

## UNITARY PLAN UPDATE REQUEST MEMORANDUM

**TO** Celia Davison, Manager Planning-Central/South

**FROM** Roger Eccles, Planner-Central/South

**DATE** 16 December 2019

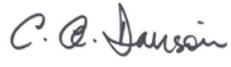
**SUBJECT** **Designation in accordance with s 168 of the Resource Management Act of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**



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

<b>Reason for update – New designation</b>	
<b>Chapter</b>	Chapter K Designations AUP GIS Viewer – Designation layer
<b>Section</b>	Designation schedule – Transpower New Zealand Ltd
<b>Designation only</b>	
<b>Designation #8533</b>	Transpower (Wiri) Substation
<b>Type of Designation</b>	New
<b>Locations:</b>	656 Great South Road, Manukau
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)
<b>Purpose</b>	For the purposes of an electricity works (substation).
<b>Changes to text (shown in underline and strikethrough)</b>	<p>Update Chapter K Designations - Schedules and Designations - Watercare Services Ltd to introduce a new designation and associated conditions.</p> <p>Refer to designation and conditions in <b>Attachment 2</b>.</p> <p>For clarity, the following apply:</p> <ul style="list-style-type: none"> <li>• Name: Wiri Substation</li> <li>• Designation number: 8533</li> <li>• Lapse date: Given effect to (i.e. no lapse date)</li> <li>• Purpose: For the purposes of an electricity works (substation).</li> <li>• Location: 656 Great South Road, Manukau</li> </ul>
<b>Changes to diagrams</b>	No diagram required
<b>Changes to spatial data</b>	<p>Update the AUP GIS Viewer to move the designation from the Modifications Layer (Notice of Requirements, Wiri Substation, Designations, View PDF, Lodged) to the Designations Layer, with the following description:</p> <p><u>Designations – 8533 (Wiri Substation), Designations, Transpower</u></p> <p>Refer to Attachment 3 for changes to spatial data.</p>

<b>Attachments</b>	<ul style="list-style-type: none"> <li>• <b>Attachment 1:</b> Transpower Decision Letter</li> <li>• <b>Attachment 2:</b> New text for Designation 9468</li> <li>• <b>Attachment 3:</b> New GIS mapping for Designation 8533</li> </ul>
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<b>Prepared by:</b> Roger Eccles Planner	<b>Text Entered by:</b> Sophia Coulter Planning Technician
<b>Signature:</b> 	<b>Signature:</b> 
<b>Maps prepared by:</b> Aching Konyak Geospatial Analyst	<b>Reviewed by:</b> Roger Eccles Planner
<b>Signature:</b> 	<b>Signature:</b> 
<b>Signed off by:</b> <b>Celia Davison</b> Manager Planning - Central/South Plans & Places	
<b>Signature:</b> 	

# Attachment 1: Transpower Decision Letter

9 December 2019

Planning Central/South, Plans and Places  
Auckland City Council  
Private Bag 92300  
Victoria Street West  
Auckland 1142

Attention: Roger Eccles

Dear Roger,

**RE: DECISION BY TRANSPower NEW ZEALAND LIMITED (REQUIRING AUTHORITY) PURSUANT TO SECTION 172 OF THE RESOURCE MANAGEMENT ACT 1991 FOR A DESIGNATION AT WIRI SUBSTATION - 656 GREAT SOUTH ROAD, MANUKAU.**

I refer to the recommendation of the Auckland Council ('the Council') received by email on 6 December 2019 that the proposed designation at the Wiri Substation located at 656 Great South Road, Manukau submitted by Transpower New Zealand Limited ('Transpower') be confirmed in the Auckland Unitary Plan (Operative in Part) pursuant to section 168(2) of the Resource Management Act 1991 ('the RMA').

The proposed designation notation of 'Electricity Transmission - Wiri Electricity Substation' and associated conditions are set out in Attachment B of the Council's recommendation.

In accordance with section 172(1) of the RMA, Transpower advises the Council that Transpower accepts the recommendation in whole.

If you have any queries about this decision, please contact John Sutherland on 04 590 8608 or [john.sutherland@transpower.co.nz](mailto:john.sutherland@transpower.co.nz).

Yours sincerely,



Dougall Campbell  
Environmental Policy and Planning Manager  
Environmental Policy and Planning Group  
**TRANSPower NEW ZEALAND LIMITED**

*Enclosures:*

- *Auckland Council Recommendation*
- *Land Requirement Plans*

Attachment 2: New text for  
Designation 9468

## Designation Schedule - Transpower New Zealand Ltd

Number	Purpose	Location
8500	Electricity transmission - electricity transmission tower site and associated overhead transmission lines...	161 Ash Street, Avondale
8501	Electricity transmission - Penrose electricity substation	19 Gavin Street, Penrose
8502	Electricity transmission - overhead electricity transmission lines ...	Gavin Street (opposite No. 19), Eilerslie to Tamaki River (Panmure Bridge), Panmure
8503	Electricity transmission - Mount Roskill electricity substation	11-39 White Swan Road, Mount Roskill
8504	Electricity transmission - overhead electricity transmission lines ...	37 Boundary Road, Avondale
8505	Electricity transmission - tower site and associated overhead lines ...	39 Haycock Avenue, Mount Roskill
8506	Electricity transmission - tower site and associated overhead lines ...	135A, 137 and 137A Barrack Road, Mount Wellington
8507	Electricity transmission - the construction, operation and maintenance of underground transmission lines ...	19 Gavin Street to 109 Golfand Drive, Pakuranga
8508	Electricity transmission - tower site and associated overhead transmission lines ...	716 Richardson Road, Mount Roskill
8509	Electricity transmission - tower site (Tower 9) and associated overhead transmission lines ...	Luke Street (adjoins State Highway 1), Otahuhu
8510	Electricity transmission - Glenbook electricity substation	Whitham Road, Glenbrook
8511	Electricity transmission - Bombay electricity substation	153 Barber Road, Bombay
8512	Electricity transmission - the construction, operation and maintenance of that part of a 400kV capable transmission line ...	231 Whitford Park Road, Whitford to the vicinity of Papparimu Road (Waikato District Council Boundary), Pokeno
8513	Electricity transmission - the operation, maintenance and upgrade of the existing Otahuhu Substation, the construction of a new 220kV substation, installation of 220kV underground cable circuits ...	1 Gridco Road and 2 Helabys Road, Otara
8514	Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site ...	109 Golfand Drive, Pakuranga
8515	Electricity Transmission - the construction, operation and maintenance of a transition station to connect the underground cable and overhead lines ...	16 Umbria Lane (near Brownhill Road), Whitford
8516	Electricity Transmission - the construction, operation and maintenance of a double circuit underground 220kV cable ...	143 Brownhill Road, Whitford to 109 Golfand Drive, Howick
8517	Electricity transmission - the construction, operation and maintenance of a double-circuit underground 220kV cable ...	143 Brownhill Road, Whitford to 26-28 Kaitawa Street, Otara
8518	Electricity transmission - Albany electricity substation	29 Bass Road, Albany
8519	Electricity transmission - the installation, maintenance, repair, replacement, inspection and operation of two 220kV underground electricity transmission lines ...	410 Albany Highway to State Highway 1 (Constellation Drive), Rosedale
8520	Electricity transmission - Takanini electricity substation	65 Airfield Road, Takanini
8521	Electricity transmission - the construction, operation,	261 Quarry Road, Drury

	maintenance, replacement, renewal and upgrading of a 220kV switchyard, transmission lines, and ancillary facilities	
8522	Electricity transmission - Wellsford electricity substation	69 School Road, Wellsford
8523	Electricity transmission - Silverdale electricity substation	83-91 Foundry Road, Silverdale
8524	Electricity transmission - Huapai electricity substation	108 Matua Road, Huapai
8525	Electricity transmission - Henderson electricity substation	1-12, 41-49 and 35 Lincoln Park Avenue, Massey
8526	Electricity transmission - Hepburn Road electricity substation	167-217 Hepburn Road, Glendene
8527	Electricity transmission - Rua o te Whenua telecommunications facility	600 Scenic Drive, Waiatarua
8528	Electricity transmission - the Massey North Underground Cable Project, comprising a 110kV underground transmission line ...	167-217 Hepburn Road, Glendene 13 Westgate Drive, Massey to 97D Fred Taylor Drive, Whenuapai
8529	Electricity transmission - Mangere electricity substation	11, 14 and 16 Driver Road and 307 Massey Road, Mangere
8530	Electricity transmission - Hobson Street electricity substation	13-21 Hobson Street, Auckland City
8531	Electricity transmission - Wairau Road electricity substation	4A Wairau Road, Takapuna
8532	Electricity Transmission - the operation, maintenance and upgrading of underground transmission lines comprising of two 110kV cable circuits and termination structures to convey electricity between Otahuhu and Penrose	Highbrook Business Park, Highbrook
8533	Electricity transmission - Wiri electricity substation	656 Great South Road, Manukau

## 8533 Wiri Electricity Substation

Designation Number	8533
Requiring Authority	Transpower New Zealand Ltd
Location	656 Great South Road, Manukau
Rollover Designation	No
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Electricity transmission – Wiri electricity substation.

## Conditions

### General

1. The initial construction works at the Site shall be undertaken in general accordance with the plans and information submitted within the Assessment of Environmental Effects for the Notice of Requirement (reference “Notice of Requirement for Wiri Electricity Substation, dated 9 July 2019”) and further information submitted to council.

### Cultural effects

2. 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, Heritage New Zealand, 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.
3. Kaitiaki representatives from Ngati Tamaoho are to be given the opportunity to monitor the earthworks for the outdoor to indoor conversion project onsite and conduct karakia and other such religious or cultural ceremonies and activities as are appropriate.

### Construction and maintenance noise and vibration

4. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise in accordance with NZS6803:1999 Acoustics– Construction Noise.
5. Prior to any significant construction work taking place, including any earthworks, a construction noise and vibration management plan (CNVMP) 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 German Standard DIN 4150-3 (1999-02) Structural Vibration - Effects of Vibration on Structures. The CNVMP shall be submitted to the Team Leader Compliance Monitoring South for approval, at least 20 working days prior to the works commencing.

6. Where reasonable risk of vibration damage during construction activities has been identified, vibration shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures

#### **Earthworks**

7. Prior to any significant construction work taking place, including any earthworks, an Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with GD05 and submitted to the Team Leader Southern Compliance Monitoring.
8. No earthworks activity on the subject site shall commence until written confirmation from the council is provided that the ESCP satisfactorily meets the requirements of GD05, and the erosion and sediment control measures referred to in that plan have been constructed or certified by a suitably qualified and experienced person.

#### **Hazardous substances**

9. Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TP: GS.54.01). Issue 4, December 2014.

#### **Traffic**

10. A construction traffic management plan (CTMP) shall be submitted to the council and approved by the Team Leader, Southern Compliance Monitoring, in conjunction with Auckland Transport, and the approved CTMP shall be adhered to throughout the duration of the construction of the outdoor to indoor conversion project onsite to the satisfaction of Auckland Council.
11. Access to the site will be only from the existing access.

#### **Radio frequency interference**

12. Any new works or equipment shall 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**

13. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary is in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 3, May 2016.

#### **Light spill**

14. All exterior lighting shall comply with:
  - (a) AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1; and
  - (b) Transpower's Guidelines and Information for Switchyard and Grounds Lighting, TP

- DS 40.03, Issue 3.1, August 2018; and  
(c) AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

### **Operational noise**

15. Any new works or equipment (such as transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits shall not be exceeded (when combined cumulatively with the other operating elements of the substation):
- (a) At or within the boundary of any Business – General Business zoned site outside of the designated area:
    - i. All times: 65dBA LAeq
  - (b) At or within the boundary of any residentially zoned site outside of the designated area:
    - i. Monday to Saturday 7am to 10pm, and Sunday 9am to 6pm: 55dB LAeq
    - ii. All other times: 45dB LAeq; and iii. All other times: 75dB LAFmax
  - (c) At or within the boundary of any Business - Metropolitan Centre zoned site outside of the designated area:
    - i. Daytime 7am to 11pm: 65dB LAeq
    - ii. Night-time 11pm to 7am: 60dB LAeq; and 75dB LAFmax.

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

16. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz - 100kHz), (Health Physics 99(6):818-836:2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200  $\mu$ T for magnetic flux density at one metre above ground level under maximum normal operating conditions (i.e. when there are no faults in the transmission system).
17. Transpower shall within 6 months of completing the outdoor to indoor conversion project onsite engage an electrical engineer to confirm the substations complies with the ICNIRP guidelines as evidenced by actual measurements of electric and magnetic fields in relevant locations. The engineer's report shall be submitted to the Council's Team Leader Southern Compliance Monitoring. In the event of any non-compliance, the report shall demonstrate how compliance can be achieved and the timeframes for completion.

### **Landscaping and visual amenity**

- 18 The requiring authority shall ensure that a planting strip is retained and managed within the Site along the full extent of the western (Great South Road) boundary (excluding the access way). The planting strip shall be a minimum width of 40 metres from the boundary in the area north of the access way to Great South Road, and a minimum width of 10 metres from the boundary in the area south of the access way to Great South Road.

All existing vegetation associated with the above condition shall be maintained regularly and kept in a tidy condition, including replacement if any planting dies or becomes over mature. The replacement of any vegetation shall be planted no later than the next planting season (i.e. April to September) following discovery of the need for replacement.

**Advice note:**

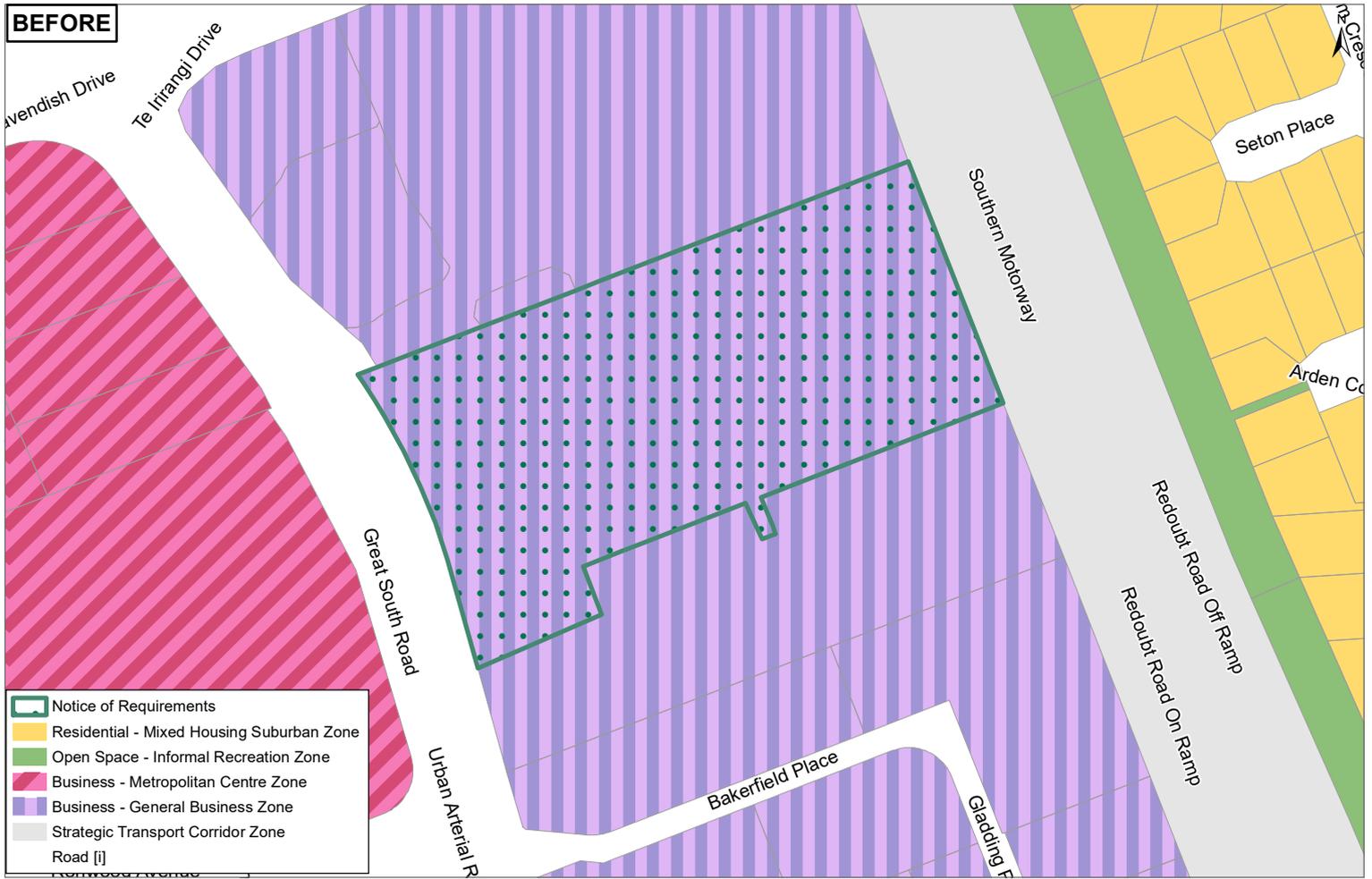
Any new works or equipment means those works or equipment which were not existing prior to the confirmation of this designation and inclusion in the Auckland Unitary Plan (Operative in Part).

**Attachments**

No attachments.

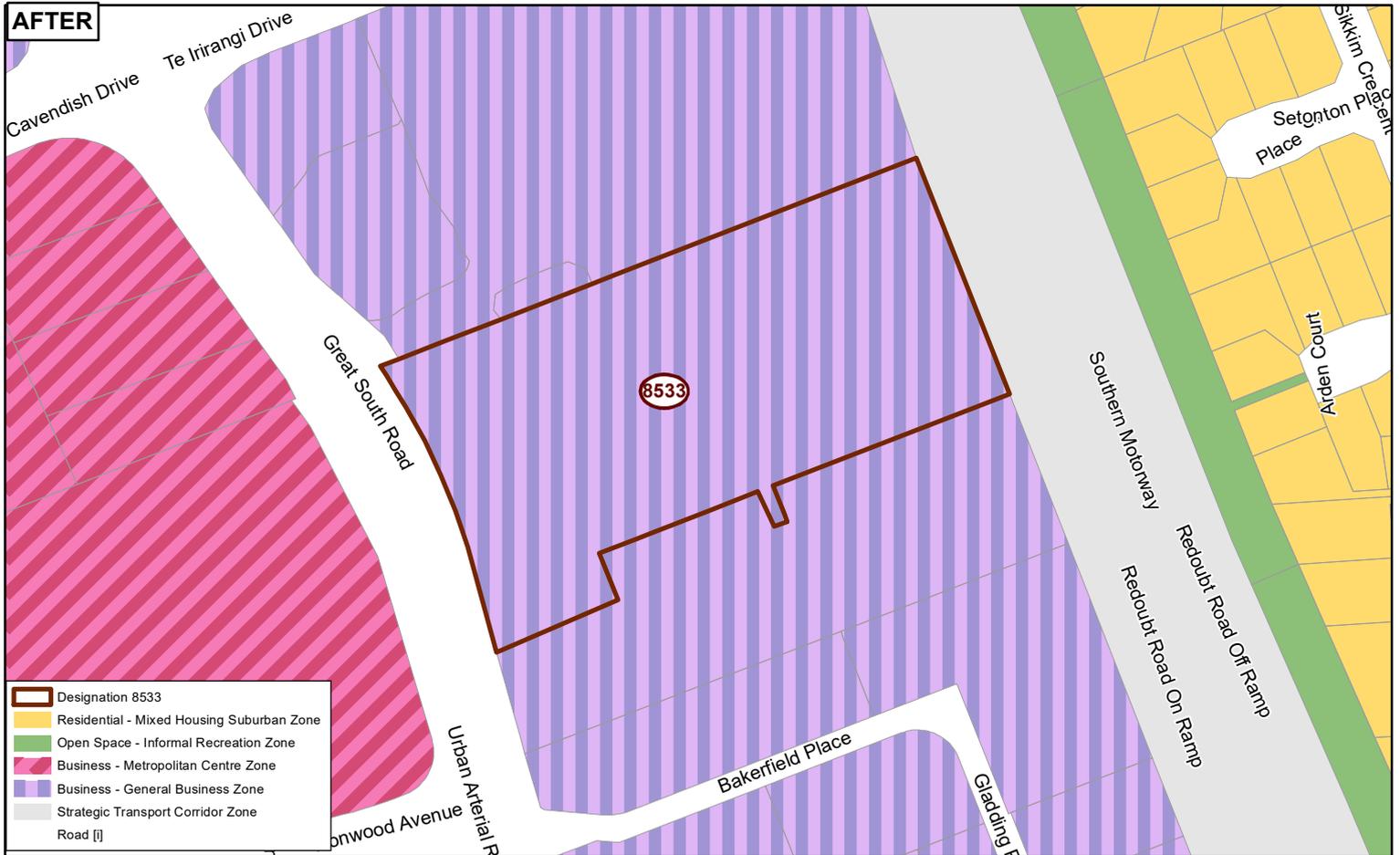
Attachment 3: New GIS mapping for  
Designation 8533

**BEFORE**



- Notice of Requirements
- Residential - Mixed Housing Suburban Zone
- Open Space - Informal Recreation Zone
- Business - Metropolitan Centre Zone
- Business - General Business Zone
- Strategic Transport Corridor Zone
- Road [j]

**AFTER**



- Designation 8533
- Residential - Mixed Housing Suburban Zone
- Open Space - Informal Recreation Zone
- Business - Metropolitan Centre Zone
- Business - General Business Zone
- Strategic Transport Corridor Zone
- Road [j]



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 23/12/2019

**updated existing NoR to Designation ID 8533 (Wiri Substation)**



Plans and Places