

TO Kath Coombes, Acting Manager Planning – Regional, North, West and Islands

FROM Sam Watts, Senior Policy Planner, Regional, North, West and Islands

DATE 29 April 2026


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 and Schedules Transpower New Zealand Ltd AUP GIS Viewer
Designation only	
Designation #8525	Henderson Substation
Locations:	1-12 and 41-47 Lincoln Park Avenue, Massey
Lapse Date	Given effect to.
Purpose	Electricity transmission - Henderson electricity substation.
Changes to text (shown in underline and strikethrough)	<p>Changes to conditions 4,5 & 6 are shown in strikethrough and <u>underscore</u> in the conditions below:</p> <p>Construction and Maintenance Noise</p> <p>4. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics- Construction Noise.</p> <p><u>4. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics- Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.</u></p> <p>5. 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.</p>

	<p>5. <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 New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. 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 practical.</u></p> <p>6. The noise management plan required by the above condition 5 shall be submitted to Council's 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.</p> <p>6. <u>The CNVMP required by condition 5 must be submitted to the Council's Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.</u></p> <p>Refer to Attachment B</p>
Changes to diagrams	N/A
Changes to spatial data	N/A
Attachments	<p>Attachment A: Auckland Council s181(3) Recommendation Report</p> <p>Attachment B: Updated conditions for Designation 8525 Henderson Electricity Substation (strikethrough/underscore)</p> <p>Attachment C: Updated conditions for Designation 8525 Henderson Electricity Substation (Clean)</p>

Maps prepared by: Geospatial Specialist	Text Entered by: Bronnie Styles Planning Technician
Signature: N/A	Signature: 

Prepared by: Sam Watts Senior Policy Planner	Reviewed by: Eryn Shields Team Leader
Signature: 	Signature: 
Authorised by: Kath Coombes Acting Manager Planning – Regional, North, West and Islands	
Signature: 	

Attachment A
Section 181(3) Auckland Council Recommendation

Notice of requirement for a minor alteration to a designation under section 181(3) of the Resource Management Act 1991 (RMA)



Notice of requirement description

Designation number:	Designation 8525: Electricity transmission – Henderson Electricity Substation, Transpower New Zealand Limited
Requiring authority:	Transpower New Zealand Limited
Site address:	1-12 Lincoln Park Avenue and 41-47 Lincoln Park Avenue

Summary

Auckland Council has received a request from Transpower New Zealand Limited under section 181(3) of the Resource Management Act 1991 (RMA), dated February 2026, to alter Designation 8525: Electricity transmission – Henderson Electricity Substation, Transpower New Zealand Limited (Attachment A).

After undertaking an assessment of the notice of requirement for a minor alteration, the proposed alteration meets the statutory tests of section 181(3) of the RMA and can therefore be processed and confirmed as a minor alteration.

Recommendation

1. That the proposed alteration of Designation 8525: Electricity transmission – Henderson Electricity Substation, be **approved**, for the following reasons:
 - The alteration involves no more than minor effects on the environment associated with the use of the land
 - Both the requiring authority and Auckland Council agree with the alteration
 - The land is owned by Transpower.

1. Background

Designation 8525: Henderson Electricity Substation was rolled over from the legacy Auckland Council District Plan (Waitākere City Section) 1998. Designation 8525 provides *for electricity transmission at Henderson electricity substation*.

1.1. Minor alteration to a designation

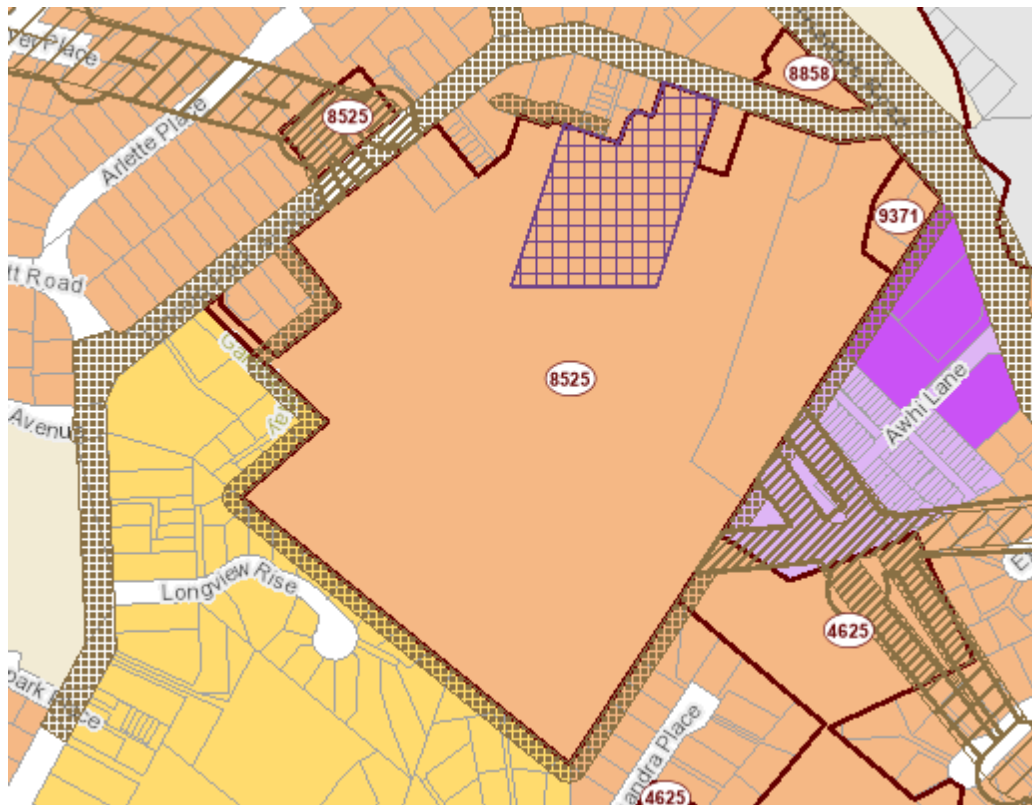
Auckland Council has received a notice of requirement (NoR) for an alteration to Designation 8525: Electricity transmission – Henderson Electricity Substation under section 181(3) of the RMA. Transpower is seeking amendments to Conditions 4, 5 and 6 to better align the designation with NZS6803:1999 (NZS6803) and in particular not limiting noise to the limits in NZS6803 but rather using the noise thresholds in the standard to trigger appropriate noise management as envisaged in NZS6803.

1.2. Land affected by the alteration

The Henderson Substation site is located at 1-12 and 41-47 Lincoln Park Avenue, Massey, Auckland.

1-12 Lincoln Park Avenue is legally described as SEC 2 SO 466232, LOT 1 DP 146083, PT LOT 10 DP 29329 and is held in certificate of title 633876, NA86C/616, NA90D/927. This site contains the Transpower substation.

41-47 Lincoln Park Avenue is legally described as LOT 1 DP 60157, LOT 2 DP 60157, LOT 3 DP 60157, LOT 4 DP 60157 and is held in certificate of title 766678. This site contains two pylons. The map below shows the location of the site:



Map 1: AUP map showing vicinity of proposed alteration. Please also see legend below:

Legend

Residential - Mixed Housing Urban Zone

Designations

Historic Heritage Overlay Extent of Place [rcp/dp]



1.3. Description of the site and existing environment

The underlying zoning of the NoR site is Residential - Mixed Housing Urban Zone. The surrounding environment is predominantly residential in nature and comprised of single and double story detached dwellings. The closest dwellings are located immediately adjacent to the designation boundaries and are located within the substation corridor. Other land uses include a Business - Mixed Use Zone and Business - Light Industry Zone immediately to the south-east of the site. The Northwestern Motorway is located approximately 50m away from the site to the east. (refer to Map 2 below).

A pump station and associated structure designated by Watercare Services Ltd as Designation – 9371 is located immediately to the east of the substation. A substation designated by Vector Ltd as Designation – 8858 is located opposite to the application site at the intersection of Lincoln Park Avenue and Triangle Road. Lincoln Heights School, designated by the Minster of Education as Designation – 4625 is located immediately to the south of the site on Timandra Place.



Map 2: AUP GIS viewer aerial photo showing Designation 8525 outlined in red.

1.4. Description of the works

Transpower are preparing to undertake the following upgrade works within the designation in the future. These works are currently under investigation and include the following:

- construction of a new Static Synchronous Compensator (STATCOM), amendments to bus network and a transformer on the Site, which will require an extension of the existing switchyard (but that extension will be within the existing designation). The project forms part of the Waikato Upper North Island Stage 2 (WUNI2) major capex programme of works.
- a Grid Exit PointGXP expansion for Vector which will likely consist of the following works:
 - an extension to the switchyard (within the existing designation):
 - installation of a new 220/33 kV supply transformer
 - construction of new bus work which includes three feeders
 - potential installation of a new transmission line monopole
 - an investigation into structural changes required to the switch room building
 - potential future earthworks to improve the overland flow path located east-southeast of the Henderson Substation.

1.5. Delegated authority

The Team Leader – Regional, North, West and Islands Planning has delegated authority, in accordance with the Auckland Council Delegations: Chief Executive’s Delegations Register (November 2025, Version 2.2), to exercise the council’s functions, powers, duties and discretions under the Resource Management Act 1991 in relation to section 181(3).

The NoR can therefore be considered by the Team Leader – Regional, North, West, and Islands Planning and approved or declined under section 181(3)(c).

1.6. Relevant statutory provisions

Section 181 “Alteration of designation” of the Resource Management Act 1991 states:

- (1) *A requiring authority that is responsible for a designation may at any time give notice to the territorial authority of its requirement to alter the designation.*
- (2) *Subject to subsection (3), sections 168 to 179 and 198AA to 198AD shall, with all necessary modifications, apply to a requirement referred to in subsection (1) as if it were a requirement for a new designation.*
- (3) *A territorial authority may at any time alter a designation in its district plan or a requirement in its proposed district plan if-*
 - (a) *The alteration-*
 - (i) *Involves no more than minor changes to the effects on the environment associated with the use or proposed use of land or any water concerned; or*
 - (ii) *Involves only minor changes or adjustments to the boundaries of the designation or requirement; and*
 - (b) *Written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration; and*

(c) *Both the territorial authority and the requiring authority agree with the alteration –*

and sections 168 to 179 and 198AA to 198AD shall not apply to any such alteration.

(4) *This section shall apply, with all necessary modifications, to a requirement by a territorial authority to alter its own designation or requirement within its own district.*

2. Analysis of the proposed alteration

The relevant matters to consider are contained in section 181(3) of the RMA as outlined above.

2.1. Assessment of Environmental effects (s181(3)(a)(i))

The NoR only briefly addresses the potential environmental effects of the alterations to conditions. The requiring authority considers that the effects of the alterations will be less than minor.

The requiring authority states the following in its NoR:

“Whilst some of the upgrade works are being planned for 2026 (with others to follow), these will be addressed in separate outline plans via the amended designation conditions in due course. The proposed alteration is not required to enable any particular work and is being undertaken for long-term ‘tidy ups’ to conditions as described below. These are primarily administrative changes rather than materially changing the enabled effects envelope of the designation.

Noise Conditions

“Transpower is seeking amendments to Conditions 4, 5 and 6 to better align with NZS6803:1999 (NZS6803) and in particular not limiting noise to the limits in NZS6803 but rather using the noise thresholds in the standard to trigger appropriate noise management as envisaged in NZS6803. Changes to the equipment conditions have recently been confirmed in alterations to the noise conditions for the Bombay Substation AUP Designation ID 8511 and Wairau Substation AUP Designation ID 8531, on a non-notified basis.”

The requiring authority states these works are necessary for the following reasons:

- *To enable Transpower to deliver and operate a safe, reliable and cost-efficient transmission grid that meets the needs of New Zealand electricity consumers now and into the future; and*
- *To enable Transpower to deliver an efficient system operator service that supports competition and provides a reliable and efficient supply of electricity for the long-term benefit of consumers.*

I agree with the requiring authority’s statement. The alteration involves amendments to conditions. No specific works are proposed as part of the alteration.

2.2. Assessment of minor changes (s181(3)(a)(ii))

The alteration requires minor changes to conditions. The land subject to the alteration is owned by Transpower New Zealand Ltd.

I agree with the requiring authority that the changes will improve efficiency and certainty in regard to future project implementations and are therefore assessed as being reasonably necessary for achieving the objectives of the requiring authority.

2.3. Written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners and occupiers agree with the alteration (s181(3)(b))

Transpower was approved as a requiring authority by Department of Internal Affairs Gazette Notice 3533 dated 19th May 1994, No.48, Page 1705. This authority applies to Transpower's network operation of the supply of line function services pursuant to Section 167 of the RMA. The term 'line function services' for the purpose of the approval has the same meaning as in section 2(1) of the Electricity Act 1992 namely:

- a) *The provision and maintenance of works for the conveyance of electricity;*
- b) *The operation of such works, including the control of voltage and the assumption of responsibility for losses of electricity.*

The requiring authority considers that no other consultation is required in accordance with 181(3)(b).

I agree with the requiring authority that there are no owners or occupiers of land directly affected that need to provide written notice, or need to agree to the alteration.

2.4. Agreement of both the territorial authority and the requiring authority (181(3)(c))

The alteration to the designation has been requested by the requiring authority, and therefore it agrees to the alteration. Auckland Council agrees with the proposed alteration for the following reasons:

- the alteration involves less than minor changes to the environmental effects
- the alteration involves only changes to conditions.
- the land is owned by Transpower.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1. Conclusions

The proposed alteration meets the statutory tests of Section 181(3) of the Resource Management Act 1991, in that:

- the alteration only involves changes to conditions with no additional material effects to what was originally approved.
- the land is owned by Transpower New Zealand Ltd.
- the council and the requiring authority agree with the alteration.

4.2 Recommendations

1. That pursuant to Section 181(3) of the Resource Management Act 1991, Transpower New Zealand Limited's notice of requirement for an alteration to Designation 8525: Electricity transmission – Henderson Electricity Substation, is **approved**.
2. That the relevant conditions be updated to this effect (as shown in Attachment B of this report).

Report Prepared by:

Date: 30/03/2026

Sam Watts

Senior Policy Planner

Regional, North, West and Islands Planning

4. SECTION 181(3) DETERMINATION

Having read the council planner's report and recommendations on the notice of requirement, I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 and to make a decision under delegated authority.

Accordingly, the s181(3) notice of requirement for an alteration to 8525: Henderson Electricity Substation is **approved** under section 181(3) of the RMA.

Name: Kath Coombes

Title: Team Leader – Regional, North, West and Islands Planning

Signed:



Date: 2 April 2026

SCHEDULE OF ATTACHMENTS

Attachment A: Transpower Section 181(3) Notice of Requirement

Attachment B Updated conditions for Designation 8525 Henderson Electricity Substation

Notice of Requirement for an Alteration of Designation:

Alteration of Henderson Electricity Substation Designation Conditions

Transpower New Zealand Ltd

February 2026

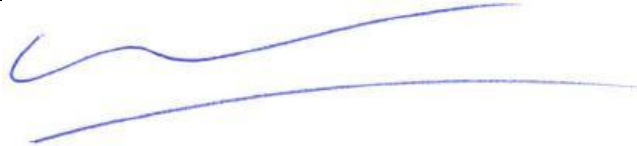

Keeping the energy flowing



Address for Service:

Transpower New Zealand Ltd
Attention: Louise Miles
PO Box 1021, Wellington 6140
Email: louise.miles@transpower.co.nz
Mobile 027 2310244

Quality Control

Title	Notice of Requirement for an Alteration of Designation, Alteration of Henderson Electricity Substation Designation
Client	Transpower New Zealand Ltd
Version	Final
Date	2 February 2026
File Reference	A52054.00
Prepared by	Pavithra Perera
Signature	
Reviewed by	Chris Horne
Signature	
Approved for release by	Louise Miles, Transpower
Signature	

Limitations:

The report has been prepared for Transpower, according to their instructions, to support a resource consent application. This report has been prepared on the basis of information provided by Transpower and supporting technical specialist reports attached to this application. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

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FORM 18

**NOTICE OF REQUIREMENT BY MINISTER, LOCAL AUTHORITY, OR REQUIRING AUTHORITY
FOR DESIGNATION OR ALTERATION OF DESIGNATION**

***Sections 168(1), (2) and 181 and Clause 4 of First Schedule, Resource Management Act
1991***

To: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142
Attention: Unitary Plan

Transpower New Zealand Limited (“Transpower”) gives notice of a requirement for an alteration to a designation for a public work (the Henderson Electricity Substation).

Section 181(3) of the Resource Management Act 1991 (RMA) provides for a Council to alter a designation on a non-notified basis if:

- (3) (a) the alteration—
 - (i) involves no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned; or
 - (ii) involves only minor changes or adjustments to the boundaries of the designation or requirement; and
- (b) written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration; and
- (c) both the territorial authority and the requiring authority agree with the alteration—

Transpower was approved as a requiring authority by Department of Internal Affairs Gazette Notice 3533 dated 19th May 1994, No.48, Page 1705. This authority applies to Transpower’s network operation of the supply of line function services pursuant to Section 167 of the RMA. The term ‘line function services’ for the purpose of the approval has the same meaning as in section 2(1) of the Electricity Act 1992 namely:

- a) The provision and maintenance of works for the conveyance of electricity;*
- b) The operation of such works, including the control of voltage and the assumption of responsibility for losses of electricity.*

The Henderson Substation is designated by Transpower in the Auckland Unitary Plan: Operative in Part (“AUP”) (ref 8531). The purpose of the designation is *Electricity transmission – Henderson electricity substation*. **Appendix B** includes a copy of the existing Henderson Substation designation and all conditions.

A minor alteration is sought in regard to construction noise standards.

The site to which the requirement applies is as follows:

The Henderson Substation site is located at 1-12 and 41-47 Lincoln Park Avenue, Massey, Auckland.

1-12 Lincoln Park Avenue is legally described as SEC 2 SO 466232, LOT 1 DP 146083, PT LOT 10 DP 29329 and is held in certificate of title 633876, NA86C/616, NA90D/927. This site contains the Transpower substation.

41-47 Lincoln Park Avenue is legally described as LOT 1 DP 60157, LOT 2 DP 60157, LOT 3 DP 60157, LOT 4 DP 60157 and is held in certificate of title 766678. This site contains two pylons.

The overall site is owned by Transpower. The substation has the following designation:

- 8525 – *Electricity transmission – Henderson electricity substation*, Transpower New Zealand Limited

There are 12 conditions on the Transpower designation. Substation equipment on the Transpower site includes an outdoor switchyard, a control room, pylons, transformers and other electrical equipment. The substation is an existing grid exit point (GXP), with 2 x 220/33 kV supply transformers also connecting Vector. It also includes two 220/110 kV 200 MVA interconnecting transformers.

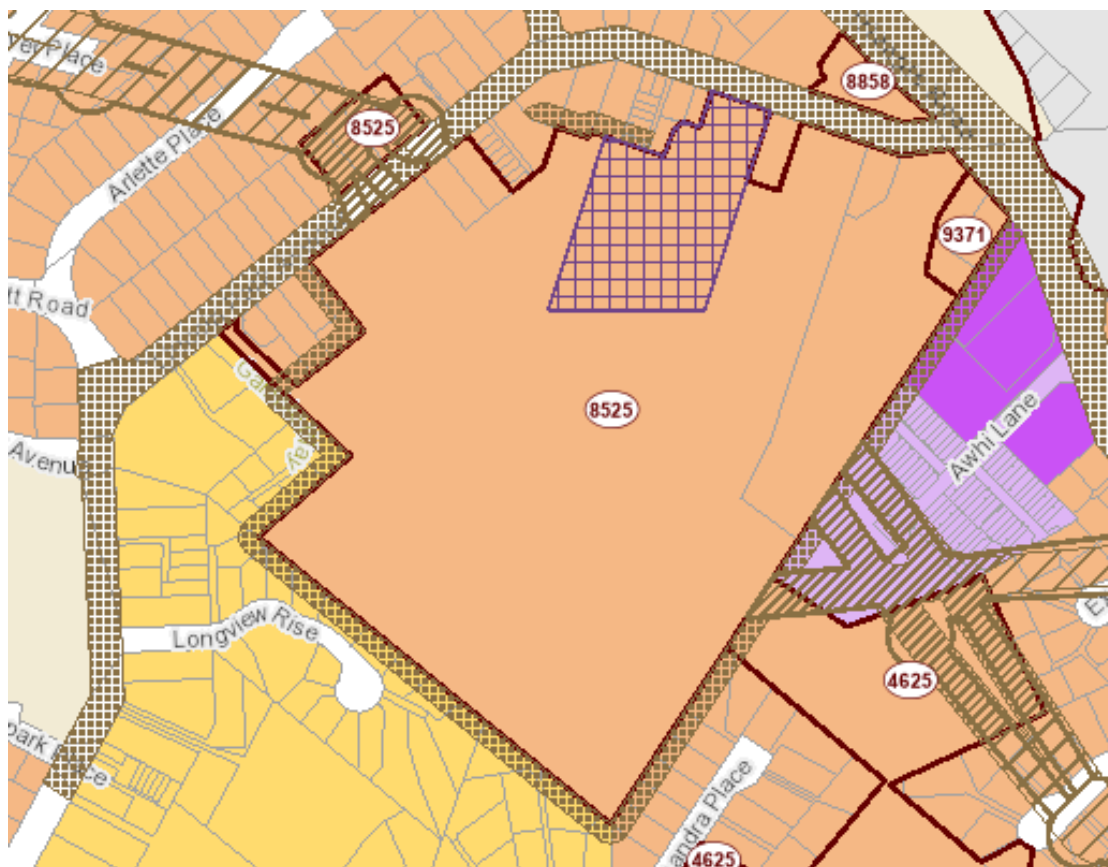





Figure 1: Existing designations, zoning and overlay (Source: Auckland Unitary Plan)

Legend

Residential - Mixed Housing Urban Zone 

Designations 

Historic Heritage Overlay Extent of Place [rcp/dp] 

National Grid Corridor Overlay 

Lincoln Park Avenue and some of the adjacent land along the Transpower designation boundary are subject to the National Grid Substation Corridor Overlay in the AUP (brown hatched area on Figure 1), which is designed to ensure opportunities for future cable routes in roads into urban substations are not foreclosed, and to manage any health and safety risks with immediately adjoining development.

The underlying zoning of the application site is Residential - Mixed Housing Urban Zone. The surrounding environment is predominantly residential in nature and comprised of single and double story detached dwellings. The closest dwellings are located immediately adjacent to the designation boundaries and are located within the substation corridor. Other land uses include a Business - Mixed Use Zone and Business - Light Industry Zone immediately to the south-east of the site as well as various open space land uses in the wider environment. The Northwestern Motorway is located approximately 50m away from the site to the east.

A pump Station and associated structure designated by Watercare Services Ltd as Designation – 9371 is located immediately to the east of the substation. A substation designated by Vector Ltd as Designation – 8858 is located opposite to the application site at the intersection of Lincoln Park Avenue and Triangle Road. Lincoln Heights School, designated by the Minister of Education as Designation – 4625 is located immediately to the south of the site on Timandra Place.



Figure 2: Aerial View (Source: Auckland Unitary Plan)

Transpower are looking to undertake the following upgrade works within their designation in the future. These works are currently under investigation and include the following:

- Construction of a new Static Synchronous Compensator (STATCOM), bus work and a transformer on the Site, which will require an extension of the existing switchyard (but will be within the existing designation). The project forms part of the Waikato Upper North Island Stage 2 (WUNI2) major capex programme of works¹.
- A GXP expansion for Vector which will likely consist of the following works:
 - An extension to the switchyard (within the existing designation)
 - Installation of a new 220/33 kV supply transformer
 - Construction of new bus work which includes three feeders
 - Potential installation of a new transmission line monopole
 - An investigation into structural changes required to the switch room building
- Potential future earthworks to improve the overland flow path located east-southeast of the Henderson Substation.

The above works will comply with the existing designation conditions in the Transpower designation. The works will be the subject to outline plans and possibly other resource consents at a later date and are not part of this application.

While these projects are on-going and project funding is available, the opportunity is being taken to make some changes to the existing construction noise conditions. This is to ensure the *New Zealand Standard NZS6803:1999 Acoustics–Construction Noise* is correctly applied for any future works.

The nature of the proposed public work is:

Whilst some of the upgrade works are being planned for 2026 (with others to follow), these will be addressed in separate outline plans via the amended designation conditions is due course. The proposed alteration is not required to enable any particular work and is being undertaken for long-term ‘tidy ups’ to conditions as described below. These are primarily administrative changes rather than materially changing the enabled effects envelope of the designation.

Noise Conditions

Transpower is seeking amendments to Conditions 4, 5 and 6 to better align with NZS6803:1999 (NZS6803) and in particular not limiting noise to the limits in NZS6803 but rather using the noise thresholds in the standard to trigger appropriate noise management as envisaged in NZS6803. Changes to the equipment conditions have recently been confirmed in alterations to the noise conditions for the Bombay Substation AUP Designation ID 8511 and Wairau Substation AUP Designation ID 8531, on a non-notified basis.

The specific noise conditions sought are tracked against the existing conditions below.

¹ <https://www.transpower.co.nz/projects/waikato-and-upper-north-island-wuni-upgrades>

The nature of the proposed restrictions that would apply are:

Changes to Conditions 4, 5 and 6 are shown in ~~strike-out~~ and **replaced** in the condition below:

8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12 and 41-47 Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission – Henderson electricity substation.

Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.

2. Work which affects the exterior of the group of three buildings located near the site entrance, described in the Heritage Schedule as CH1 1173, shall be limited to repairs, maintenance and works such as security lighting, alarms and cameras which are required for security purposes. Such work may be carried out without an outline plan of works.

Cultural / Spiritual

3. 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 Auckland Council and, in the case of human remains, the New Zealand Police; and
- d. the notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Construction and maintenance noise

~~4. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics – Construction Noise.~~

4. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics – Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

~~5. 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.~~

5. 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 New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. 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 practical.

~~6. The noise management plan required by the above condition 5 shall be submitted to Council's 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.~~

6. The CNVMP required by condition 5 must be submitted to the Council's Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.

Hazardous Substances

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

Electric and Magnetic Fields (EMF)

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

Radio Frequency Interference

9. Any new works or equipment 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

10. Any new 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

11. 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

12. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

Advice note

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

Attachments

Schedule of Legal Descriptions

The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:

General

The only relevant environmental effects to be considered are effects related to changes from the construction noise conditions. Other potential adverse effects are no different to those already enabled by the existing designation.

Altered noise conditions

The proposed altered noise conditions and an explanation for the reasons for the changes from the existing conditions are addressed in the Noise Effects Assessment prepared by WSP attached in **Appendix C**. These conditions and the reasons for the changes sought are summarised as follows:

4. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

Explanation:

The proposed change to Condition 4 aligns with the scope and objectives of NZS6608. The wording used in the proposed condition aligns with Section E25.6.1(3) of the AUP. It also aligns with the aims of NZS6803 and the objectives of the AUP to manage, rather than restrict construction noise.

5. 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 New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. 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 practical

Explanation:

The wording used in the proposed condition requires the adoption of a Construction Noise and Vibration Management Plan (CNVMP) for all construction works that do not comply with the construction noise limits within NZS 6803. This removes the ambiguity of “*significant construction works*”. The revised wording also clarifies that the CNVMP is to manage the construction effects rather than achieve noise and vibration limits, which is the purpose of a CNVMP.

6. The CNVMP required by condition 5 must be submitted to the Council’s Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.

Explanation:

The wording used in the proposed condition provides the Council with sufficient time to review, certify and respond to the Requiring Authority responsible for the designation with comments and/or recommendation in an advisory capacity prior to the commencement of works.

Overall, in relation to the changes to the construction and operational noise conditions, WSP concludes that the changes:

- Do not restrict construction occurring where noise limits are predicted to exceed the noise criteria in NZS 6803.
- Require Best Practicable Option (BPO) mitigation to be implemented at all times.
- Aligns with the aims of NZS 6803 and the objectives of the AUP. Construction noise is not restricted in NZS 6803 or the AUP, so long as BPO mitigation is adopted, which, for construction, means a CNVMP is adopted and followed.
- The acoustic effects from the change in wording are low.

Alternative sites, routes, and methods have been considered to the following extent:

No alternative sites have been considered. The site is already designated and operated as a substation. The changes are minor and are related to a tidy up of conditions to align with NZS6308 (in regard to construction noise). The principle alternative method is to not change the conditions (and to rely on the designation arrangements as they are) which would not in practice result in any differences to the nature of works undertaken on the site, but could potentially impact on practical construction in the future. The changes are principally administrative and best practice.

The public work and designation alteration are reasonably necessary for achieving the objectives of the requiring authority because:

Transpower plans, builds, maintains and operates New Zealand’s high voltage electricity transmission network – the National Grid – which links generators to distribution companies and major industrial users.

Transpower’s objectives for the Henderson Substation are to:

- enable Transpower to deliver and operate a safe, reliable and cost-efficient transmission grid that meets the needs of New Zealand electricity consumers now and into the future; and
- enable Transpower to deliver an efficient system operator service that supports competition and provides a reliable and efficient supply of electricity for the long-term benefit of consumers.

The changes will improve efficiency and certainty in regard to future project implementations and are therefore assessed as being reasonably necessary for achieving the objectives of the requiring authority.

The following resource consents are needed for the proposed activity have been applied for:

NA.

The following consultation has been undertaken with parties that are likely to be affected:

NA. Consultation was not considered necessary for the nature of the changes sought.

Transpower attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

- Appendix A: Certificates of Title
- Appendix B: Existing Henderson Electricity Substation Designation
- Appendix C: WSP Noise Assessment

Signed by:

.....
Louise Miles
Environmental Planner

2 February 2026

Address for Service:

Attention: Louise Miles
Transpower New Zealand Limited
PO Box 1021
Wellington 6140

Other Contact Details:

Mobile: 027 2310244
Email: louise.miles@transpower.co.nz

Appendix A

Certificates of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **633876**
Land Registration District **North Auckland**
Date Issued 01 October 2013

Prior References
NA90D/926

Estate Fee Simple
Area 1.5184 hectares more or less
Legal Description Section 2 Survey Office Plan 466232

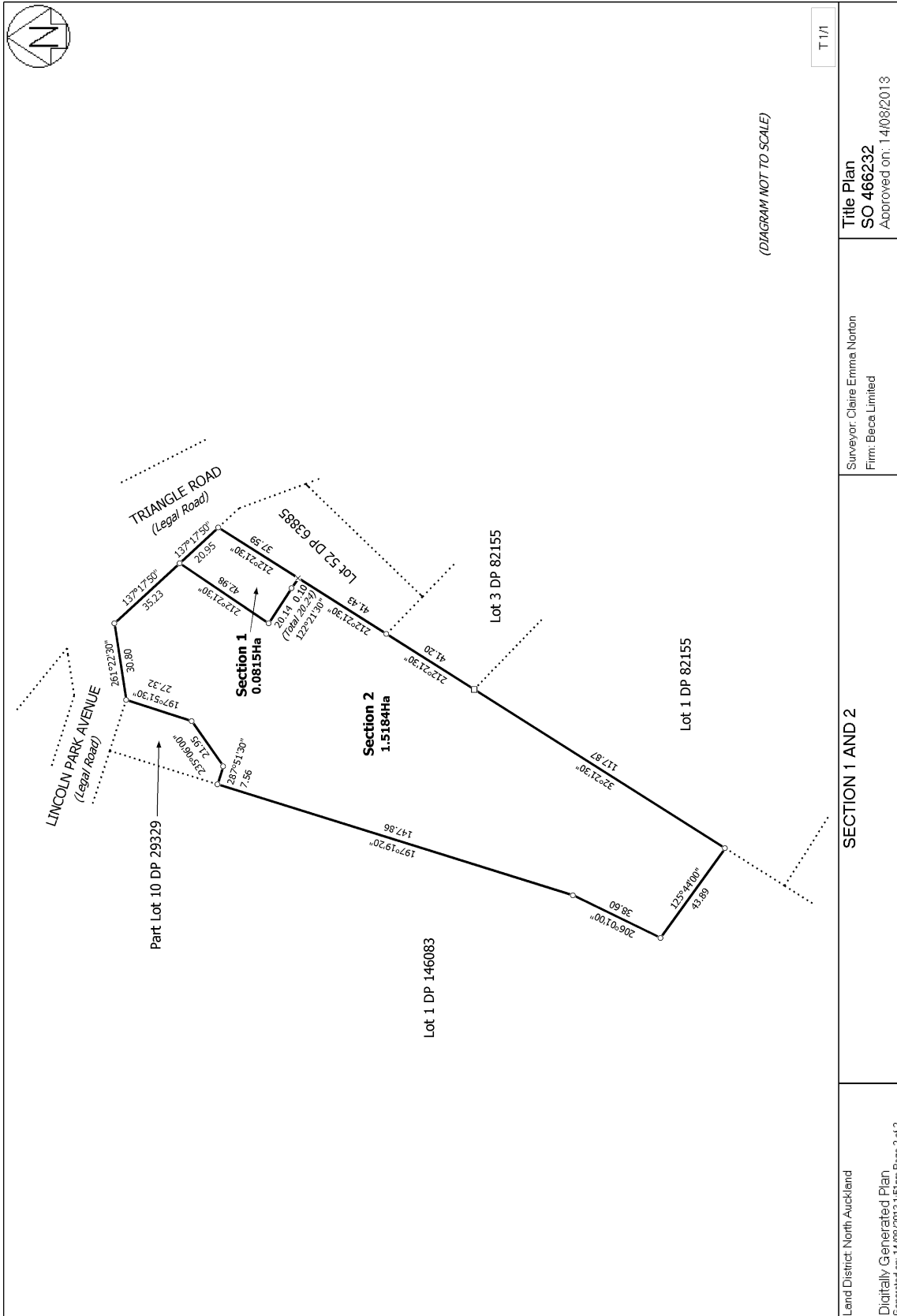
Registered Owners
Transpower New Zealand Limited

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 766678
Land Registration District North Auckland
Date Issued 01 December 2016

Prior References
NA89C/248

Estate Fee Simple
Area 2700 square metres more or less
Legal Description Lot 1-4 Deposited Plan 60157

Registered Owners
Transpower New Zealand Limited

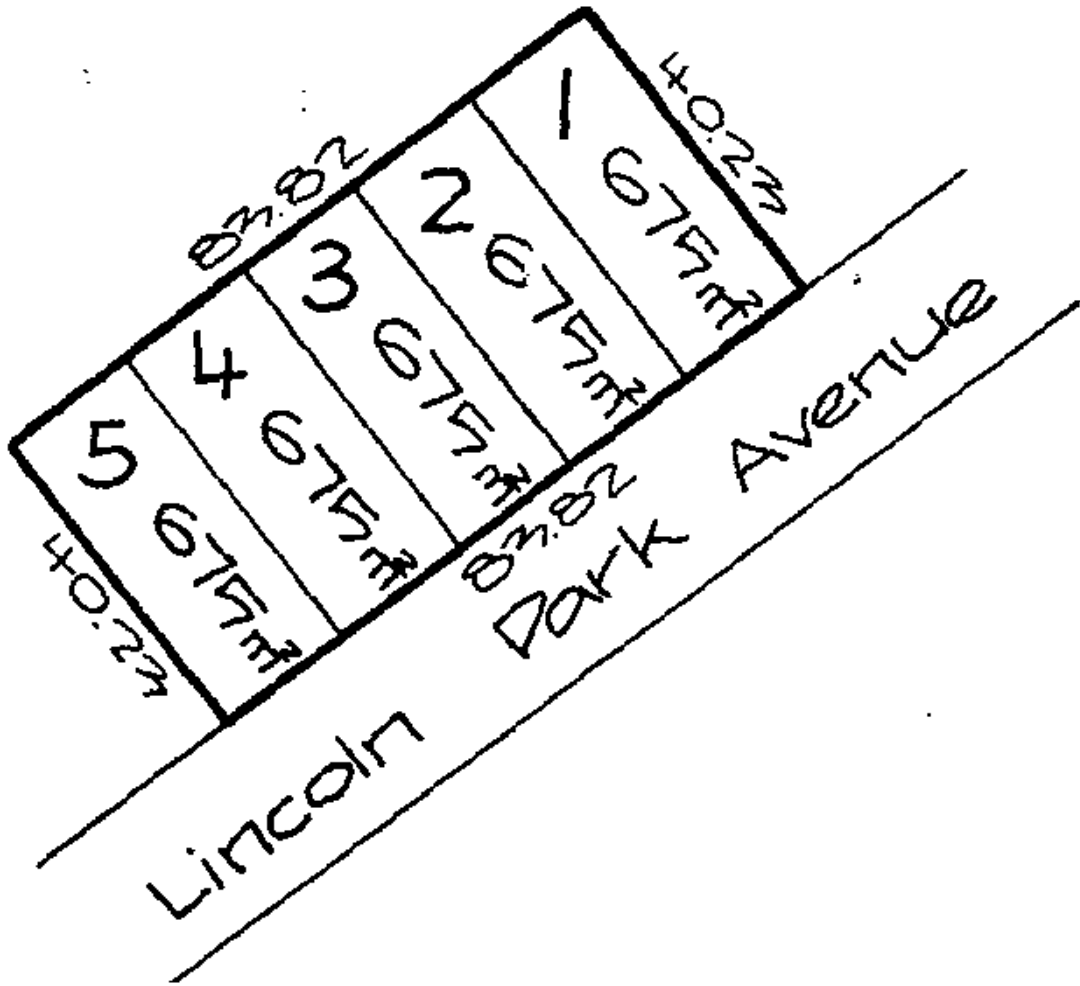
Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Waitakere City





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA86C/616**
Land Registration District **North Auckland**
Date Issued 16 April 1992

Prior References

GN A22136	GN A74036	PROC 12271
PROC 13988	PROC 17632	PROC 19145
PROC 6445	PROC 9989	

Estate Fee Simple
Area 9.8285 hectares more or less
Legal Description Lot 1 Deposited Plan 146083

Registered Owners

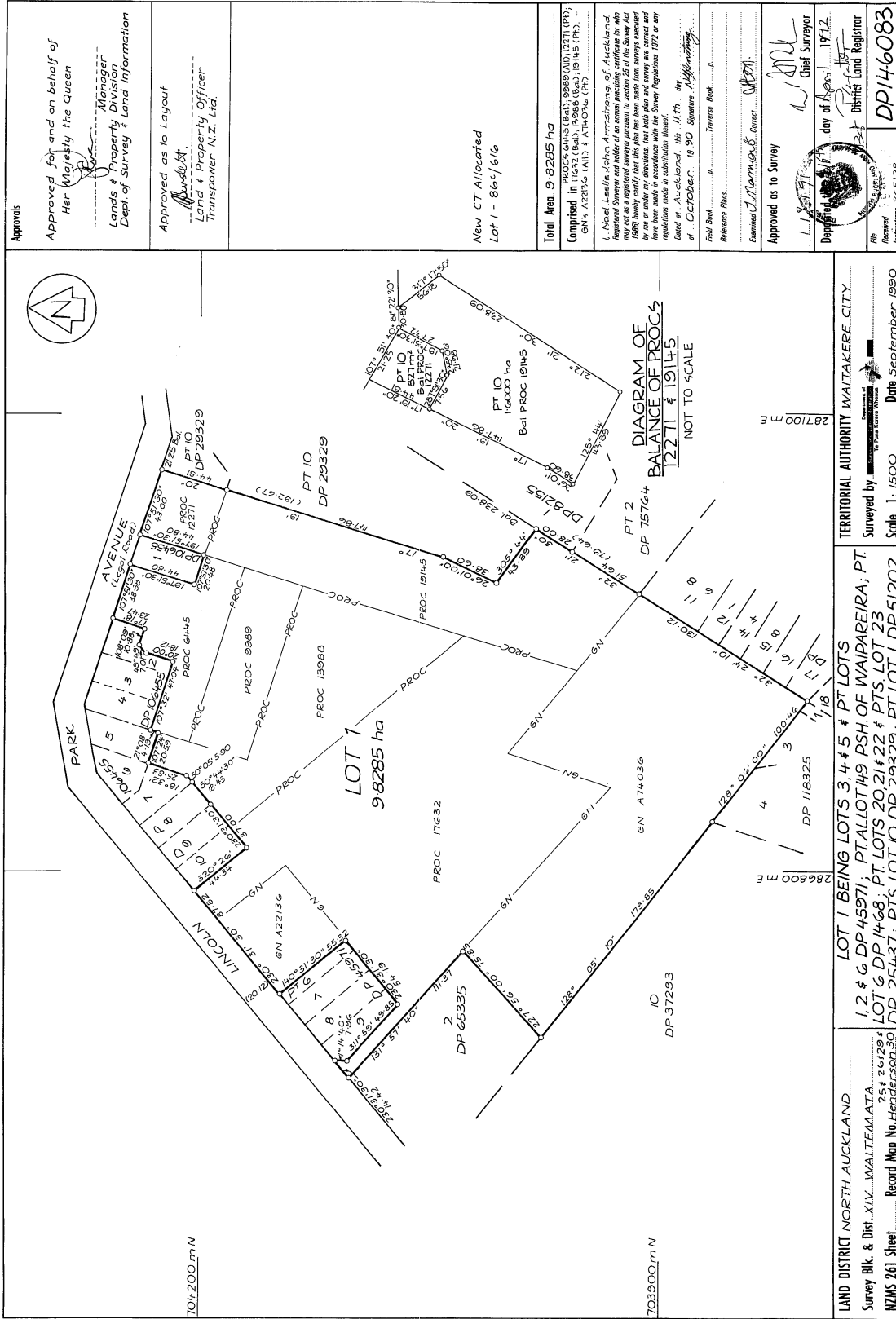
Transpower New Zealand Limited

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)



Approved for and on behalf of Her Majesty the Queen
Manager Lands & Property Division Dept of Survey & Land Information

Approved as to Layout
[Signature]
Land & Property Officer Transpower N.Z. Ltd.

Total Area 9.8285 ha
Comprised in PROCs 6445 (Bal), 9989 (Al), 12271 (PT), 6445 A22134 (Al), & 19145 (PT).

I, Noel Leslie John Armstrong of Auckland, Registered Surveyor and holder of an annual practicing certificate as who is duly qualified to perform the duties of a Surveyor under the Survey Act 1986, hereby certify that this plan has been made from accurate survey by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland, this 17th day of October, 1990 Signature, [Signature]

Field Book
Reference Plans
Examined [Signature] Correct
Approved as to Survey
[Signature] Chief Surveyor

Day of [Month] 1992
District Land Registrar
DP 146083

File No. [Number]
Registered Plan No. 345126

DATE: 30 APR 1992

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

CENTIMETRE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA90D/927**
Land Registration District **North Auckland**
Date Issued 05 October 1993

Prior References

PROC 12271 PROC 19145

Estate Fee Simple
Area 827 square metres more or less
Legal Description Part Lot 10 Deposited Plan 29329

Registered Owners

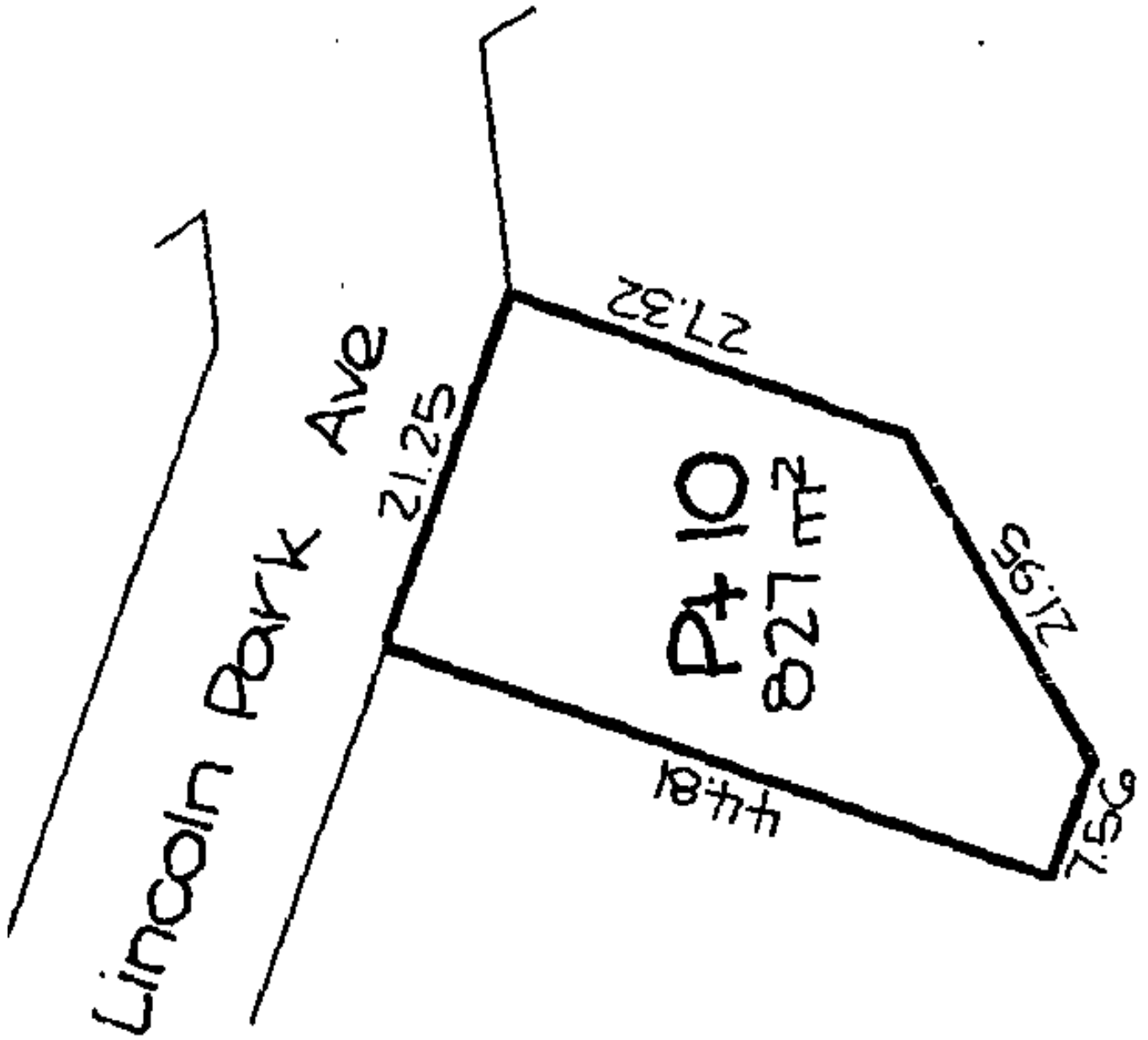
Transpower New Zealand Limited

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)



Appendix B

Existing Henderson Electricity Substation Designation

8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12 and 41-47 Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - Henderson electricity substation.

Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.

2. Work which affects the exterior of the group of three buildings located near the site entrance, described in the Heritage Schedule as CH1 1173, shall be limited to repairs, maintenance and works such as security lighting, alarms and cameras which are required for security purposes. Such work may be carried out without an outline plan of works.

Cultural / Spiritual

3. 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 Auckland Council and, in the case of human remains, the New Zealand Police; and
- d. the notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Construction and Maintenance Noise

4. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise.

5. 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.

6. The noise management plan required by the above condition 5 shall be submitted to Council's 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.

Hazardous Substances

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

Electric and Magnetic Fields (EMF)

8. 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 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

9. Any new works or equipment 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

10. Any new 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

11. 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

12. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

Advice Note

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

Attachments

Schedule of Legal Descriptions

Parcel ID

Lot 1 DP 146083	Pt Lot 10 DP 29329
Lot 10 DP 106455	Lot 2 DP 60157
Lot 1 DP 60157	Lot 4 DP 60157
Lot 3 DP 60157	
Lot 9 DP 106455	

Appendix C

WSP Noise Assessment



Consultant Advice Note

To	Louise Miles (Transpower)
Copy	Matthew Walker (Transpower) and Chris Horne (Incite)
From	George van Hout (WSP)
Date	30 January 2026
File/Ref	260130-ITPA09-GvH-R1-Rev1-Henderson Substation Designation Amendment
Subject	Assessment of Noise Effects Associated with Henderson Substation Designation Condition Amendment

Introduction

Transpower New Zealand Limited (Transpower) operate Henderson Electricity Substation, at 1-12 and 41-47 Lincoln Park Avenue, Massey, Auckland. Condition 4, Condition 5, and Condition 6, of this designation (AUP designation 8525) relate to construction noise. Transpower proposes to modify these three conditions and has engaged WSP to assess the potential noise and vibration impacts of the changes.

The purpose of this Consultant Advice Note (CAN) is to propose amendments to the Conditions to align with the AUP and referenced New Zealand Standards, and to subsequently assess the noise effects associated with the amendments. To that regard, this CAN outlines the existing designation conditions, the proposed designation condition amendment, and the associated noise effects.

Existing Designation Conditions

There are currently three (3) conditions under the *Construction and Maintenance Noise* section (Conditions 4 – 6) of Designation 8525, that are proposed to be revised. These conditions are:

- All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise.*
- 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.*
- The noise management plan required by the above condition 5 shall be submitted to Council’s 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.*

The wording of Condition 4 requires that the recommended noise limits outlined in Table 2 and Table 3 of NZS 6803 are not exceeded. However, the scope and aims of NZS 6803 are not to restrict construction activities by complying with the recommended noise limits, but to enable construction works by requiring developers, site operators and/or contractors to manage noise emissions. It is not a mandatory requirement to comply with the noise limits when undertaking an assessment in line with NZS 6803 (unlike the existing Condition 4 wording); instead, these limits are used to determine the best practicable option (BPO) of mitigation, and if necessary apply for a Resource Consent.

Condition 5 references “any significant construction work”. The construction work which is “significant” is not defined. Therefore, it is recommended this is reworded to clarify what construction works require the implementation of a Construction Noise and Vibration Management Plan (CNVMP).

The wording of Condition 6 requires that the CNVMP is “sent for approval” prior to works commencing. The submission to Council is required under the Outline Plan of Works (OPW), but it is not required to be approved. Council can only provide comment and/or recommendations for this as per s176A of the Resource Management Act 1991. It is recommended that the wording of this condition is updated in line with the requirements of an OPW process.

Proposed Designation Conditions

It is recommended that Condition 4 be revised to align with the scope and objectives of NZS 6803. The proposed wording for Condition 4 is provided below:

4. *All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.*

The wording used in the proposed condition aligns with Section E25.6.1(3) of the Auckland Unitary Plan (AUP). It also aligns with the aims of NZS 6803 and the objectives of the AUP to manage, rather than restrict construction noise.

It is recommended that Condition 5 be revised to:

5. *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 New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. 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 practical.*

The wording used in the proposed condition requires the adoption of a CNVMP for all construction works that do not comply with the construction noise limits within NZS 6803. This removes the ambiguity of “significant construction works”. The revised wording also clarifies that the purpose of a CNVMP is to manage the construction effects rather than achieve noise and vibration limits.

It is recommended that Condition 6 be revised to:

6. *The CNVMP required by condition 5 must be submitted to the Council's Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.*

The wording used in the proposed condition provides Council with sufficient time to review, certify and respond to the Designation holder with comment and/or recommendation in an advisory capacity prior to the commencement of works.

Noise Effects Discussion

Condition 4

Condition 4 currently restricts any construction works from occurring unless the noise generated is below the recommended noise limits in NZS 6803.

The revision to Condition 4 is less restrictive and permits construction works to occur as long as construction noise is measured, assessed, and managed per NZS 6803. This would allow construction activities to generate higher noise levels than the recommended noise limits in NZS 6803 (and under the current condition), provided that procedures to determine the BPO for mitigation are developed, followed, and implemented (Section 8 of NZS 6803).

The NZS 6803 noise limits are not intended to be a limit that cannot be exceeded but used as a trigger to determine BPO and assess effects. Section 7.4 (and note C7.4) of NZS 6803 explains “where the best practicable options for noise avoidance or mitigation and have been applied to construction activities and the activities does not comply with the relevant noise limits, the contract may need to apply to the local authority for a resource consent.” As such having a condition restricting construction noise where it exceeds the relevant noise limits is not in line with NZS 6803.

The requirement to develop and implement BPO mitigation is already stipulated by existing Designation Conditions 5 and 6, which mandates the implementation of a CNVMP. This is in line with NZS 6803 where noise avoidance and/or mitigation should be applied but not restrict construction activities. A CNVMP is the typical document used in New Zealand and globally to outline the process to determine the BPO.

The use of a CNVMP to manage effects from construction aligns with the objectives of AUP Chapter E26 Infrastructure. Section E26.2.1(4) allows the *development, operation, maintenance, repair, replacement, renewal, upgrading and removal* of infrastructure, as long as adverse effects are avoided, remedied, or mitigated (Section E26.2.1(9)).

Note that the operation, maintenance, and repair of utilities (A1) is a permitted activity in all zones as per Chapter E26 of the AUP (Table E26.2.3.1). It is therefore reasonable to expect construction to occur as part of utility works and not be prohibited if it does not comply with the NZS 6803 noise limits.

The AUP does not prohibit construction works (unlike the existing Condition 4 wording). Instead, construction works are allowed as long as duration, frequency, and timing are controlled to manage effects (Objective E25.2(4)). The proposed wording of Designation Condition 4 is in line with this objective of the AUP, allowing construction to occur so long as noise effects are managed. The CNVMP required by Designation Conditions 5 and 6 serves as a method to manage any adverse effects.

In summary, the proposed revised wording for Condition 4 aligns with the existing Designation Conditions, the AUP infrastructure permitted standards, the AUP construction noise requirements, and enables construction works while managing effects in line with NZS 6803. The change in wording would provide the same level of effects as the AUP, and therefore the acoustic effects are low.

Condition 5

Existing Condition 5 only requires a CNVMP when there are “significant construction work”. There is ambiguity on what constitutes “significant” works.

The wording of the revised Condition 5 clarifies which construction works are required to adopt a CNVMP - all works which exceed the NZS 6803 construction noise criteria.

The use of a CNVMP for construction works exceeding the NZS 6803 noise limits aligns with the aims of NZS 6803 (being to manage noise effects from construction) and Objective E25.2(4) of the AUP.

The use of a CNVMP where the NZS 6803 construction noise limits are exceeded is also an industry best-practice. Experience on other construction projects of various scales typically have CNVMP’s to manage noise effects from construction.

The inclusion of the objective of the CNVMP within the revised Condition 5 clarifies that the CNVMP is to minimise noise and vibration effects (by using the BPO mitigation). This follows the revised Condition 4 which allows noise levels higher than the NZS 6803 noise levels, so long as BPO mitigation is adopted.

In summary, the amended wording of Condition 5 has the same outcome/noise effect as the existing Designation Condition wording, whilst clarifying what “significant” works are. It is also in line with the AUP and NZS 6803. Therefore, the acoustic effects are low.

Condition 6

Condition 6 currently requires approval from Council prior to works commencing and provides opportunity for refusal of the works. This is not aligned with the process for an OPW which allows for Designation activities to be undertaken so long as a plan of the works are submitted to Council to request changes within a 20 working day period.

The wording of the revised Condition 6 requires that Council shall certify the CNVMP and also provides opportunity for comment and/or recommendation in an advisory capacity to the Designation holder in advance of the works commencing.

The revised condition still requires the CNVMP to be submitted to Council for certification at least twenty (20) working days in advance of the works, to allow for enough time for review and response. 20 working days is in line with section 176A process where a territorial authority has 20 working days to comment on the OPW.

The acoustic effects associated with the revised wording for Condition 6 are low.

Summary

As discussed above, the change in wording of the Designation Conditions:

- Does not restrict construction occurring where noise limits are predicted to exceed the noise criteria in NZS 6803.
- Requires BPO mitigation to be implemented at all times.
- Aligns with the aims of NZS 6803 and the objectives of the AUP. Construction noise is not restricted in NZS 6803 or the AUP, so long as BPO mitigation is adopted, which, for construction, means a CNVMP is adopted and followed.
- The acoustic effects from the change in wording are low.

8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12 and 41-47 Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - Henderson electricity substation.

Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
2. Work which affects the exterior of the group of three buildings located near the site entrance, described in the Heritage Schedule as CH1 1173, shall be limited to repairs, maintenance and works such as security lighting, alarms and cameras which are required for security purposes. Such work may be carried out without an outline plan of works.

Cultural / Spiritual

3. 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 Auckland Council and, in the case of human remains, the New Zealand Police; and
 - d. the notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Construction and Maintenance Noise

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

6. The noise management plan required by the above condition 5 shall be submitted to Council's 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. The CNVMP required by condition 5 must be submitted to the Council's Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.

Hazardous Substances

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

Electric and Magnetic Fields (EMF)

8. 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 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

9. Any new works or equipment 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

10. Any new 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

11. 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

12. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

Advice Note

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

Attachments**Schedule of Legal Descriptions**

Parcel ID	
Lot 1 DP 146083	Pt Lot 10 DP 29329
Lot 10 DP 106455	Lot 2 DP 60157
Lot 1 DP 60157	Lot 4 DP 60157
Lot 3 DP 60157	
Lot 9 DP 106455	

Attachment B
Designation 8525 Henderson Substation conditions
(Strikethrough/underscore)

8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12 and 41-47 Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - Henderson electricity substation.

Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
2. Work which affects the exterior of the group of three buildings located near the site entrance, described in the Heritage Schedule as CH1 1173, shall be limited to repairs, maintenance and works such as security lighting, alarms and cameras which are required for security purposes. Such work may be carried out without an outline plan of works.

Cultural / Spiritual

3. 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 Auckland Council and, in the case of human remains, the New Zealand Police; and
 - d. the notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Construction and Maintenance Noise

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

~~6. The noise management plan required by the above condition 5 shall be submitted to Council's 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. The CNVMP required by condition 5 must be submitted to the Council's Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.~~

Hazardous Substances

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

Electric and Magnetic Fields (EMF)

8. 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 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

9. Any new works or equipment 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

10. Any new 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

11. 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

12. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

Advice Note

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

Attachments**Schedule of Legal Descriptions**

Parcel ID	
Lot 1 DP 146083	Pt Lot 10 DP 29329
Lot 10 DP 106455	Lot 2 DP 60157
Lot 1 DP 60157	Lot 4 DP 60157
Lot 3 DP 60157	
Lot 9 DP 106455	

Attachment C
Designation 8525 Henderson Substation conditions
(Clean)

8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12 and 41-47 Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - Henderson electricity substation.

Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
2. Work which affects the exterior of the group of three buildings located near the site entrance, described in the Heritage Schedule as CH1 1173, shall be limited to repairs, maintenance and works such as security lighting, alarms and cameras which are required for security purposes. Such work may be carried out without an outline plan of works.

Cultural / Spiritual

3. 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 Auckland Council and, in the case of human remains, the New Zealand Police; and
 - d. the notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Construction and Maintenance Noise

4. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics– Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
5. 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 New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. 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 practical.

6. The CNVMP required by condition 5 must be submitted to the Council's Consents Manager for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification will be deemed to have been provided if the Council does not respond within twenty (20) working days. Certification must not be unreasonably withheld.

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