

Memo

Date 24 June 2021

To: Phill Reid, Auckland-wide Manager
 From: **Bronnie Styles, Planning Technician**


Subject: **Plan Modification: Clause 20A Amendment to Chapter K Designations of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

Rule or Section of Unitary Plan	Chapter K Designations - Vector Ltd AUP GIS Viewer
Subject Site (if applicable)	N/A
Legal Description (if applicable)	N/A
Nature of change	<p>Administrative changes are required to correct several Vector Ltd designations to the Operative in Part version.</p> <p>Discussion</p> <p>In accordance with section 184 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 lapse date, request Auckland Council to fix the lapse date for a longer period for designations which have not been given effect to.</p> <p>Auckland Council wrote to all requiring authorities requesting :</p> <ol style="list-style-type: none"> Confirmation as to whether any designations due to expire in 2021 have either been given effect to and if not whether a longer lapse period is required. <p>Where a longer lapse period is required, a section 184 application needs to be lodged with Auckland Council. The application is required to include the reasons for a longer lapse date and show that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made (section 184(2(b)).</p> <ol style="list-style-type: none"> That they review and confirm whether the information of each designation was correct.
Effect of change	These changes are minor in nature. The amendments do not change

	<p>the application or intent of the provisions.</p> <p>There is no effect nor impact upon either the environment or the person.</p>
Changes required to be made (text/in-text diagrams)	<p>Amend Chapter K Designations, Vector Ltd in the Operative in Part version :</p> <p>Please see the attached Clause 20A schedule showing the required changes using underline and strikethrough.</p>
Changes required to be made (maps)	<p>Amend designations in the Unitary Plan Management Layers in the GIS Viewer.</p> <ul style="list-style-type: none"> - Please see the attached Clause 20A schedule showing the required changes to the designation names using underline and strikethrough.
Attachments	<p>Attachment A: Vector Ltd Clause 20A schedule Attachment B: Updated designation text Attachment C: Updated GIS Viewer designation names</p>

<p>Prepared by: Bronnie Styles Planning Technician</p>	<p>Text Entered by: Bronnie Styles Planning Technician</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Maps prepared by: Mitesh Bhula Geospatial Specialist</p>	<p>Reviewed by: Kasey Zhai Policy Planner</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Signed off by: Phill Reid Manager Planning – Auckland-wide</p>	
<p>Signature:</p> 	

Attachment A: Vector Ltd Clause
20A schedule

Requiring Authority	Designation Number	Designation Details	Lapse Date	Chapter K Designations	GIS Viewer
Vector Ltd	8805	Flat Bush Substation <u>Flatbush South Substation</u>	31/08/2027	Yes	Yes
Vector Ltd	8865	Kaukapakapa Substation	29/07/2021 <u>Given effect to (i.e. no lapse date)</u>	Yes	No
Vector Ltd	8909	Warkworth Substation <u>Warkworth South Substation</u>	31/08/2027	Yes	Yes
Vector Ltd	8910	Westgate Substation	31/08/2027 <u>Given effect to (i.e. no lapse date)</u>	Yes	No
Vector Ltd	8912	Hobsonville Point Substation	15/11/2026 <u>Given effect to (i.e. no lapse date)</u>	Yes	No
Vector Ltd	8914	16 Highgate Parkway, Silverdale- <u>Millwater Substation</u>	12/04/2029	Yes	Yes

**Attachment B: Updated designation
text**

8805 Flatbush South Substation

Designation Number	8805
Requiring Authority	Vector Ltd
Location	142 Boundary Road, Otara
Rollover Designation	Yes
Legacy Reference	Designation 133, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	31 August 2027

Purpose

Electricity works (substation).

Conditions

No conditions.

Attachments

No attachments.

8865 Kaukapakapa Substation

Designation Number	8865
Requiring Authority	Vector Ltd
Location	1 Wyn Close, Kaukapakapa
Rollover Designation	Yes
Legacy Reference	Designation 616, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	Given effect to (i.e. no lapse date)

Description

Electricity works (substation).

Conditions

General

1. The activity shall proceed in general accordance with the Notice of Requirement submitted to Council dated March 2009 and plans drawn by Construkt Architects Limited numbered 202, 401 and 402 (all dated July 2009), provided that the colours shall be as set out below (or their current equivalent if those colours are no longer manufactured):
 - i. Roof - Colorsteel "karaka";
 - ii. Base panels, steel doors, and timber work - Resene "karaka"; and
 - iii. Balance wall panels - Resene "double ash".

Provided further that no element of the proposed substation building shall exceed the 9m height limit above existing ground level and the height in relation to boundary control on the eastern boundary shall not be infringed.

Outline Plan

2. If either the final design and layout of the substation does not reflect the design and layout submitted with the Notice of Requirement, or if there are any future additional works proposed that are not permitted by the Unitary Plan, an outline plan shall be submitted in accordance with section 176A of the Resource Management Act 1991 to the Auckland Council, before any construction is commenced. However, where the future additional work

is in accordance with the Notice of Requirement or is permitted by the Unitary Plan, then the requirement for an Outline Plan is waived under section 176A(2).

Landscape Plan

3. The landscaping plan (Isthmus Group Ltd, Job No. 2658 Figure 5, dated March 2009) shown in Appendix 15Z(i), shall be implemented during the first planting season after the construction of the substation. (Provided that the 15 phormium tenax (flax) along the eastern boundary shown on that landscape plan shall be replaced with *griselinia littoralis*.) The landscaping shall be maintained thereafter for the term of the designation.

Boundary Planting

4. The boundary planting comprising both the new planting and the existing planting, and which occupies the area shown on the Covenant Plan (dated July 2009), shall be retained on site for the period which the site is occupied by the substation provided that this condition shall not prevent cables or other services (including stormwater) that may need to be installed across the covenanted area.

Notwithstanding condition 3, the new boundary planting identified in the landscaping plan shall be planted within the first planting season after the designation is incorporated into the Auckland Unitary Plan and shall thereafter be maintained for the duration of the designation.

Arborist Supervision

5. An independent suitably qualified arborist is required to be onsite to supervise the earthworks associated with any works which may affect the driplines and root systems of the boundary trees. Any boundary trees that die as a result of the earthworks will be immediately replaced, in accordance with condition 4 above.

Arborist Work

6. Any alteration to vegetation on the site shall be undertaken in accordance with the report prepared by Nigel Clough of Tree Solutions dated 01 June 2009. This includes:
 - a. The proposed works hereby approved shall proceed in strict accordance with the details set out in the description of works attached to this consent along with any recommendations noted.
 - b. The removal of the subject vegetation shall be undertaken by a suitably qualified arborist, using currently accepted arboricultural dismantling methods and practices, in a manner so as to cause no damage to other vegetation on the site.
 - c. That the trimming of the boundary vegetation shall be undertaken by a suitably qualified arborist, using currently accepted arboricultural pruning methods and standards.
 - d. That the trimming of the boundary vegetation be undertaken prior to the commencement of development works on site.
 - e. That no more of the canopy of boundary vegetation be removed than is necessary to accommodate the proposed substation and allow an unimpeded work space.

- f. That suitable fencing is erected around all vegetation prior to the commencement of works on the site.
- g. The protective fencing is to remain in place until the completion of works on the site.
- h. That Council is informed as to when the proposed planting works have been completed.

Stormwater

- 7. Provide onsite detention to limit post development flows to pre development flows in the 1 in 10 year storm events. Details of the design and management of any stormwater infrastructure required shall be prepared and shall be submitted to the Council at least 3 months prior to commencement of construction of the substation.

Fencing

- 8. The applicant shall construct a post and batten fence matching the existing fence around the perimeter of the substation site (which will be gated) prior to the substation becoming operational.

Traffic Management Plan

- 9. Prior to any construction being undertaken, a temporary Traffic Management Plan shall be submitted to the Council and be approved by the Team Leader Resource consents in consultation with the Road Controlling Authority (i.e. Auckland Transport), should any on-street loading or reversing of trucks onto the road be required.

Access

- 10. The following measures shall be implemented prior to the operation of the substation:
 - a. Driveway, access and parking/loading area to be constructed to a best practice standard; and
 - b. A turning area shall be provided to allow vehicles to perform a 180^o turn to avoid reversing onto the street.

Operation Noise

- 11. The noise level (L10) as measured within the boundary of any other site should not exceed the following limits:

Mon to Friday: 0700-1800 hours	45dBA
At all other times including public holidays	40dBA

The noise level shall be measured in accordance with the requirements of NZS6801:2008 Measurement of Sound and assessed in accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound.

Construction Noise

12. Construction activity on the site shall only occur between the following hours:
 - a. Monday to Friday 7:00am to 7:00pm; and
 - b. Saturday 8:00am to 1:00pm.

All construction noise shall comply with and be measured and assessed in accordance with, NZS6803:1999, Acoustics — Construction Noise.

Plate compaction is permitted to exceed the relevant limit by up to 1 decibel (71dB LAeq) and can only be undertaken between 7.30am to 6pm, Monday to Friday.

Archaeological

13. If any artefact, including human remains is exposed during any site works the following procedures shall apply:
 - a. Immediately when an artefact is unearthed, all site works shall cease;
 - b. The site supervisor shall immediately secure the area in a way that ensures any artefacts or remains are untouched; and
 - c. The site supervisor shall notify the following groups that an archaeological site has been unearthed, so that appropriate action can be taken:
 - i. Tangata whenua;
 - ii. The New Zealand Historic Places Trust;
 - iii. The Department of Conservation;
 - iv. The Council's RMA Compliance Administration Officer (telephone 0800426 5169); and
 - v. In the case of human remains the police.

Electric Magnetic Field Measurements

14. The installation shall at all times not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection (ICNIRP): electric field strength: 5 kV/m and magnetic flux density: 100 microtesla.

Electric Magnetic Field Measurements

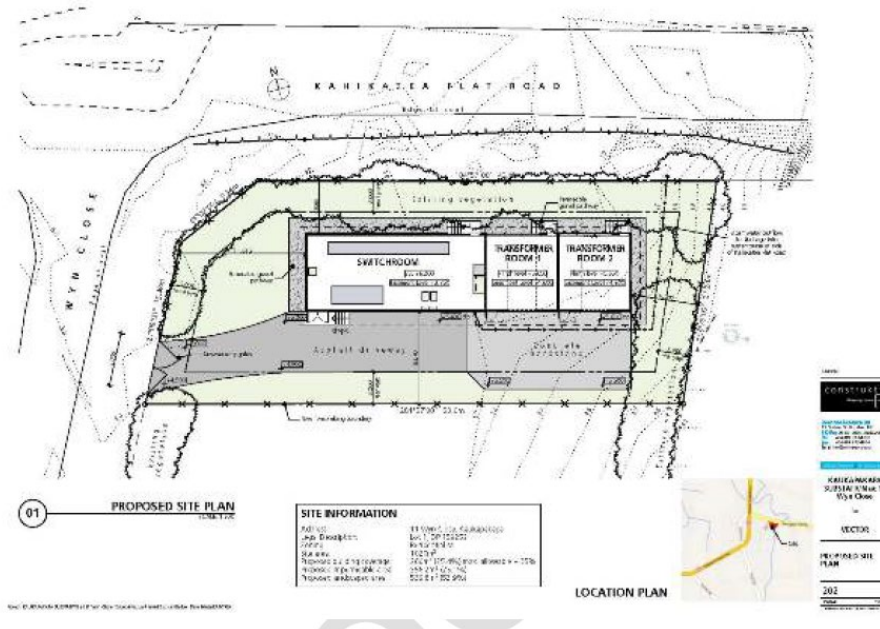
15. The Requiring Authority shall engage a suitably qualified person to carry out measurement of the electric and magnetic fields emitting from this substation to confirm the compliance with the ICNIRP guidelines in effect at the time the substation is constructed. A report with measurement results shall be provided to Council within two months of the substation commencing operation and again within two months of the commencement of operation of the second transformer. The measurement results will be made available for viewing by the public.

Lapse of Designation

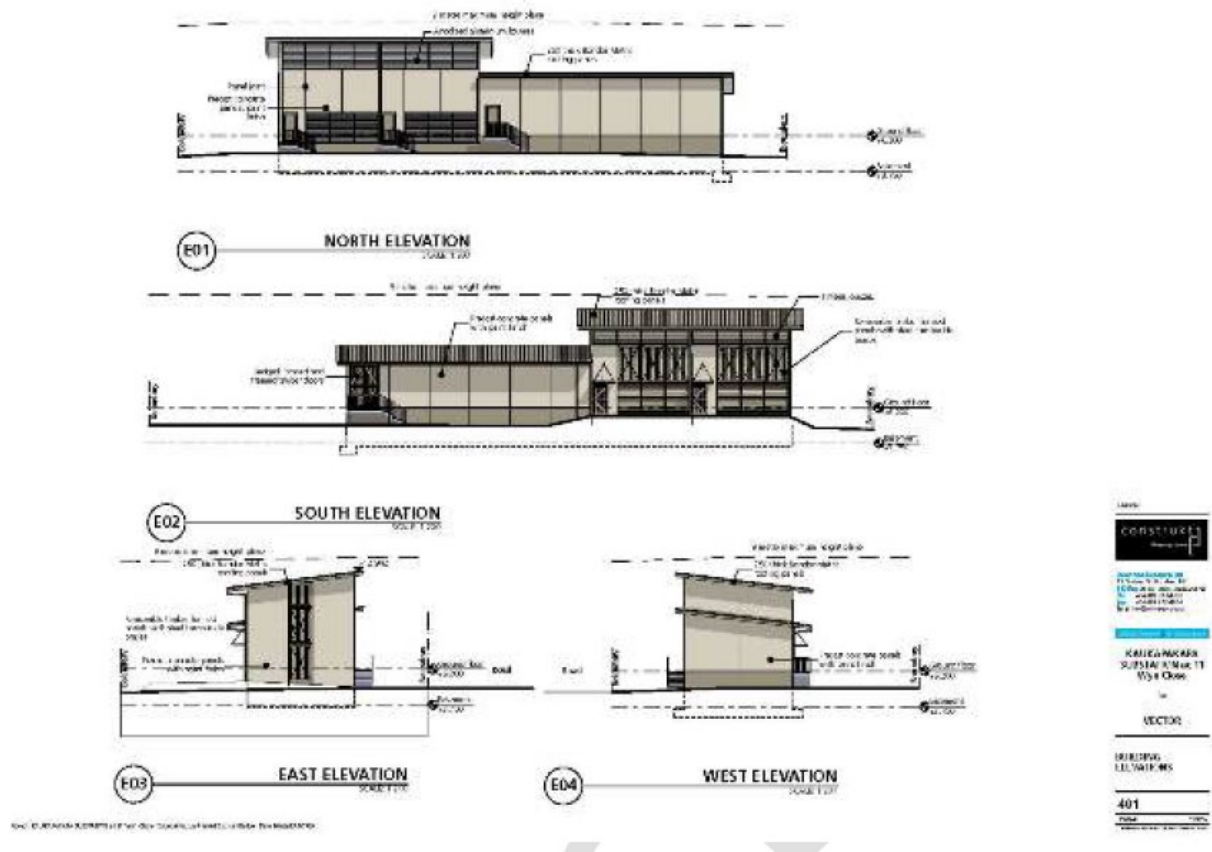
16. This designation shall lapse 10 years from the date it has been confirmed.

Attachments

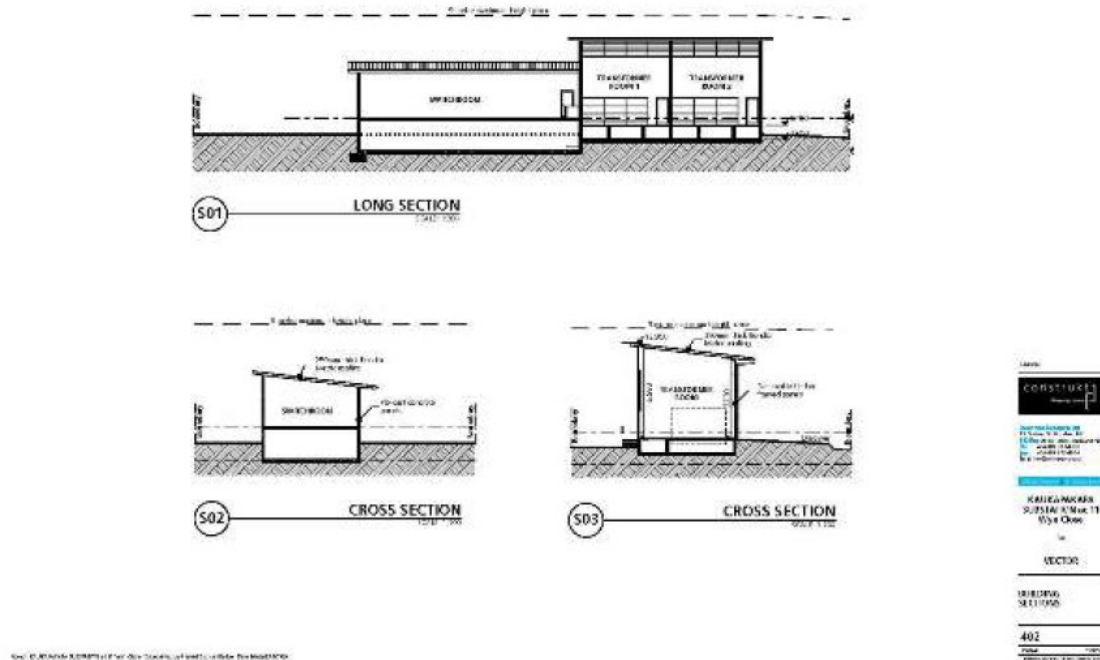
Site Plan



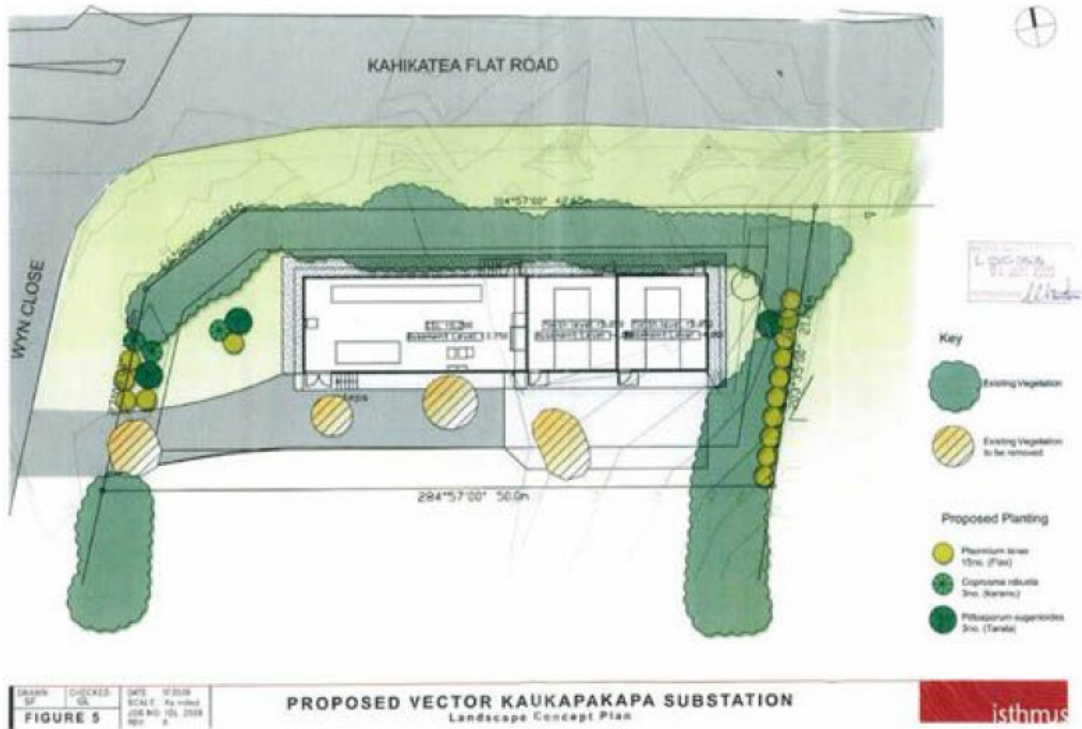
Building Elevations



Building Sections



Landscape Concept Plan



8909 Warkworth South Substation

Designation Number	8909
Requiring Authority	Vector Ltd
Location	5 Glenmore Drive, Warkworth
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	This designation will lapse on 31 August 2027 unless given effect to.

Purpose

Electricity works (substation).

Conditions

1. The substation equipment is to be fully enclosed within a building.
2. The substation building will have a minimum set-back from the rear boundary of 6m.
3. The maximum height of the substation building will be 8.5m.
- 4A Except as provided for in 2A(c) below, noise from this substation shall not exceed the following noise limits:
 - a. 55 dB LAeq between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm and
 - b. 45 dB LAeq/75 dB LAmax for all other times.
 - c. Noise from this substation can exceed the limits in (a) and (b) if the zone or any applicable interface rule has a higher noise limit that would otherwise apply to that boundary of the substation site, provided that the higher noise limit at that boundary is not exceeded.
- 4B Noise levels must be measured in accordance with NZS6801:2008 "Acoustics – Measurement of environmental sound" and assessed in accordance with NZS6802:2008 "Acoustics – Environmental noise", and shall be measured within the boundary of a site or, for the Rural zone, within the notional boundary of a site.
5. At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes an added luminance in excess of 20 lux measured horizontally or vertically at any point along the boundary of any adjoining residential zoned site.
6. The substation shall at all times not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection 2010 (ICNIRP) at the site boundary.
7. A landscaping plan shall be submitted with the first Outline Plan and will be implemented in the first planting season after the construction of the substation.
8. Appropriate sediment and erosion control measures shall be employed for any earthworks on the site.

Attachments

No attachments.

8910 Westgate Substation

Designation Number	8910
Requiring Authority	Vector Ltd
Location	1 Westgate Drive, Westgate
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity works (substation).

Conditions

1. The substation equipment is to be fully enclosed within a building.
2. The maximum height of the substation building will be 8.5m.
- 3A Except as provided for in 2A(c) below, noise from this substation shall not exceed the following noise limits:
 - a. 55 dB LAeq between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm and
 - b. 45 dB LAeq/75 dB LAmax for all other times.
 - c. Noise from this substation can exceed the limits in (a) and (b) if the zone or any applicable interface rule has a higher noise limit that would otherwise apply to that boundary of the substation site, provided that the higher noise limit at that boundary is not exceeded.
- 3B Noise levels must be measured in accordance with NZS6801:2008 "Acoustics – Measurement of environmental sound" and assessed in accordance with NZS6802:2008 "Acoustics – Environmental noise", and shall be measured within the boundary of a site or, for the Rural zone, within the notional boundary of a site.
4. The substation shall at all times not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection 2010 (ICNIRP) at the site boundary.
5. A landscaping plan shall be submitted with the first Outline Plan and will be implemented in the first planting season after the construction of the substation.
6. Appropriate sediment and erosion control measures shall be employed for any earthworks on the site.

Attachments

No attachments.

8912 Hobsonville Point Substation

Designation Number	8912
Requiring Authority	Vector Ltd
Location	439 Hobsonville Road, Hobsonville Point (also known as 98 Buckley Avenue)
Rollover Designation	No
Lapse Date	Given effect to (i.e.no lapse date)

Purpose

Electricity works (substation)

Conditions

General

1. The designation shall lapse 10 years from the date of inclusion in the Auckland Unitary Plan in accordance with section 184(1)(c) of the Resource Management Act 1991 (RMA).
2. An outline plan shall not be required, and is waived, unless there are more than minor changes to the referenced plans in which case Vector Limited (Vector) shall clearly identify these changes and the Council may then require an outline plan of works to be submitted for approval in terms of section 176A of the RMA.
3. Any intended 'upgrading' of the substation (as referred to on page 11 of the lodged notice of requirement, Form 18 – 'notice') shall be advised to the Council's relevant officer enabling a timely determination as to the significance of the changes. A determination shall be made by the Council as to whether an 'alteration' in terms of section 181 RMA, or an outline plan, is necessitated. The advice to Council shall demonstrate that continued compliance with all operational conditions can continue to be achieved, or if not, the extent to which this would not occur.

Construction and maintenance of substation

4. The substation shall proceed in general accordance with the Vector notice of requirement lodged 6 September 2017 subject to those updated drawings and particular matters referred to below, and subject also to all other conditions of the designation:
 - a. The layout of the site and landscaping and planting shall be as detailed in the updated drawings received 23 November 2017, being Vector drawing numbers 4260-8031 (rev 3) and 4260-8034 (rev 2), which demonstrate:
 - i. A western side yard of at least three metres which is to be landscape planted to achieve a maturity height of approximately five metres along the northern half of the western site boundary (as generally depicted in drawing number 4260-8060, received 23 November 2017);
 - ii. Landscaping and planting outside the front fenceline;
 - iii. A perimeter palisade fence (apart from the western boundary) and a gated entrance;
 - iv. A new length of timber fence on the western boundary of the site, which is to match that which exists;

- v. A new length of footpath across the frontage of the site; and
 - vi. A vehicle crossing to Buckley Avenue (which is not authorized by these conditions and which is subject to separate processes and approval by Auckland Transport).
 - b. The exterior finish of the substation buildings and structures shall be in general accordance with Vector drawing V4-SK03.
 - c. The landscaping and planting shall be implemented and completed in the first planting season after the construction of the substation.
 - d. All electricity lines and all other service lines into the site shall be underground.
 - e. All site works and construction work will be carried out in compliance with all relevant legislative requirements or Council standards, and only after any necessary Council (or other) approvals have been obtained.
5. A Site Management Plan – Ground Contamination in line with the draft in the notice shall be submitted to Council’s relevant officer for approval and implemented at the time of site works. The ‘principal contractor’ shall be advised to Council at least two weeks prior to the start of any site works.
 6. A Sediment and Erosion Control Plan in line with drawing RZ029900-ECC-DRG-010 shall be submitted to Council’s relevant officer for approval and implemented during the site works (and bulk earthworks) operation to Council’s satisfaction.
 7. A Construction Noise Management Plan (CNMP) shall be prepared by an appropriately qualified person, and approved by Council’s relevant officer prior to construction commencing, and shall be implemented and complied with throughout the construction period to Council’s satisfaction. The plan shall demonstrate any departure from the noise levels of E27.6.27 (Construction noise levels in all zones except Business – City Centre Zone and the Business – Metropolitan Centre Zone) of the Auckland Unitary Plan and give reasons for any departure.
 8. The CNMP shall be prepared in accordance with the Noise Management Plan requirements of Annex E2 of NZS 6803:1999 Acoustics - Construction Noise and shall describe the measures adopted to, as far as practicable, meet the relevant noise limits for construction, subject to E27.6.27 of the Auckland Unitary Plan.
 9. A Construction Traffic Management Plan (CTMP) shall be submitted for the approval of Council’s relevant officer, in conjunction with Auckland Transport, and the approved CTMP shall be adhered to throughout the duration of construction to the satisfaction of Auckland Transport.

Ongoing operation of substation

10. Operational noise from the substation shall not exceed the following noise limits when measured within the boundary of a residential zone site:

Monday to Saturday 7:00 am to 10:00 pm and Sundays 9am to 6pm	At all other times
55 dB LAeq	45dB LAeq, 75dB LAFmax

11. Noise levels shall be measured in accordance with the provisions of New Zealand Standard NZS 6801:2008 "Acoustics - Measurement of environmental sound" and assessed in

accordance with the provisions of New Zealand Standard NZS 6802:2008 "Acoustics - Environmental noise".

12. Vector shall within 6 months of the substation commencing operation provide an acoustic report from a suitably qualified and experienced acoustics expert demonstrating compliance with the above noise level limits, as evidenced by noise recordings at various compliance points. The report shall be submitted to Council's relevant officer. In the event of any non-compliance, the report shall demonstrate how compliance can be achieved and the timeframes for completion.
13. 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).
14. Vector shall within 6 months of the substation commencing operation engage an electrical engineer to confirm compliance with the ICNIRP guidelines as evidenced by actual measurement of electric and magnetic fields at relevant locations. The engineer's report shall be submitted to Council's relevant officer. In the event of any non-compliance, the report shall demonstrate how compliance can be achieved and the timeframes for completion.
15. All landscaping and planting (Vector drawing 4260-8034 rev 2) 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 the next planting season.
16. All general and security lighting on the site visible from off the site shall be installed and maintained thereafter in good working order at all times to ensure that any off-site light spill effects are kept to within acceptable limits for a residential area.

Attachments

No attachments.

8914 Millwater Substation

Designation Number	8914
Requiring Authority	Vector Limited
Location	16 Highgate Parkway, Silverdale
Lapse Date	10 years

Purpose

Electricity Works (substation)

Conditions

1. The substation equipment is to be enclosed within a building except for the battery energy storage system.
2. The maximum height of the substation building will comply with the height standard for the underlying zone.
3. Noise from this substation shall not exceed 65 dB LAeq within the boundary of any other site at all times.
- 3A. Noise levels must be measured in accordance with NZS6801:2008 "Acoustics - Measurement of environmental sound" and assessed in accordance with NZS6802:2008 "Acoustics – Environmental noise" and shall be measured within the boundary of a site.
4. At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes an added luminance in excess of 20 lux measured horizontally or vertically at any point along the boundary of any adjoining residential zoned site.
5. The substation shall at all times not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection 2010 (ICNIRP) at the site boundary.
6. A landscaping plan shall be submitted with the first Outline Plan and will be implemented in the first planting season after the construction of the substation.
7. Appropriate sediment and erosion control measures shall be employed for any earthworks on the site.
8. A Construction Traffic Management Plan (CTMP) shall be submitted for the approval of Council's relevant officer, in conjunction with Auckland Transport, and the approved CTMP shall be adhered to throughout the duration of construction to the satisfaction of Auckland Council.

Attachments

No attachments.

**Attachment C: Updated GIS Viewer
designation names**

Requiring Authority	Designation Number	Updated Designation Name Details
Vector Ltd	8805	Flatbush South Substation
Vector Ltd	8909	Warkworth South Substation
Vector Ltd	8914	Millwater Substation