

# Memo

**Date 2 February 2026**

**To:** Celia Davison – Manager – Central / South Planning  
**From:** Vanessa Leddra, Policy Planner  
 Planning – Central/South

**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan**

Corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

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

<b>Rule or Section of Unitary Plan</b>	Chapter K Designations Counties Energy Ltd
<b>Subject Site (if applicable)</b>	Designation 3010: Barber Road Substation, Bombay
<b>Legal Description (if applicable)</b>	Part of Lot 2 DP 504664
<b>Nature of change</b>	<p>A Clause 20A modification is required to correct a Counties Energy Ltd designation in the AUP.</p> <p><b>Discussion</b>            In accordance with Section 184A of the Resource Management Act (the Act), designations lapse five years after being included in the plan unless the designation has been given effect to or the designation specified a different period when incorporated into the plan.</p> <p>A requiring authority, may within three months before the expiry of a lapse date, resolve that it has made, and is continuing to make substantial progress or effort towards giving effect to the designation and fix a longer period (section 184A(3(b) of the Act).</p> <p>In December 2025, Auckland Council (Planning and Resource Consents) advised Counties Energy Ltd a b o u t designation #3010's upcoming lapse date and requested:</p> <ol style="list-style-type: none"> <li>1. Confirmation as to whether this designation [due to expire on 12 February 2026] had either been given effect to and if not, whether a longer lapse period is required</li> <li>2. Alternatively, if the designation should be allowed to lapse and be</li> </ol>

	<p style="text-align: center;">removed from the AUP.</p> <p>In an email request to Auckland Council dated 11 December 2025, Counties Energy Ltd advised that the Barber Road Substation was completed in 2023, although at the time of the [undated] 2024 Annual Report [see attachment] the site was not fully operational. The Annual Report notes that one transformer was in service and “the substation is operating at approximately half load”.</p> <p>Counties Energy’s request confirms that the site is now fully operational.</p>								
<b>Effect of change</b>	<p>This Counties Energy Ltd designation is to be shown as ‘given effect to’ as per the email request on 11 December 2025 (see Attachment 1).</p> <p>Effectively this means that the lapse date for the designation set out in Chapter K Designations, Auckland Council’s schedule of designations, can be amended from ‘five years from being operative in the Unitary Plan unless given effect to prior’ to ‘given effect to i.e. no lapse date’.</p> <p>This clause 20a modification is minor in nature. The amendment does not change the intent of the provisions and is administrative to reflect that the designation has been given effect to. The purpose of the designation remains as “Electricity supply purposes”.</p> <p>Therefore, it is considered that this can be done via a First Schedule, clause 20a update to the AUP.</p>								
<b>Changes required to be made (text/in-text diagrams)</b>	<p>Amend Chapter K Designations – Counties Energy Ltd for the following designation: #3010 Barber Road Substation.</p> <p style="color: #00a0e3;"><b>3010 Counties Energy Barber Road Substation</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Designation Number</td> <td>3010</td> </tr> <tr> <td>Requiring Authority</td> <td>Counties Energy Limited</td> </tr> <tr> <td>Location</td> <td>Barber Road, Bombay (part of Lot 2 DP 504664)</td> </tr> <tr> <td>Lapse Date</td> <td><del>5 years from date of inclusion in the Auckland Unitary Plan</del> Given effect to (i.e. no lapse date)</td> </tr> </table>	Designation Number	3010	Requiring Authority	Counties Energy Limited	Location	Barber Road, Bombay (part of Lot 2 DP 504664)	Lapse Date	<del>5 years from date of inclusion in the Auckland Unitary Plan</del> Given effect to (i.e. no lapse date)
Designation Number	3010								
Requiring Authority	Counties Energy Limited								
Location	Barber Road, Bombay (part of Lot 2 DP 504664)								
Lapse Date	<del>5 years from date of inclusion in the Auckland Unitary Plan</del> Given effect to (i.e. no lapse date)								
<b>Changes required to be made (maps)</b>	N/A								
<b>Attachments</b>	<p>Attachment 1: Counties Energy Ltd request - Designation 3010 – email dated 11 December 2025 with attachment (2024 Annual Report)</p> <p>Attachment 2: Corrections to text (strikethrough/underscore)</p> <p>Attachment 3: Corrected text (clean)</p>								

<p><b>Prepared by:</b> Vanessa Leddra Policy Planner</p>	<p><b>Text Entered by:</b> Bronnie Styles Planning Technician</p>
<p><b>Signature:</b></p> 	<p><b>Signature:</b></p> 
<p><b>Maps prepared by:</b> Geospatial Analyst</p>	<p><b>Reviewed by:</b> Craig Cairncross Team Leader</p>
<p><b>Signature:</b></p> <p>n/a</p>	<p><b>Signature:</b></p> 
<p><b>Decision:</b> I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Manager Planning – Central/South Date:</p>	
<p><b>Signature:</b></p> 	

**Attachment 1**  
**Counties Energy Ltd request**

11 December 2025

Auckland Council  
Private Bag 92300  
Auckland 1142

To Auckland Council,

**Counties Energy Limited Designation 3010 Lapsing 2026 - Evidence of Operation**

This letter is to formally confirm that Counties Energy Limited, with designation number 3010 for site Barber Road Substation, is fully operational.

The substation construction was completed in 2023, and the site has been fully operational since that time.

For your reference and evidence purposes, please find enclosed the 2024 Annual Report.

Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely,

GRAM

Ginasha Ram  
Environmental Planner  
Counties Energy Limited





# Barber Road Substation 2024 Annual Report

## 1. Barber Road Substation Operation

This annual report is intended to meet the reporting requirements of resource consent BUN60367279 section 16 for 2024.

The Barber Road substation build was completed in 2023, however the site is not yet fully operational. At the time of writing, one transformer is in service, therefore the substation is operating at approximately half load.

From an operational perspective, the environmental controls (oil separation unit and stormwater management systems) have been performing as designed and Counties Energy have no concerns.

Routine substation inspections were completed monthly throughout 2024, no major issues were identified during these maintenance inspections. In July, some cracking in one of the transformer bund walls was identified. The crack is cosmetic in nature and does not affect the function of the bund – repairs have been scheduled with the contractor as part of the remedy conditions for the substation build contract.

The inspections were as per the Operation and Maintenance Plan and specifically included checking the following:

- Drainage channels and overland flow paths clear, free flowing and free of polluting material or obstructions.
- Final stormwater discharge point free of erosion.
- Support structures, mountings, foundations and bund walls visually undamaged, clean and secure.
- Debris (bird nests, vermin, vegetation, rubbish or rags) cleared.
- Area around transformer base/within bund cleared of any debris and silt, drains unblocked and flowing freely.
- Spill kit checked and correctly stocked.
- Oil separator test run completed. Any sediment/algal growth cleaned/removed.

Substation inspections are the responsibility of the HV Workshop Team, reporting to the Field Services Manager – HV Workshop (Network Operations – Critical Infrastructure). Any defects identified through these inspections will be notified to asset engineering and entered in the asset management system for prioritisation and actioning.

No spills or incidents have occurred within the previous 12 months.

## 2. Discharge monitoring

The first sampling date in accordance with the discharge monitoring plan was the 15<sup>th</sup> of November 2024. All test results were below trigger levels for the required parameters, results are presented in the following table.

15.11.24	Oil Separator	Stormwater Discharge
Oil and Grease	< 4 mg/l	< 4 mg/l
PAH		
Acenaphthene	<0.0001 mg/l	<0.001 mg/l
Acenaphthylene	<0.001	<0.001 mg/l
Anthracene	<0.001	<0.001 mg/l
Benz(a)anthracene	<0.0001	<0.0001 mg/l
Benzo(a)pyrene	<0.0001	<0.0001 mg/l
Benzo(b+K)fluoranthene	<0.001	<0.001 mg/l
Benzo(g,h,i)perylene	<0.001	<0.001 mg/l
Chrysene	<0.0001	<0.0001 mg/l
Dibenz(a,h)anthracene	<0.0001	<0.0001 mg/l
Flouranthene	<0.0001	<0.0001 mg/l
Flourene	<0.0001	<0.0001 mg/l
Indeno(1,2,3-cd)pyrene	<0.0001	<0.0001 mg/l
Naphthalene	<0.0001	<0.0001 mg/l
Phrenathrene	<0.0001	<0.0001 mg/l
Pyrene	<0.0001	<0.0001 mg/l
pH	7.5	6.7
Total Suspended Solids	<3	16 mg/l
TPH		
Maximum TPH Content	<0.1	<0.1 mg/l
Nonpolar TPH C10-C12	<0.1	<0.1 mg/l
TPH C7-C9	<0.1	<0.1 mg/l
TPH C13-C19	<0.1	<0.1 mg/l
TPH C20-C26	<0.1	<0.1 mg/l
TPH C27-C37	<0.1	<0.1 mg/l

## **Attachment 2**

**Corrections to text (strikethrough/underscore)**

## 3010 Counties Energy Barber Road Substation

Designation Number	3010
Requiring Authority	Counties Energy Limited
Location	Barber Road, Bombay (part of Lot 2 DP 504664)
Lapse Date	<del>5 years from date of inclusion in the Auckland Unitary Plan</del> Given effect to (i.e no lapse date)

### Purpose

Electricity supply purposes

### Conditions

#### General

1. The designation shall lapse 5 years from the date of inclusion in the Auckland Unitary Plan (Operative in Part) in accordance with section 184(1)(c) of the Resource Management Act 1991 (RMA).
2. Any additional matters requiring regional consents or approvals, (e.g. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) must be obtained prior to works commencing.

#### Outline Plan

3. The works shall be undertaken in general accordance with the Notice of Requirement titled 'Notice of Requirement and OPW Waiver for Substation at Barber Road, Bombay' and plans received by Auckland Council on 8 October 2020. An outline plan shall not be required, and is waived, unless there are more than minor changes to the referenced plans in which case Counties Energy Limited (Counties Energy) shall clearly identify these changes and Auckland Council may then require an outline plan of works to be submitted for approval in terms of section 176A of the RMA.

#### Construction conditions

4. Counties Energy shall liaise with Transpower during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed works are integrated and managed in a manner suitable to both parties.

#### Construction Environmental Management Plan

5. The purpose of the CEMP is to avoid, remedy or mitigate adverse effects associated with the construction works associated with the Project. The CEMP must contain the following:
  - a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
  - b) Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
  - c) Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place

within the boundaries of the designation;

- d) The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
- e) Information on designated staff parking areas for construction workers; and
- f) Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
- g) Environmental incident and emergency management procedures (excluding spills);
- h) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other management plans which address the management of adverse effects during construction.

### **Site Access**

- 6. The site must be safe and secure from unauthorised public access at all times during construction and operation.

### **Accidental Discovery Protocols**

- 7. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (human remains) are exposed during site works, then the following procedures shall apply:
  - a. Works in the immediate vicinity of the site that has been exposed shall cease;
  - b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
  - c. The site supervisor shall notify representatives of relevant tangata whenua, the Heritage New Zealand Pouhere Taonga, the Auckland Council and, in the case of human remains, the New Zealand Police; and
  - d. The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Works shall not commence in the immediate vicinity of the archaeological site until any approval required from Heritage New Zealand Pouhere Taonga is obtained.

### **Landscaping and visual**

- 8. During or before the planting season following the substation commencing operation, the requiring authority must complete the landscaping shown in the plan prepared by Align Limited, dated 30/09/20 to the satisfaction of the Auckland Council's Monitoring Team Leader.
- 9. All landscaping and planting shall be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter shall be replaced no later than the next planting season.
- 10. The substation building is required to have exterior cladding and colours that are recessive, such as grey or earthy tones, so that it modulates its form and surfaces.

The purpose of this condition is to ensure that the substation building does not appear excessively

mono-textural and/or monolithic.

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

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

### **Electrical Interference**

12. The Requiring Authority must make every reasonable effort to ensure that the substation is operated, managed and controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004) and relevant Gazetted Notices.

### **Lighting**

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

### **Surface water**

14. The requiring authority must maintain and regularly clean all stormwater catch pits, channels, grates, pipes and other stormwater collection systems in accordance with the site specific operation and maintenance plan (OMP) to ensure they operate in an effective manner.
15. The requiring authority must ensure that the on-site overland flowpath can flow unimpeded through the site in the event of a flood event.

### **Hazardous Substances Environmental Management Plan (HSEMP)**

16. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority for the duration of the operation of the electrical substation. The HSEMP shall be submitted to Auckland Council prior to operation and contain the following:
  - a. the appropriate hazardous substance methodologies for:
    - i. Storage;
    - ii. Handling;
    - iii. Transport; and
    - iv. Disposal.
  - b. provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
  - c. Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - d. Training requirements for employees, sub-contractor and visitors on construction

procedures, environmental management and monitoring;

- e. The document management system for administering the HSEMP, including review and Requiring Authority / constructor / council requirements;
  - f. Environmental incident and emergency management procedures (including spills);
  - g. Environmental complaint management procedures; Auckland Unitary Plan Operative in part 6
  - h. Methods to provide for the safety of the general public.
17. The Requiring Authority must ensure that all transformers containing more than 1000L of oil are banded. Each band shall be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.

### **Vehicle Crossing**

18. The vehicle crossing for the sub-station must be designed and formed in accordance with either the GD020A Rural Vehicle Crossing standard set out in Auckland Transport's Code of Practice (ATCOP) or VX0303 Rural Crossing Standards set out in Auckland Transport's Transport Design Manual (TDM), whichever is operative at the time of construction.
19. Prior to operation of the substation, the berm must be re-instated to Auckland Council's "Code of Practice for Working in the Road" (<https://at.govt.nz/about-us/working-on-the-road>).
20. The design of the vehicle crossing must demonstrate through an assessment of vehicle tracking that the access to and from the site can operate safely without having an effect on or generate potential vehicle movement conflicts with the adjacent existing vehicle accesses at 149 Barber Road and 153 Barber Road.

### **Construction Traffic Management Plan**

20. The Requiring Authority must prepare a detailed Construction Traffic Management Plan (CTMP) for the project by a suitably qualified person to be submitted as part of the Construction Environmental Management Plan (CEMP) to Auckland Council for approval, in conjunction with Auckland Transport.

#### *Advice notes*

*The Requiring Authority will need to submit details on the vehicle crossing for approval by Auckland Transport prior to construction.*

### **Earthworks associated with any site development**

21. All retaining walls, earthworks, reinforcements and stability works must be constructed and completed immediately after cutting and or prior to filling to minimise the likelihood of any instability.
22. Prior to commencing any earthworks the requiring authority must install all necessary erosion and sediment control as shown in the Auckland Council's GD05 and be responsible for preventing, controlling and stopping the loss of soil and silt and any damage caused by the earthworks on adjacent properties. All necessary erosion and sediment measures once installed are to be maintained to ensure continual operation until the development has been completed and fully stabilised.
23. The requiring authority must control runoff, mitigate and prevent soil erosion, sediment loss and trap pollutants from entering adjacent lands, street curb and channels/natural and artificial water bodies.

24. All existing drainage systems must be protected from any release of silt, accidental or otherwise from the site. This also involves measures to prevent soil being spread onto the road and access way.
25. All earthworks and areas of bare earth shall be re-vegetated or re-grassed within 3 months of completion of the earthworks. Where regeneration of the grass is not sufficient, areas of bare soil shall be 'hydro-seeded' or otherwise sown with the appropriate ground cover vegetation.
26. The requiring authority must limit the dispersal of dust from the earthworks to adjacent sites by implementing a watering regime in order to ensure that the areas of bare soil are dampened (up until the bare soil is revegetated).
27. In the event of any excavated material being spilled on a public road, the requiring authority must take immediate action at their cost to clean/repair the road or reimburse Auckland Transport for the expenses of cleaning and/or reinstating the damaged road.
28. All earthworks must occur between the hours of 7.00am and 6.00pm Monday to Saturday.

**Attachment 3**  
**Corrections to text (clean)**

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procedures, environmental management and monitoring;

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