

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Warren Maclennan

FROM Wayne Siu, Planner – Planning North/West and Islands

DATE 29 November 2019




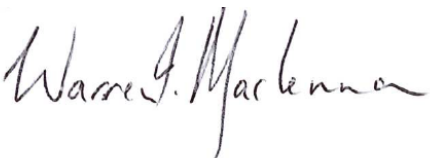
SUBJECT **Minor amendment to Designation 8865 Kaukapakapa Substation under s181 (3) of the Resource Management Act 1991**



This memorandum requests an update to Auckland Unitary Plan Operative in part

Reason for update – Minor alteration of Designation 8865 Kaukapakapa Substation	
<ul style="list-style-type: none"> Decision has been made to confirm a request for a minor alteration to Designation 8865 Kaukapakapa Substation; and The proposed alteration to the designation has been processed and is confirmed to be in accordance with the statutory tests of Section 181(3) of the Resource Management Act 1991. 	
Chapter	Chapter K Designations
Section	Vector Ltd
Designation only	
Designation #	8865 Kaukapakapa Substation
Locations:	1 Wyn Close, Kaukapakapa
Lapse Date	29 July 2021
Purpose	Electricity works (substation)
Changes to text (shown in underline and strikethrough)	<p>...</p> <p>Conditions</p> <p>...</p> <p>Access</p> <p>10. The following measures shall be implemented prior to the operation of the substation:</p> <p>a. Driveway, access and parking/loading area to be constructed to a best practice standard; and</p> <p>b. A turning area of a permeable surfacing to reduce stormwater runoff shall be provided to allow vehicles to perform a 180° turn to avoid reversing onto the street.</p> <p>...</p> <p>Construction Noise</p> <p>12. Construction activity on the site shall only occur between the following hours:</p> <p>a. Monday to Friday 7:00am to 7:00pm; and</p>

	<p>b. Saturday 8:00am to 1:00pm.</p> <p>All construction noise shall comply with and be measured and assessed in accordance with, NZS6803:1999, Acoustics — Construction Noise.</p> <p><u>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."</u></p>
Changes to diagrams	No changes
Changes to spatial data	No changes
Attachments	<p>Attachment 1: Alteration of a designation under s181 application report</p> <p>Attachement 2: s181(3) Decision report</p>

<p>Prepared by: Wayne Siu Planner – Planning North/West and Islands</p>	<p>Text Entered by: Harry Barnes Planning Technician</p>
<p>Signature:</p> 	<p>Signature:</p> 
	<p>Reviewed by: Wayne Siu Planner – Planning North/West and Islands</p>
	<p>Signature:</p> 
<p>Signed off by: Warren MacLennan Manager Planning – North/West and Islands</p>	
<p>Signature:</p> 	

Attachment 1 - Section 181
Report and Decision

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



Notice of requirement description

Designation number: 8865 Kaukapakapa Substation
Requiring authority: Vector Limited
Site address: 1 Wyn Close, Kaukapakapa

Summary

Auckland Council has received a request from Vector Limited (Vector) under section 181(3) of the Resource Management Act 1991 (RMA), dated 19 November 2019, to alter Designation 8865 Kaukapakapa Substation.

It is considered after undertaking an assessment of the notice, that 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 8865 Kaukapakapa Substation in the Auckland Unitary Plan be confirmed, subject to the conditions recommended in Section 4 of this report, for the following reasons:
 - the alteration involves no more than minor changes to the effects on the environment associated with the use of the land;
 - there are no adjustments to the boundaries of the existing designation;
 - both the requiring authority and Auckland Council agree with the alteration; and
 - the land is owned and occupied by the requiring authority and there are no other owners and/or occupiers of land directly affected by the proposed alteration.
2. That Designation 8865 Kaukapakapa Substation is altered in Chapter K Designations in the Auckland Unitary Plan as shown below:
 - Amend Condition 10 (b) to read: A turning area shall be provided to allow vehicles to perform a 180° turn to avoid reversing onto the street.
 - Add the following to Condition 12: 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.”

1. Background

1.1. Minor alteration to a designation

Auckland Council has received a notice of requirement (NoR) for an alteration to Designation 8865 Kaukapakapa Substation from the requiring authority, Vector Limited (Vector) under section 181(3) of the RMA.

Vector has lodged an Outline Plan of Works (OPW) for the proposed site to allow for construction works, and the installation and operation of the switchroom, transformer bay, associated electrical equipment, stormwater tanks and fencing.

The OPW identified the need for an impermeable surface for the turn-around area to achieve suitable pavement strength. It also identified that construction noise may exceed the construction noise condition by 1 decibel during the use of a plate compactor.

Processing of the OPW is currently on hold.

While the OPW is on hold, Vector has lodged the notice of requirement to amend the designation to address the issues highlighted by the OPW. The alteration proposes to change conditions 10 (b) and 12 as follows (words to be deleted shown as strike-out and words to be added are underlined) to allow for the paving and acoustic requirements identified in the OPW:

Condition 10

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 ~~of a permeable surfacing to reduce stormwater runoff~~ shall be provided to allow vehicles to perform a 180° turn to avoid reversing onto the street.

Condition 12

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.

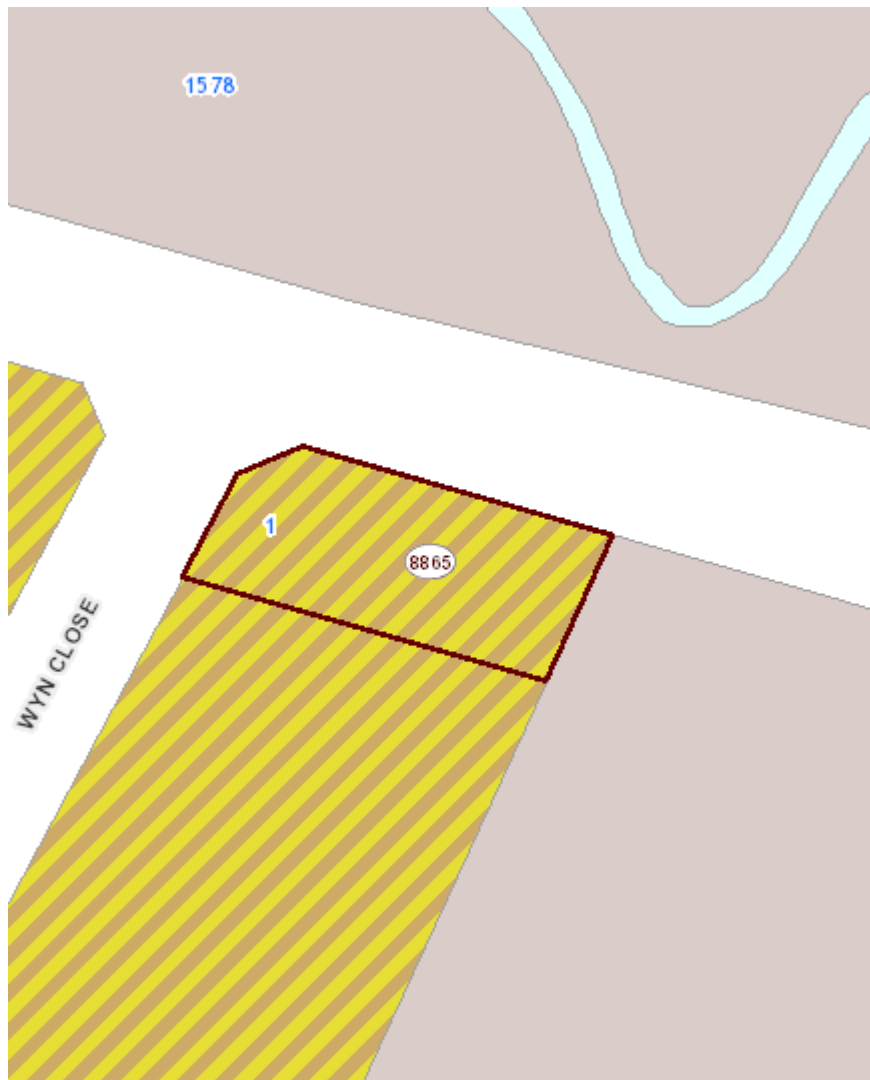
Plate compaction is permitted to exceed the relevant limit by up 1 decibel (71dB LAeq).

David Hay, planning consultant for Vector, clarified in an email dated 25 November 2019 that the addition to condition 12 should instead be:

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.”

1.2. Land affected by the alteration

The land affected by the alteration to the designation is located at 1 Wyn Close, Kauakapakapa, Lot 1 DP 426303 and is shown in the Auckland Unitary Plan maps as follows:



The requiring authority is not seeking changes to the boundaries of the designation.

1.3. Description of the site and existing environment

The site has road frontages to the north and west. The site has no existing structures and is planted with vegetation and trees.

Land around the site is zoned Rural – Rural Production and Residential – Rural and Coastal Settlement. Properties to the west, south and east of the site are currently used as single home sites. The property north of the site also provides commercial services (homekill).

1.4. Delegated authority

The Team Leader - Planning North/West and Islands has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (updated October 2019), 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 – Planning North/West and Islands and confirmed or declined under section 181(3).

1.5. 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 requiring authority has provided an assessment of environmental effects (AEE) with the NoR. I consider the effects as follows:

A. Turning area stormwater effects

Section 3.6 of the civil site works report prepared by Jacobs New Zealand Limited dated 10 October 2019 (refer Appendix Three of Attachment A) provides an assessment of stormwater effects. The OPW includes a proposed stormwater solution that will limit post-development flows to pre-development flows in the 1 in 10-year storm event, even with the use of impermeable paving.

It proposes the use of a detention swale for stormwater coming from the driveway and above ground tank attenuation for roof water. The detention swale is sized to attenuate 8m³ of runoff, while the tanks will attenuate 10m³ of rainwater, retaining the pre-development runoff of 28m³.

Mark Iszard Growth and Development Manager in the Council's Healthy Waters Department reviewed the Jacobs report for council and in an email dated 22 November 2019 agrees that appropriate mitigation is proposed.

Assessment of the amendments to condition 10 (b) must also be considered alongside existing condition 7 which provides the overarching stormwater outcome anticipated. It states:

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.

Based on the confirmation provided by Mark Iszard I am of the view that, the stormwater mitigation in the proposed OPW and condition 7 together will ensure that the proposed alteration to condition 10 (b) is unlikely to result in additional stormwater effects.

Therefore, I conclude that the proposed alteration to condition 10 (b) involves no more than a minor change to the effects on the environment.

B. Noise

Marshall Day Acoustics Limited carried out a noise compliance assessment, dated 10 October 2019, based on predicted construction and operation of the substation (refer Appendix Four of Attachment A). It concludes:

Operational noise from the proposed substation can be controlled to a level compliant with the noise limits contained in the site designation. In addition, noise from the project's construction is predicted to generally comply with NZS6803:1999, except for a very minor 1dB exceedance. Where construction occurs during normal hours of work no adverse effects would occur.

I have only assessed noise effects greater than the permitted baseline. This relates solely to the use of a plate compactor during the proposed construction period of 23 weeks, accepting that operational noises can be controlled to a level compliant with condition 11 which states:

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.

NZS6803:1999 Acoustics – Construction noise provides the upper limits for construction noise received by dwellings in rural areas and forms the permitted baseline for construction noise for Designation 8865 Kaukapakapa Substation. Relevantly, it identifies the limit for 'long term construction' as:

Time of Week	Time Period	Leq	Lmax
Weekdays	0630-0730	55	75
	0730-1800	70	85
	1800-2000	65	80
Saturdays	0730-1800	70	85

The proposed amendment to condition 12 will allow for plate compaction to exceed the relevant limit by up to 1 decibel (71dB LAeq) between 7.30am - 6.00pm weekdays. Andrew Gordan, acoustic specialist for council, reviewed the report by Marshall Day Acoustics Limited as part of the OPW currently processed by resource consents. In an email dated 5 November 2019, Mr Gordan concludes:

The +1 dB infringement is negligible and is an imperceptible noise change compared to the compliant noise limit of 70 dB LAeq. The LAFmax limit is expected to be met.

Given that the 1 decibel infringement is more than likely to be imperceptible compared to the compliant noise limit and the temporary nature of the effects, I agree that the proposed alteration to condition 12 is unlikely to create additional adverse noise effects.

Therefore, I conclude that the proposed alteration to condition 12 involves no more than a minor change to the effects on the environment.

2.2. Assessment of minor changes or adjustments to the boundary (s181(3)(a)(ii))

The alteration to the designation does not involve any changes to the boundary of the existing designation.

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))

Vector owns and occupies the designated site. The requiring authority has not given written notice as they consider that there are no owners or occupiers of land directly affected by the alteration to the designation. Based on the likely effects resulting from the proposed alteration, I agree with the requiring authority that there are no other owners or occupiers directly affected by the alteration to the designation.

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 no more than minor changes to the environmental effects
- The alteration involves does not involve any changes to the boundary
- the land is owned and occupied by the requiring authority and there are no other owners and/or occupiers of land directly affected by the proposed alteration
- Adherence with recommended conditions will ensure any potential adverse effects are avoided, remedied or mitigated.

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 involves no more than minor changes to the environmental effects.
- Existing conditions/recommended conditions will ensure any potential adverse effects are avoided, remedied or mitigated.
- There are no changes or adjustments to the boundaries of the existing designation.
- There are no owners or occupiers considered to be affected by the alteration.
- The council and the requiring authority agree with the alteration.

3.2 Recommendation

1. That pursuant to Section 181(3) of the Resource Management Act 1991, Vector Limited's notice of requirement for an alteration to Designation 8865 Kaukapakapa Substation is **confirmed** subject to the amended conditions recommended in Section 4 of this report.

2. That Designation 8865 Kaukapakapa Substation is amended in Chapter K Designations in the Auckland Unitary Plan Operative in part as recommended in Section 4 of this report.

4. Agreed alterations

The text alterations are shown below. Amendments are shown as either strikethrough or underlined.

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	29 July 2021

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 ~~of a permeable surfacing to reduce stormwater runoff~~ shall be provided to allow vehicles to perform a 180° 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.

Report Prepared by:

Date: 29 November 2019

Wayne Siu, Planner – Planning North/West
and Islands



5. SECTION 181(3) DETERMINATION

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

Accordingly, the notice of requirement for an alteration to 8865 Kaukapakapa Substation is confirmed under section 181(3) of the RMA as agreed and set out in section 4 of this report.

Name: Peter Vari

Title: Team Leader – Planning North/West and Islands

Signed:



Date: 29 November 2019

SCHEDULE OF ATTACHMENTS

Attachment Alteration of a Designation under s181
A:

Attachment 2 - Updated Text to
Designation 8865

8865 Kaukapakapa Substation

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Requiring Authority	Vector Ltd
Location	1 Wyn Close, Kaukapakapa
Rollover Designation	Yes
Legacy Reference	Designation 616, Auckland Council District Plan (Rodney Section) 2011
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 - 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.

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Operation Noise

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 - 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

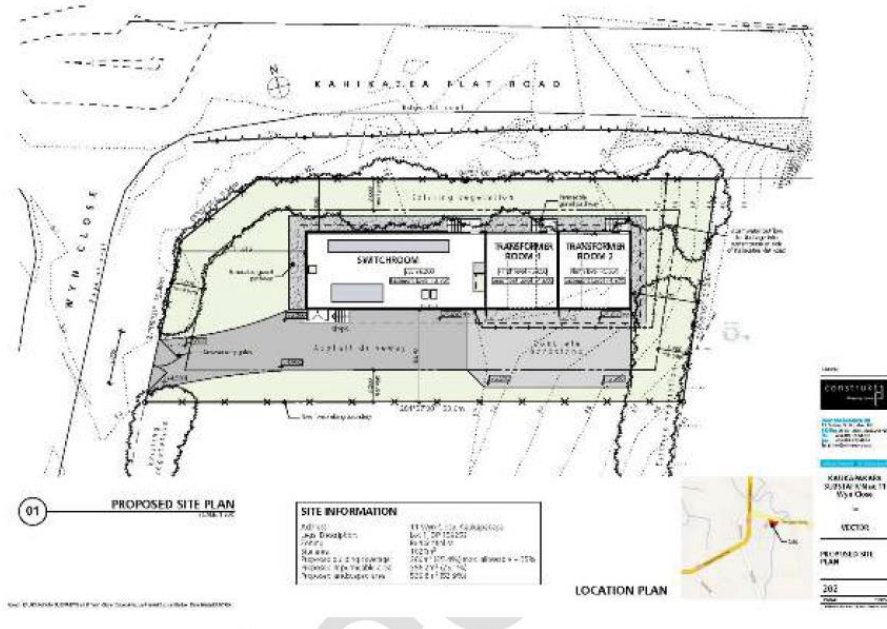
15. The Requiring Authority shall engage a suitably qualified person to carry out measurement of the electric and magnetic fields emitting from this substation to confirm the compliance with the ICNIRP guidelines in effect at the time the substation is constructed. A report with measurement results shall 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

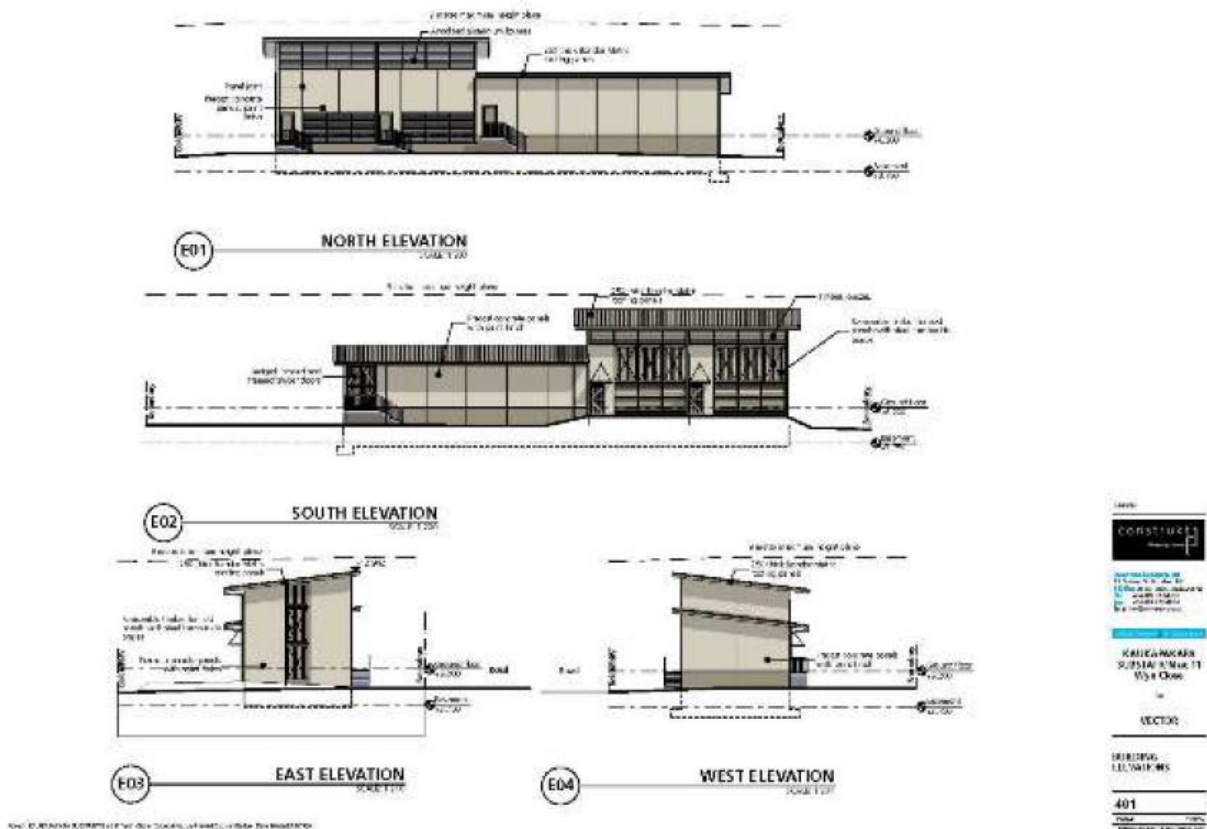
16. This designation shall lapse 10 years from the date it has been confirmed.

Attachments

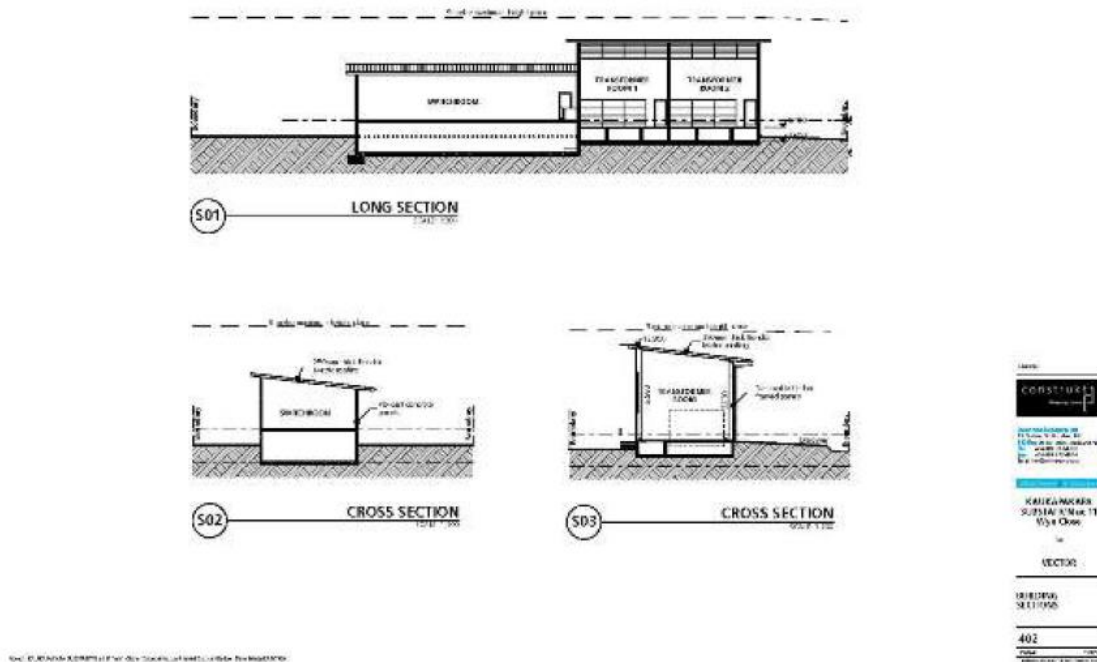
Site Plan



Building Elevations



Building Sections



Landscape Concept Plan

