated with the NoR are **less than minor**.

3.1.2.5 Effects on Overland Flow [Stormwater and Flooding]

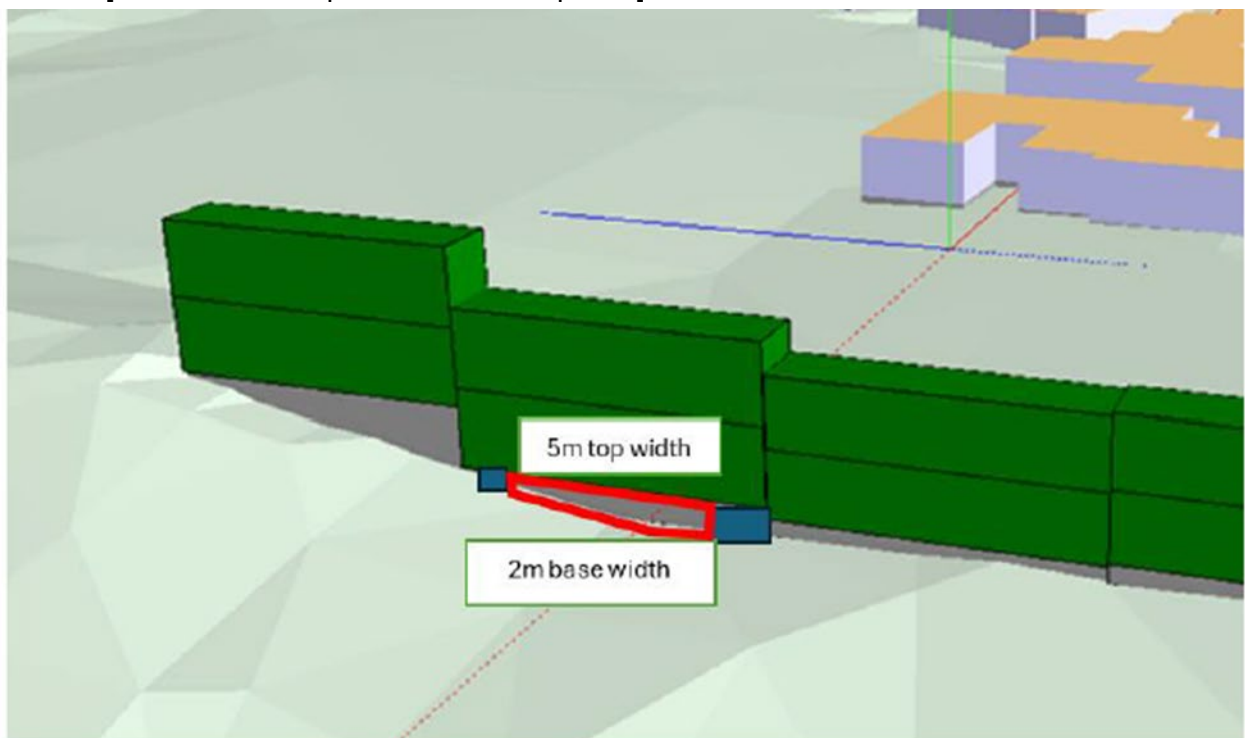
Transpower's assessment

Transpower's NoR does not have a supporting technical report associated with the potential stormwater/flooding effects. However, this is addressed in 7.6 of the AEE. There is a "minor" Overland Flow Path [OFP] which intersects with the Bard Place noise wall - the two proposed containers to the north of the existing containers. See Figure 4 above.

Section 3.2 of the AEE states that "Transpower will install drainage pipes to ensure overland flow is not impacted. These will be appropriately sized as part of detailed design before being installed, noting only a very small catchment above the wall will be affected." As set out in section 3.1.6 above, Transpower's assessment also indicates that "some minor earthworks to facilitate drainage will be required".

The method for maintaining the OFP was reconsidered and updated as part of the s92 response and Transpower now state that "a recess area under the containers rather than pipes is now proposed".

Table 3 [Source : s92 response from Transpower]



Specialist Review

Ms Zheng Qian, Senior Healthy Waters Specialist, Auckland Council, has undertaken an assessment of Transpower's NoR and AEE. A request for further information [see Attachment 2] related to information on the following matters:

- the sizing and design information relating to the drainage under the container
- details of flooding extent and depths upstream of the container
- information relating to the flows of the OLP [currently]

Ms Qian advised in an email dated 18 November 2024, that overall, there are no concerns with the proposal and the design specifications set out in the s92 response are acceptable. Ms Qian states that “the sizing of the [OFP] opening underneath the second container at the north end is sufficient, just the location of the opening needs to be confirmed...there are two versions of the container walls provided. As most of the containers are at the site [adjacent to Bard Place boundary] already except the two most northern ones, I think the position of the containers is most probably as per the plan in AEE and the opening aligns with the overland flow path”.

Ms Qian considers that subject to a proposed condition for the location and capacity of the opening, the effects would be less than minor. The proposed condition states:-

That the proposed container wall shall not impede overland flow paths, opening underneath the container wall shall provide sufficient capacity and alignment for the overland flow paths to pass in a 1% AEP storm event (as per Stormwater Code of Practice) without causing adverse impacts to neighbouring sites.

Planning comments and conclusion

I adopt the findings of Ms Qian. I agree that this proposed condition will ensure that the OFP will not be impeded by the proposed container at the northern end and the effects of the proposed works will be **less than minor** given the mitigation proposed and subject to this condition being included in the decision made by Transpower.

3.1.3 **Adverse effects conclusion**

I consider that overall, the adverse effects of the proposed alterations to the designation are **less than minor**. The potential adverse effects of the NoR are considered to be localised and temporary in nature and will be avoided, remedied, or mitigated through the proposed conditions, subject to the amendments recommended in this report and as agreed by Transpower.

3.1.4 **Special circumstances and general discretion**

Special circumstances

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary
- outside of the common run of applications (NoR in this case) of this nature
- or circumstances which makes notification desirable, even where the conclusion is that the adverse effects will be no more than minor.

I consider that there are no special circumstances under s149ZCB(4) in relation to this NoR.

3.1.5 **Public notification assessment conclusion**

In my opinion, the NoR can be processed without public notification for the following reasons:

- subject to the recommended amended conditions, the adverse effects on the environment are less than minor (s149ZCB(2)(a))
- the requiring authority has not requested public notification of the NoR (s149ZCB(2)(b))
- there are no rules or national environmental standards that requires public notification of the NoR (s149ZCB(2)(c))
- there are no special circumstances that exist in relation to the NoR (s149ZCB(4)).

3.2 Limited notification assessment (section 149ZCC)

If the NoR is not publicly notified, the Council must decide if there are any affected persons, or customary rights or title groups. A person is affected if the adverse effects of the activity on them are minor or more than minor (but are not less than minor). Also, adverse effects:

- permitted by a rule or national environmental standard may be disregarded,
- on those persons who have provided their written approval must be disregarded.

Council must also have regard to any statutory acknowledgement under schedule 11 of the RMA. Within the Auckland region, the following are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015.

3.2.1 Adversely affected persons assessment (section 149ZCF)

Transpower

Transpower has had discussions with the two complainants at 15 and 27 Bard Place with regard to past and current noise levels – as discussed below and include in Attachment 6.

The AEE concludes that ‘there are no other potentially affected stakeholders.’ No engagement or consultation was undertaken with adjacent landowners or occupiers other than the two identified, as Transpower considers that ‘no adjacent landowners or occupiers are deemed to be considered as affected parties by the proposed works.’

Section 11 of the AEE addresses section 149ZCF of the RMA. The AEE states:

“Given the assessment of environmental effects undertaken, no parties have been identified as affected parties under s149ZCF. In particular. The proposed operational noise condition is consistent with the Rule E26.2.3.2(2) for substation noise in the AUP. Under s149ZCF(2)(a), the territorial authority may disregard an adverse effect of an activity on a person if a rule or national environmental standard permits an activity with that effect. As the AUP specifically contemplates substation noise consistent with that being sought for this designation, it is

considered appropriate that the effects of operational noise be disregarded in determining if any party is adversely affected.”

Planning review

Transpower states in its AEE that the effects of the NoR are less than minor. In the AEE [section 10] Transpower notes that “The proposed noise walls will reduce existing noise received at adjacent residential properties to a reasonable limit consistent with the AUP noise limit for substations and existing background noise. The noise walls will generally be screened by existing landscaping and will comply with underlying zone height in relation to boundary controls by a wide margin.” Therefore “consultation specifically in regard to the alteration of designation conditions has not been undertaken with adjoining properties”

However, it is noted that the containers have been temporarily installed since December 2023 and are proposed to be increased in number and location to address noise received at these residential boundaries. Transpower have confirmed that they have engaged with and had discussions with the land owners at 15 and 27 Bard Place with regard to current noise levels and the proposals which form part of this NoR. Transpower states that “During these conversations, we specifically addressed the proposed noise mitigation measures, which include the addition of another layer of containers to help reduce sound emissions from the substation. Additionally, it was proposed that these containers be painted or treated to blend in with the surrounding environment as much as possible, in order to minimize the visual impact on the local area. The landowners were receptive to these plans and Transpower has advised that “they are in favour of the proposed measures, provided they are implemented as discussed”. [see Attachment 5 for feedback from Transpower]

AT are not considered an affected party [see section above] and Transpower has an ongoing process for engaging and consulting with mana whenua with an interest in the area.

I consider that Transpower’s proposed amendments to conditions, and subsequent amendments through Council’s assessment of effects as agreed to by Transpower [see Attachment 4], will ensure that the effects of the proposed works provided for in the NoR will be **less than minor**.

Therefore, I consider that:

- there are no affected persons (s149ZCC(1)(a) and s149ZCF))
- there are no customary rights or marine title groups adversely affected by the NoR (s149ZCC(1)(b)).

3.2.2 Limited notification assessment conclusion

Given the assessment above, it is recommended that the NoR be considered on a **non-notified** basis.

4 Local board views

Local Board views are not required for a notification decision for a NoR. The notification decision does not affect the Howick Local Board’s responsibilities nor operation, nor the well-being of local communities. However, if the NoR proceeds on a publicly notified or limited notified basis, which is not my recommendation, as outlined in section 5 below, the Howick Local Board’s views would be sought on the NoR after the submission period closes.

If the local board chooses to provide its views through a meeting resolution, those views would be addressed in the planner's hearing report. A local board meeting resolution may also provide for the appointment of local board members who can present the local board views to the hearing commissioners.

5 Notification recommendation

This NoR should proceed on a **non-notified** basis because:

- under s149ZCB(2):
 - (a) the adverse effects on the environment will be less than minor, subject to the imposition of the recommended amendments to the proposed conditions
 - (b) the requiring authority has not requested public notification of the NoR
 - (c) there is no rule or national environment standard that requires public notification.
- under s149ZCB(4), there are no special circumstances to warrant notification
- under s149ZCC(1)(a) and s149ZCF, there are no persons who are adversely affected by the NoR, subject to the imposition of the recommended amendments to the proposed conditions
- under s149ZCC(1)(b), there are no protected customary right groups or marine title groups in the region affected by this NoR
- under s169(1A)(b), the requiring authority has provided all further information requested by the required date.

Accordingly, I recommend that Transpower New Zealand Limited's notice of requirement for an alteration to an existing designation for the purpose of "Electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities" at 109 Golfland Drive, Pakuranga be processed on a **NON NOTIFIED** basis.

Report Prepared by:

Date: 14 February 2025



Vanessa Leddra

Policy Planner

Report reviewed and approved for release:

Name: Craig Cairncross

Title: Team Leader Central / South

Signed:



Date: 14 February 2025

6 Notification determination

Having read the Council planner's report and recommendations on the notice of requirement by Transpower New Zealand Limited to amend conditions to Designation #8514 [Pakuranga Electricity Substation] for the purpose of which is for "Electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities" (NoR), I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (the RMA) and to make a decision under delegated authority.

Under sections 149ZCB, 149ZCC, and 149ZCD of the RMA, this NoR be non-notified because:

- (a) The Requiring Authority has provided all further information by the required date.
- (b) Subject to the imposition of amended conditions, the adverse effects on the environment will be less than minor.
- (c) There is no rule or national environment standard that requires public notification.
- (d) The Requiring Authority has not requested public notification of the NoR.
- (e) There are no special circumstances that require notification of the NoR.
- (f) No persons are considered adversely affected by the notice of requirement.
- (g) There are no protected customary rights groups or marine title groups in the region affected by this proposal.

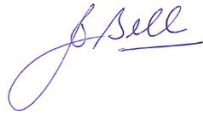
Accordingly, Transpower New Zealand Limited's notice of requirement to amend conditions 3, 9, 13, 14, 15, include two new conditions 4A and 16 along with two further new conditions XA and XB to Designation #8514 [Pakuranga Electricity Substation] the purpose of which is for "Electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works

associated with other upgrade projects, and ancillary activities” at 109 Golfland Drive, Howick, shall proceed on a **NON-NOTIFIED** basis.

Name: Janine Bell

Title: Duty Commissioner

Signed:



Date: 1 April 2025

7 PART B: Section 181 recommendation and determination

8 Summary

This section of the combined report is limited to the section 181 recommendation on the notice of requirement to amend conditions 3, 9, 13, 14, 15, include two new conditions 4A and 16 along with two further new conditions XA and AB to Designation #8514 [Pakuranga Electricity Substation], for the purpose of “Electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities”.

A determination on notification can be found above in Sections 1 to 6 of Part A of this report.

The reporting planner’s recommendation was to process the NoR on a non-notified basis.

An Independent Duty Commissioner will consider the notification report (Part A of this report) and section 181 recommendation (Part B of this report).

The reporting planner’s recommendation, in Part A of this report, to the Independent Duty Commissioner is that the NoR should be processed as **NON-NOTIFIED** for the following reasons:

- the requiring authority has provided all further information by the required date
- subject to the imposition of amended conditions, the adverse effects on the environment will be less than minor
- there is no rule or national environment standard that requires public notification and the requiring authority has not requested it
- there are no special circumstances
- no other persons are considered to be adversely affected by the NoR
- there are no protected customary rights groups or marine title groups in the region affected by this proposal.

Note that the details of the proposal, site and locality description, and an assessment of effects have been considered within PART A: Section 169 notification recommendation so is not repeated within Part B.

Positive Effects

Section 7.7 of Transpower's AEE addresses the positive effects of the NoR. The AEE states: "The project will have significant social and economic benefits by providing a workable conditions framework to enable the ongoing operation and upgrading of the Pakuranga Substation which is a critical component of the National Grid for Auckland and Northland".

Planning review

The alteration will ensure there are no unnecessary constraints on operating and upgrading this key piece of National Grid infrastructure with noise mitigation in place. I consider that the proposed amended conditions will ensure that any potential adverse effects of the alterations to the NoR can be mitigated.

Section 171 assessment

When considering a requirement, a territorial authority, must, subject to Part 2 of the RMA, consider the effects on the environment of allowing the requirement, having particular regard to the following:

- (a) any relevant provisions of—
 - (i) a national policy statement:
 - (ii) a New Zealand coastal policy statement:
 - (iii) a regional policy statement or proposed regional policy statement:
 - (iv) a plan or proposed plan; and
- (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—
 - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or
 - (ii) it is likely that the work will have a significant adverse effect on the environment; and
- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and
- (d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

An assessment of the environmental effects of the subject alteration proposed by Transpower was undertaken in Part A, section 3.1.2 of this report. I consider that the effects on the environment are **less than minor** subject to mitigation through amended conditions proposed by Transpower along with further minor amendments suggested by the Council and agreed to by Transpower. [see Attachment 4]

8.1 Part 2 Resource Management Act 1991

The purpose of the RMA is set out in section 5(1) which is: *to promote the sustainable management of natural and physical resources.*

Sustainable management is defined in section 5(2) as:

...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 6 of the RMA sets out the matters of national importance which must be recognised and provided for.

Section 7 of the RMA sets out other matters which shall be given particular regard to.

Section 8 of the RMA requires the principles of the Treaty of Waitangi to be taken into account.

Section 5.1 of Transpower's AEE discusses Part 2 matters. I agree with this assessment in that:

- The proposed noise mitigation works and amendments to the designation conditions will enable Transpower to:
 - enable people and communities to provide for their social, cultural and economic well-being by providing for necessary equipment at the substation to support the National Grid which is a physical resource of national significance
 - promote the sustainable management of natural and physical resources (supporting the National Grid – electricity supplies) to meet the current and future needs of those in the southern catchments of the Auckland region
 - protect the surrounding environment from adverse noise effects suitable for the surrounding environment

- restrictions, through the imposition of additional and amended conditions, will ensure that the works will be conducted in a manner that avoids, remedies and mitigates any potential adverse effects on the environment.

8.2 **Section 171 including s171(1)(a) – Any relevant provisions of a national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement, a regional plan, a district plan or proposed district plan.**

8.2.1 **National Policy Statements**

Section 171(1)(a)(ii) requires the council to, subject to Part 2, consider the effects on the environment of allowing the NoR, having particular regard to any relevant provisions of a national policy statement. The following national policy statements are considered to be relevant:

National Policy Statement on Electricity Transmission (NPSET)

The purpose of the National Policy Statement on Electricity Transmission (NPSET) sets out objectives and policies to enable the management of the effects of the proposal on the electricity transmission network under the RMA.

Overall, the proposal is consistent with the objectives and policies of the NPSET. This is fully addressed in section 5.2 of the AEE.

I concur with Transpower's assessment and agree that the NoR is consistent with the relevant objectives and policies of the NPSET.

National Policy Statement on Urban Development (2020)

The requiring authority's AEE has not specifically addressed the National Policy Statement on Urban Development 2020 (NPS-UD).

The NPS-UD applies to the provision of well-functioning urban environments, planning decisions which improve housing affordability, and removal of overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure.

While it is the requiring authority's decision which confirms a notice of requirement, the council is required to 'have particular regard' to any relevant provision of a national policy statement (section 171(1)(a)(i) of the RMA).

I consider that NPS-UD Objectives 5 and 7, and Policy 1 are relevant to the NoR, noting that Auckland is identified as a Tier 1 urban environment.

NPS-UD Objective 5 requires that planning decisions relating to urban environments take into account the principles of the Treaty of Waitangi. NPS-UD Objective 7 requires local authorities to have robust and frequently updated information about their urban environments and use it to

inform planning decisions. NPS-UD Policy 1 requires that planning decisions contribute to a well-functioning urban environment.

Part 2 of the RMA, including Section 8 Treaty of Waitangi is discussed in Section 9.1 of this report. With regard to NPS-UD Policy 1, I consider that the proposed noise mitigation walls [containers] and the proposed visual effects supports urban development in accordance with the AUP, and the outcomes envisaged by the NPS-UD.

National Policy Statement for Freshwater Management (2020) [amended October 2024]

The purpose of the National Policy Statement for Freshwater Management 2020 (NPS-FM) is to ensure that natural and physical resources are managed in a way that firstly, prioritises the health and well-being of water bodies and freshwater ecosystems (Te Mana o te Wai), secondly the health needs of people and thirdly, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future. The community and Tangata Whenua must be actively engaged to determine how Te Mana o te Wai applies to water bodies and freshwater ecosystems in the region.

The requiring authority's AEE has not specifically addressed the National Policy Statement on Freshwater Management 2020 (NPS-FM).

Council's expert from Healthy Waters has assessed the NoR and recommended an additional condition relating to stormwater and flooding hazards. The proposed condition has been carried through into the agreed set of conditions in Attachment 4 of this report and therefore is in line with this NPS:FM. Regional resource consents may also be required and these will need to be assessed against the NPS-FM.

8.2.2 Auckland Unitary Plan - Regional Policy Statement or Proposed Regional Policy Statement and District Plan policies

Chapters B, D and E of the AUP

The RPS [Chapter B] sets the strategic direction for managing the use and development of natural and physical resources throughout Auckland.

Section 5.3 of the AEE addresses the RPS and district plan provisions that Transpower considers are relevant to this NoR. The same general policy themes as set out in the NPSET have been implemented within Chapter B3 of the regional policy statement and Chapter D26 National Grid Corridor Overlay and Chapter E26 Auckland Wide - Infrastructure that include the regional and district plan objectives and policies.

I concur with Transpower's assessment and agree that the NoR is consistent with the relevant objectives and policies of the RPS and district plan provisions in the AUP.

Council and Transpower have agreed on conditions to manage the effects of transport, noise, landscape and visual and flooding risk.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

Transpower have addressed this in section 5.5 in the AEE. This states that "Switchyards are included on the Hazardous Activities and Industries List ('HAIL') and as such are subject to the

..... NES Soils. The current proposal is to alter the existing designation conditions and install containers without excavating any building platforms (the existing ground will be built up by placement of material where required to provide a level platform). Some minor earthworks to facilitate drainage of the overland flow path will be required. This is on elevated land well away from the current and former switchyard areas. Accordingly, no resource consent under the NES Soils is required for the noise wall works. The alteration to conditions does not change any future obligations in regard to regulatory approvals and management practices for future disturbance of contaminated soils around the switchyard areas.“

These activities would be required to be assessed against the regional provisions of the AUP [see section 2.4].

8.3 **Section 171(1)(b) Alternative sites, routes or methods**

Section 171(1)(b)(i) establishes that if a requiring authority has an interest in the land sufficient to undertake the works, then it is not required to consider alternative sites, routes or methods.

Section 171(1)(b)(ii) does require an assessment of alternatives if there are going to be significant adverse effects arising from the designation. An assessment of the effects undertaken as part of the notification decision in Part A of this report concludes that the environmental effects are less than minor.

Notwithstanding the above, Section 9 of Transpower's AEE and in the s92 response [see Attachment 2] provides comments on the consideration of alternative sites, routes and methods.

Transpower note that:

- as owners of the site, there is sufficient interest in the land for undertaking the works
- consideration was given to achieving compliance with the current operation noise conditions but “this would have required a much higher noise wall which was considered to have undesirable noise effects and was not justified given the existing background noise “
- containers were the preferred option in conjunction with the existing landscaping and the use of colour and therefore this was considered to be an effective solution and appropriate in this location.
- the potential adverse environment effects, subject to the conditions, as amended in this recommendation, will be less than minor.

I agree with Transpower's position that “since the proposed new operational noise limits are considered reasonable and the proposed container wall is being used to meet these noise limits, there's no obligation on Transpower to demonstrate the best practicable option. this assessment.”

I note that although Transpower considered and assessed a range of mitigation options and some would have been more effective acoustically, they would be visually unacceptable.

8.4 Section 171(1)(c) Necessity of Works and Designation

Section 171(1)(c) requires consideration of whether the work and designation are reasonably necessary for achieving the objectives for which the designation is sought.

Section 6 of Transpower's AEE provides comments on the reasons for the designation.

The AEE concludes that the works and amendments to the designation conditions are deemed necessary to meet Transpower's objectives for the project being:

"To provide for the development, expansion and operation of a secure facility which enables the transformation and transmission of electricity within the Auckland region and beyond; and

To enable operational flexibility of the facility to meet growing demand for electricity and requirements for security and diversity of electricity supply."

I agree with Transpower that the proposed works and amendments to the designation conditions are reasonably necessary to achieve the above objectives, by ensuring the necessary equipment can be operated and upgraded without unnecessary restrictions. Any adverse effects can be appropriately mitigated, in particular operational noise effects.

8.5 Designation lapse period – section 184(1)(c)

Section 184 of the RMA states that designations lapse within five years, if not given effect to, or an extension has been obtained under section 184(1)(b), or unless the designation in the AUP sets a different lapse period under section 184(1)(c). This designation has been given effect to and therefore this is not relevant.

9. Recommendation and Conditions

9.1 Recommendation

I consider that a recommendation in accordance with section 181 of the RMA is made to Transpower New Zealand Limited that the notice of requirement be confirmed, subject to the amended conditions.

In accordance with section 181 of the RMA, the reasons for my recommendation are as follows:

- the notice of requirement is consistent with Part 2 of the RMA in that it enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety
- the notice of requirement is consistent with and gives effect to the relevant national environmental standards, national policy statements and the relevant provisions of the AUP
- in terms of section 171(1)(b) of the RMA, adequate consideration has been given to alternative sites, routes or methods for undertaking the work
- in terms of 171(1)(c) of the RMA, the notice of requirement is reasonably necessary to achieve the requiring authority's objectives

- restrictions, by way of conditions imposed on the notice of requirement, as shown in Attachment 4, have been recommended to avoid, remedy or mitigate adverse environmental effects associated with the works.

9.2 Conditions

Auckland Council and Transpower New Zealand Limited have agreed to a set of conditions. The recommendation, in Part A of the report, for the NoR to be non-notified was based on the agreed conditions. I consider that the imposition of these conditions (refer Attachment 4) will ensure the effects of the NoR are less than minor (as discussed in Part A of this report).

A track change version as initially proposed by Transpower can be found within the AEE in Attachment 1. A tracked change of the final agreed set of conditions is in Attachment 4 and a clean version in Attachment 5.

Report prepared by:

Date: 14 February 2025



Vanessa Leddra
Policy Planner

Report reviewed and approved for release by:

Name: Craig Cairncross

Title: Team Leader, Planning – Central / South

Signed:



Date:

14 February 2025

Attachments

Attachment 1	Transpower New Zealand Limited Notice of Requirement including Form 18, Proposed Conditions with track changes within AEE and Appendices
Attachment 2	Requests for further information and Transpower's response
Attachment 3	Auckland Council Specialist memos
Attachment 4	Agreed set of conditions (tracked)
Attachment 5	Agreed set of conditions [clean]
Attachment 6	Summary of engagement between Transpower and landowners

10.0 Recommendation

Having read the Council planner's report and recommendations on the NoR, I am satisfied that I have adequate information to consider the matters required by the RMA and to make a decision under delegated authority.

This power is exercised under delegated authority in accordance with section 34A of the RMA and the delegations set out in Schedule 1 of Part 6: Governing Body delegations to staff in the document titled "Chief Executives Delegation Register, October 2024, Version 1.7".

In accordance with section 181(2) of the RMA, Auckland Council makes the following recommendation to Transpower New Zealand Limited:

1. That Transpower New Zealand Limited (Requiring Authority) confirms the notice of requirement to amend conditions to Designation 8514 Pakuranga Electricity Substation for the purpose of electricity transmission – the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project, and associated works, and works associated with other upgrade projects, and ancillary activities' at 109 Golfland Drive Howick and
2. Such conditions, as shown in Attachment 7, are to be included in Chapter K Designations of the Auckland Unitary Plan (Operative in Part) (AUP).

The reasons for these recommendations are:

- the NoR is consistent with Part 2 of the RMA in that it enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety;
- the NoR is consistent with and gives effect to the relevant national environmental standards, national policy statements and the relevant provisions of the AUP;
- in terms of section 171(1)(b) of the RMA, that a consideration of alternative sites, routes or methods is not required because:
 - the Requiring Authority is the owner of the site and there is sufficient interest in the land for undertaking the works; and
 - the potential adverse environment effects, subject to the conditions, as amended in this recommendation, will be less than minor,
- in terms of 171(1)(c) of the RMA, the NoR is reasonably necessary to achieve the Requiring Authority's objectives; and

- restrictions, by way of conditions attached to the NoR, as amended through agreement between Auckland Council and Transpower New Zealand Limited, have been recommended to avoid, remedy or mitigate adverse environmental effects associated with the works.

Name: Janine Bell

Title: Duty Commissioner

Signed:



Date: 1 April 2025

Attachment B

Tracked Conditions

8514 Pakuranga Electricity Substation

Designation Number	8514
Requiring Authority	Transpower New Zealand Ltd
Location	109 Golfland Drive, Pakuranga
Rollover Designation	Yes
Legacy Reference	Designation 298, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project and associated works, and works associated with other upgrade projects, and ancillary activities.

The nature of the works is described more particularly in Part III (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).

Conditions

Cultural / Spiritual

1. If any urupā, traditional sites, taonga (significant artefacts), or kōiwi (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 tāngata whenua, the New Zealand Historic Places Trust, the 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.

Landscaping

2. A visual mitigation and ecological planting plan shall be prepared for the site and submitted at least two months prior to construction of works associated with the Upper North Island Grid Upgrade Project to Council's General Manager- Planning and Resource Consents and Compliance, for approval/certification. The General Manager-Resource Consents and Compliance shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld. The plan shall be in general accordance with the landscape mitigation concept plan being Map 1 of Appendix V and shall consist of:
 - a. Planting around the south and west sides of the substation site;
 - b. Planting native plants indigenous to the locality on the terrace on the south and west sides of the substation site adjacent to the substation platform, to connect with and extend restoration of the headwaters of the Pakuranga Creek, and including species such as kahikatea, tōtara, kānuka and cabbage trees, and such other species as are common to the locality;
 - c. A description of the name (including botanical), numbers, location, spacing and size of the plant species to be used in mitigation and ecological planting;

d. Provided that suitable sources are available, all indigenous plants shall be propagated from a local, naturally occurring, source.

3. Once approved, the visual mitigation and ecological planting plan required under condition 3 ~~2~~ may be altered or updated at any time with the approval of the General Manager–Planning and Resource Consents and Compliance. The General Manager shall not unreasonably withhold his or her approval, in particular for any changes to the plan required as a result of expansion of facilities within the substation site, irrespective of whether the extent of landscaping is reduced as a result of that expansion.

4. Transpower shall implement the visual mitigation and ecological planting plan within the first planting season following completion of bulk earthworks on the site; and shall thereafter maintain the planting to the satisfaction of the Council's General Manager–Planning and Resource Consents and Compliance.

~~5. Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 19 September 2024 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a recessive colour. Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a dark recessive colour, such as Graphite Grey N65 on the RAL colour chart, or similar.~~

Electric and Magnetic Fields (EMF)

~~5-6.~~ Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site 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; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 µT 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

~~6-7.~~ All works shall be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Earth Potential Rise

~~7-8.~~ Substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard TP.DS.52.01, Issue 2, January 2005.

Light Spill

~~8-9.~~ Any new exterior lighting shall be designed to comply with:

- a. AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
- b. Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

~~9-10.~~ All activities within the designation (except for construction and maintenance) shall be designed and operated to ensure that the following noise limits shall not be exceeded at or within the boundary of any residentially zoned site:

- a. All days 7.00 am to 10 pm ~~45 dBA L10~~ 55 dB LAeq;
- b. All nights 10 pm to 7 am ~~35 dBA L10~~ 45 LAeq; and
- c. All nights 10 pm to 7 am ~~70 dBA Lmax~~ 75 dBA Lmax.

~~10-11.~~ Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics - Measurement of environmental sound and NZS6802:2008 Acoustics - Assessment of Environmental Sound.

~~11-12.~~ Sound monitoring shall be undertaken by a suitably qualified and experienced person within one month of the commissioning of any new transformer. The results of the noise monitoring shall be made available to the Council upon request.

Hazardous Substances

~~12-13.~~ Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

Construction and Maintenance Noise

~~13-14.~~ All construction work shall be ~~designed, measured, assessed and~~ managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics-Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics-Construction Noise.

~~14-15.~~ Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan shall be prepared, with the assistance of a suitably qualified and experienced person, that sets out the management procedures in terms of section 8 and Annex E of NZS6803:1999; and the works shall be undertaken in accordance with that noise management plan. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of NZS 6803:1999. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practicable.

~~15-16.~~ The noise management plan CNVMP required by condition 20 15 shall be submitted to Council's General Manager – Planning and Resource Consents Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Outline Plan

17. No outline plan shall be required for the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025.

Construction Traffic Management Plan

18. At least 20 working days prior to the commencement of any significant construction activities on the site, Transpower shall submit a Construction Traffic Management Plan (CTMP) to the Council for

certification. The CTMP shall detail traffic management and mitigation measures for delivery of substation equipment and materials and general construction activities including, but not limited to, restricting over dimension loads and otherwise limiting heavy vehicle movements wherever practicable to outside of Elim Christian College drop off and pick up times (being 8:15 to 9 am and 2:30 to 3:15 pm Monday to Friday, excluding school and public holidays).

In relation to the delivery of over dimension loads including transformers, the CTMP shall detail traffic management and mitigation measures within the vicinity of the Pakuranga Substation (i.e. Golfland Drive).

Overland Flow Path

19. That the proposed container wall shall not impede overland flow paths, opening underneath the container wall shall provide sufficient capacity and alignment for the overland flow paths to pass in a 1% AEP storm event (as per Stormwater Code of Practice) without causing adverse impacts to neighbouring sites.

Advice Notes

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

2.The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.

Map 1 of Appendix v of the Board of Inquiry Decision

INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS		SET 1
MAP	PLAN DESCRIPTION	PAGE
PAKURANGA SUBSTATION CONDITIONS		
Map 1	PAKURANGA SUBSTATION OVERLAY plan (Map Book 6, Section 2)	1



Plant Removal Plan, Sheet 17, Rev 01



LEGEND:

- Container Wall
- Residential Boundary
- Reactors
- Trees to be Removed

Aerial Image and Roads
Sourced from LINZ
February 2023

Note: Removal of
specific trees to be
confirmed on site, with
the minimum number
possible for container
installation.

Plant Removal Plan

Pakuranga Substation
Auckland

Prepared For:
Transpower New Zealand
Limited

ISSUED FOR INFORMATION

01 May 2025
Revision 01
Scale: 1:1,250
Print at A3

Drawn: B.O.
Reviewed: S. Bray
Sheet 17

34027_Transpower_NZ_24-09-23
www.wayfinder.nz
sharon@wayfinder.nz
WAYFINDER
Landscape Planning & Strategy

Schedule of Legal Descriptions

Parcel ID	
Pt Lot 1 DP 143331	Lot 2 DP 167430
Lot 146 DP 168165	Lot 77 DP 168324
Lot 81 DP 168324	Lot 82 DP 168324

Parcel ID	Appellation
4989690	Part Lot 1 DP 143331
5065543	Lot 2 DP 167430
4999945	Lot 77 DP 168324
4789305	Lot 81 DP 168324
4787645	Lot 82 DP 168324
4829154	Lot 146 DP 168165

Attachment C

Clean Conditions

8514 Pakuranga Electricity Substation

Designation Number	8514
Requiring Authority	Transpower New Zealand Ltd
Location	109 Golfland Drive, Pakuranga
Rollover Designation	Yes
Legacy Reference	Designation 298, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site as part of the upper North Island Grid Upgrade Project and associated works, and works associated with other upgrade projects, and ancillary activities.

The nature of the works is described more particularly in Part III (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).

Conditions

Cultural / Spiritual

1. If any urupā, traditional sites, taonga (significant artefacts), or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:

- Works in the immediate vicinity of the site that has been exposed shall cease;
- The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
- The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, the council and, in the case of human remains, the New Zealand Police; and
- 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.

Landscaping

2. A visual mitigation and ecological planting plan shall be prepared for the site and submitted at least two months prior to construction of works associated with the Upper North Island Grid Upgrade Project to Council's General Manager—Planning and Resource Consents, for approval/certification. The General Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld. The plan shall be in general accordance with the landscape mitigation concept plan being Map 1 of Appendix V and shall consist of:

- Planting around the south and west sides of the substation site;
- Planting native plants indigenous to the locality on the terrace on the south and west sides of the substation site adjacent to the substation platform, to connect with and extend restoration of the headwaters of the Pakuranga Creek, and including species such as kahikatea, tōtara, kānuka and cabbage trees, and such other species as are common to the locality;
- A description of the name (including botanical), numbers, location, spacing and size of the plant species to be used in mitigation and ecological planting;
- Provided that suitable sources are available, all indigenous plants shall be propagated from a local,

naturally occurring, source.

3. Once approved, the visual mitigation and ecological planting plan required under condition 2 may be altered or updated at any time with the approval of the General Manager–Planning and Resource Consents. The General Manager shall not unreasonably withhold his or her approval, in particular for any changes to the plan required as a result of expansion of facilities within the substation site, irrespective of whether the extent of landscaping is reduced as a result of that expansion.

4. Transpower shall implement the visual mitigation and ecological planting plan within the first planting season following completion of bulk earthworks on the site; and shall thereafter maintain the planting to the satisfaction of the Council's General Manager– Planning and Resource Consents.

5. Any removal of landscaping to construct the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025 shall be deemed to comply with Conditions 3 and 4. Any vegetation removal shall be minimised to the extent practicable to install the wall. The wall shall be painted a dark recessive colour, such as Graphite Grey N65 on the RAL colour chart, or similar.

Electric and Magnetic Fields (EMF)

6. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site 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; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 µT 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

7. All works shall be designed to comply with NZS 6869:2004 Limits and Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Earth Potential Rise

8. Substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard TP.DS.52.01, Issue 2, January 2005.

Light Spill

9. Any new exterior lighting shall be designed to comply with:

- a. AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
- b. Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

10. All activities within the designation (except for construction and maintenance) shall be designed and operated to ensure that the following noise limits shall not be exceeded at or within the boundary of any residentially zoned site:

- a. All days 7.00 am to 10 pm 55 dB LAeq;
- b. All nights 10 pm to 7 am 45 LAeq; and
- c. All nights 10 pm to 7 am 75 dBA Lmax.

11. Sound levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics -

Measurement of environmental sound and NZS6802:2008 Acoustics - Assessment of Environmental Sound.

12. Sound monitoring shall be undertaken by a suitably qualified and experienced person within one month of the commissioning of any new transformer. The results of the noise monitoring shall be made available to the Council upon request.

Hazardous Substances

13. Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

Construction and Maintenance Noise

14. All construction work shall be measured, assessed and managed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics–Construction Noise.

15. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of NZS 6803:1999. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practicable.

16. The CNVMP required by condition 15 shall be submitted to Council's General Manager– Planning and Resource Consents for approval, at least 20 working days prior to the works commencing. The General Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Outline Plan

17. No outline plan shall be required for the noise mitigation wall shown on Wayfinder plan titled: Plant Removal Plan, Sheet 17, Rev 01 dated 01 May 2025.

Construction Traffic Management Plan

18. At least 20 working days prior to the commencement of any significant construction activities on the site, Transpower shall submit a Construction Traffic Management Plan (CTMP) to the Council for certification. The CTMP shall detail traffic management and mitigation measures for delivery of substation equipment and materials and general construction activities including, but not limited to, restricting over dimension loads and otherwise limiting heavy vehicle movements wherever practicable to outside of Elim Christian College drop off and pick up times (being 8:15 to 9 am and 2:30 to 3:15 pm Monday to Friday, excluding school and public holidays).

In relation to the delivery of over dimension loads including transformers, the CTMP shall detail traffic management and mitigation measures within the vicinity of the Pakuranga Substation (i.e. Golfland Drive).

Overland Flow Path

19. That the proposed container wall shall not impede overland flow paths, opening underneath the container wall shall provide sufficient capacity and alignment for the overland flow paths to pass in a 1% AEP storm event (as per Stormwater Code of Practice) without causing adverse impacts to neighbouring sites.

Advice Notes

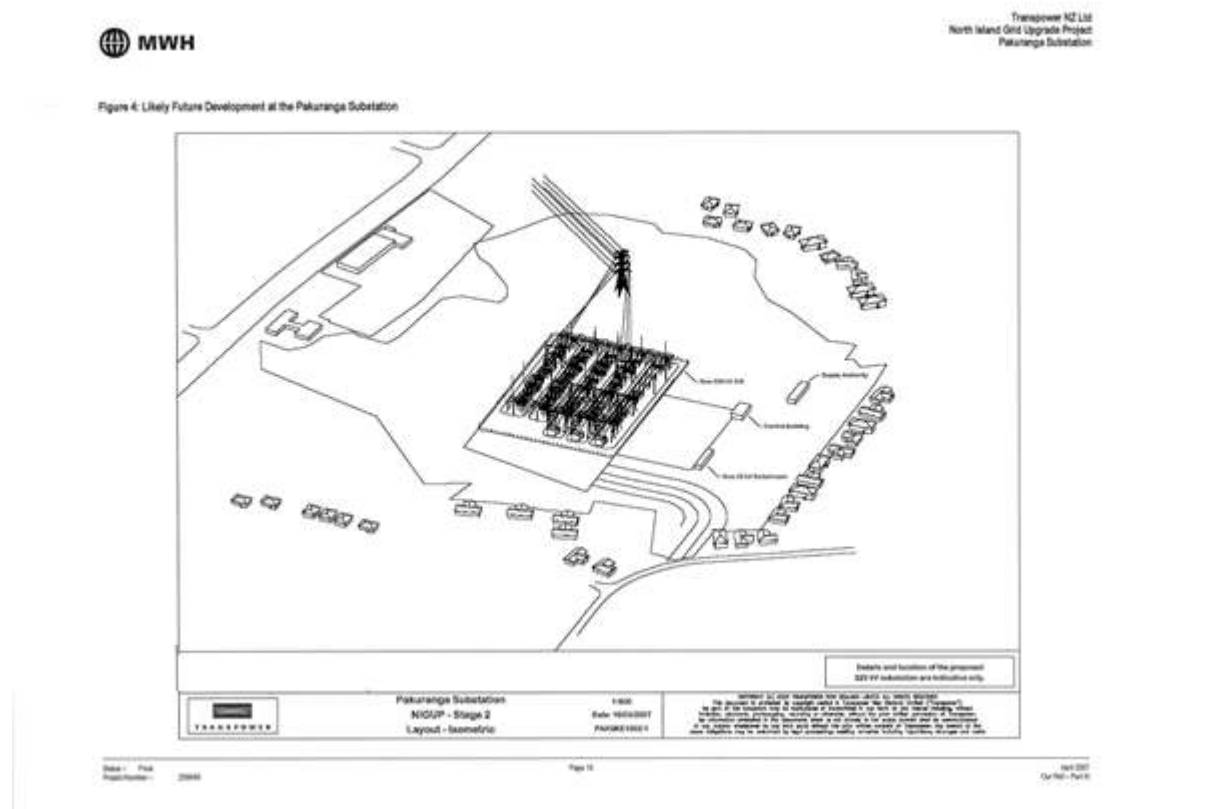
1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.
2. The requiring authority will obtain an over dimension/ overweight load permit as required from Waka Kotahi NZ Transport Authority with input from Auckland Transport.

Attachments

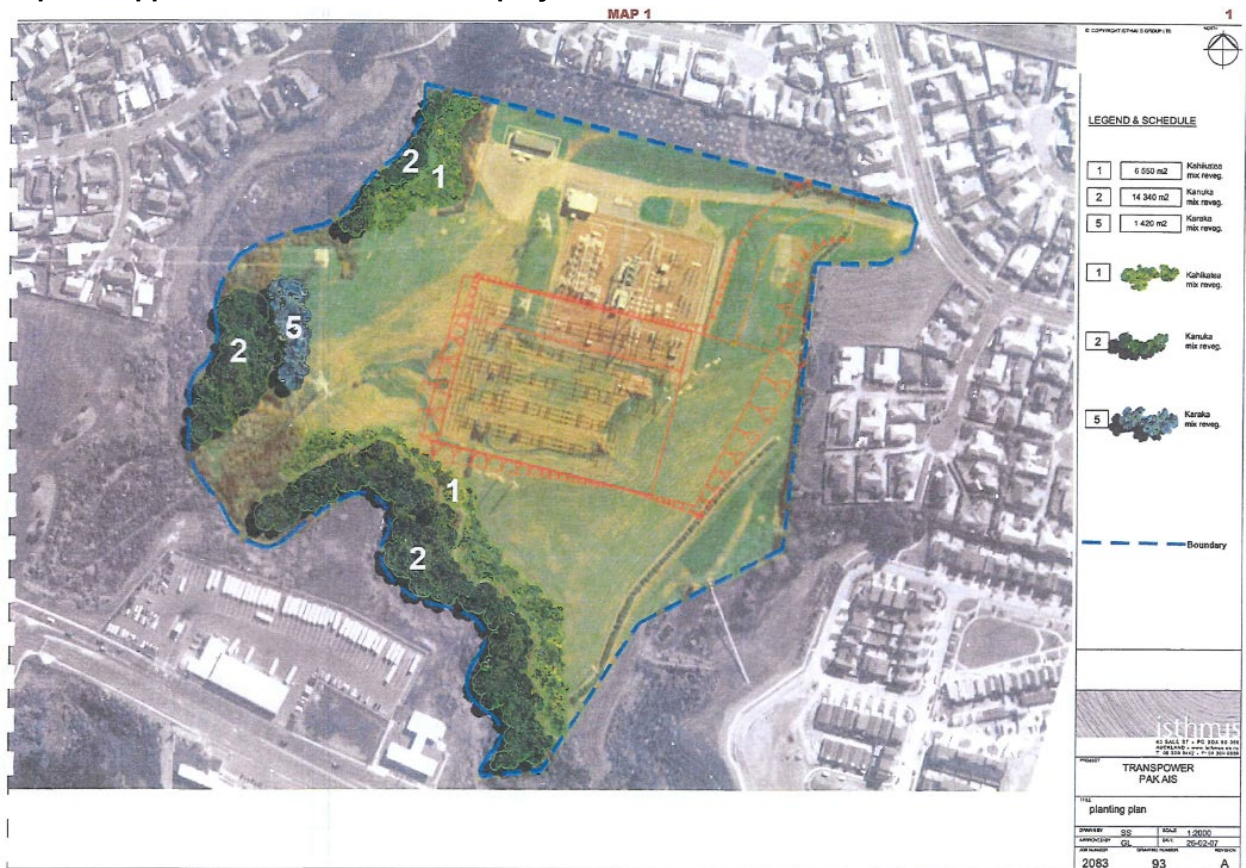
PLANS REFERRED TO IN DESIGNATION CONDITIONS

Pakuranga Substation NIGUP Stage 2 Layout Isometric
Map 1 of Appendix v of the Board of Inquiry Decision
Plant Removal Plan, Sheet 17, Rev 01

Pakuranga Substation NIGUP Stage 2 Layout Isometric



Map 1 of Appendix v of the Board of Inquiry Decision



Plant Removal Plan, Sheet 17, Rev 01



Schedule of Legal Descriptions

Parcel ID	Appellation
4989690	Part Lot 1 DP 143331
5065543	Lot 2 DP 167430
4999945	Lot 77 DP 168324
4789305	Lot 81 DP 168324
4787645	Lot 82 DP 168324
4829154	Lot 146 DP 168165