

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Celia Davison

FROM Sanjay Bangs

DATE 23 January 2018

SUBJECT



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

Reason for update: A decision has been made to confirm a requirement for a new designation under Section 172(1) of the RMA

Chapter	Chapter K Designations AUP GIS Viewer – Designations layer
Section	Schedules and Designations – Vector Ltd
Designation only	
New Designation	Wiri West Substation
Location:	2 Jerry Green Street, Wiri
Lapse Date	10 years from the date on which it is included in the AUP.
Type of Designation	New
Purpose	Electricity Works (Substation)
Requiring Authority	Vector Ltd
Changes to text (shown in underline and strikethrough)	Update Chapter K Designations - Schedules and Designations - Vector Ltd to introduce a new designation and associated conditions. Refer to conditions in Attachment 2 .
Changes to diagrams	No changes.
Changes to spatial data	Update the AUP GIS Viewer – Unitary Plan Management Layers - Designations to apply a new designation to 2 Jerry Green Street, Wiri, as per the proposed designation extent shown in Attachment 3 . The designation description is: <u>Designations – [TBD], Electricity works – substation, Designations, Vector Ltd</u>
Attachments	Attachment 1: Requiring Authority acceptance letter Attachment 2: Text changes Attachment 3: Designation extent

Prepared by:
Sanjay Bangs
Planner, Planning Central and South



Signature:

Maps prepared by:



Shelley Glassey
Lead Geospatial Analyst
Aucklandwide

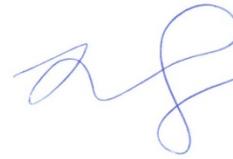
Signature:

Manager:
Celia Davison
Manager Planning - Central and South



Signature:

Text entered by:
Teuila Young
Planning Technician



Signature:

Reviewed by:
Sanjay Bangs
Planner, Planning Central and South

Signature:

Team Leader:
Craig Cairncross
Team Leader Planning Central and South



Signature:

January 22, 2019

Auckland Council (Plans and Places – Central/South)
(by email)

Attn. Sanjay Bangs

Dear Sanjay

Re: Requirement by Vector Limited to Designate Land for “Electricity Works (Substation)” at 2 Jerry Green Street (Section 1 SO 463705)

Osbornehay write on behalf of their client, Vector Limited (Vector).

Vector served on Auckland Council (the Council) on about the 12th of November 2018 a Notice of Requirement to Designate land at 2 Jerry Green Street for “Electricity works (substation)”.

In a decision dated 10th January 2019 Council has made its recommendation to Vector under s171 of the Resource Management Act 1991 (the Act). Council has recommended to Vector that the Designation be confirmed and has recommended ten conditions.

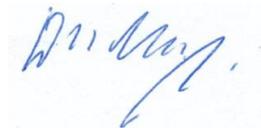
Vector's Decision

Pursuant to s172 of the Act, Vectors decision on the Council’s recommendation is as follows:

Vector accepts the Council’s recommendation to confirm the designation in the Auckland Unitary Plan Operative in Part subject to conditions.

Vector accepts in their entirety all recommended conditions.

Sincerely,



David Hay
Planning Consultant
Ph: 09 425-9844
Mobile: 027 425-0234

Copy to: Vector Limited, Attn. Mr David Owen and Mr Crispin Maclean (by Email)

Attachments: -

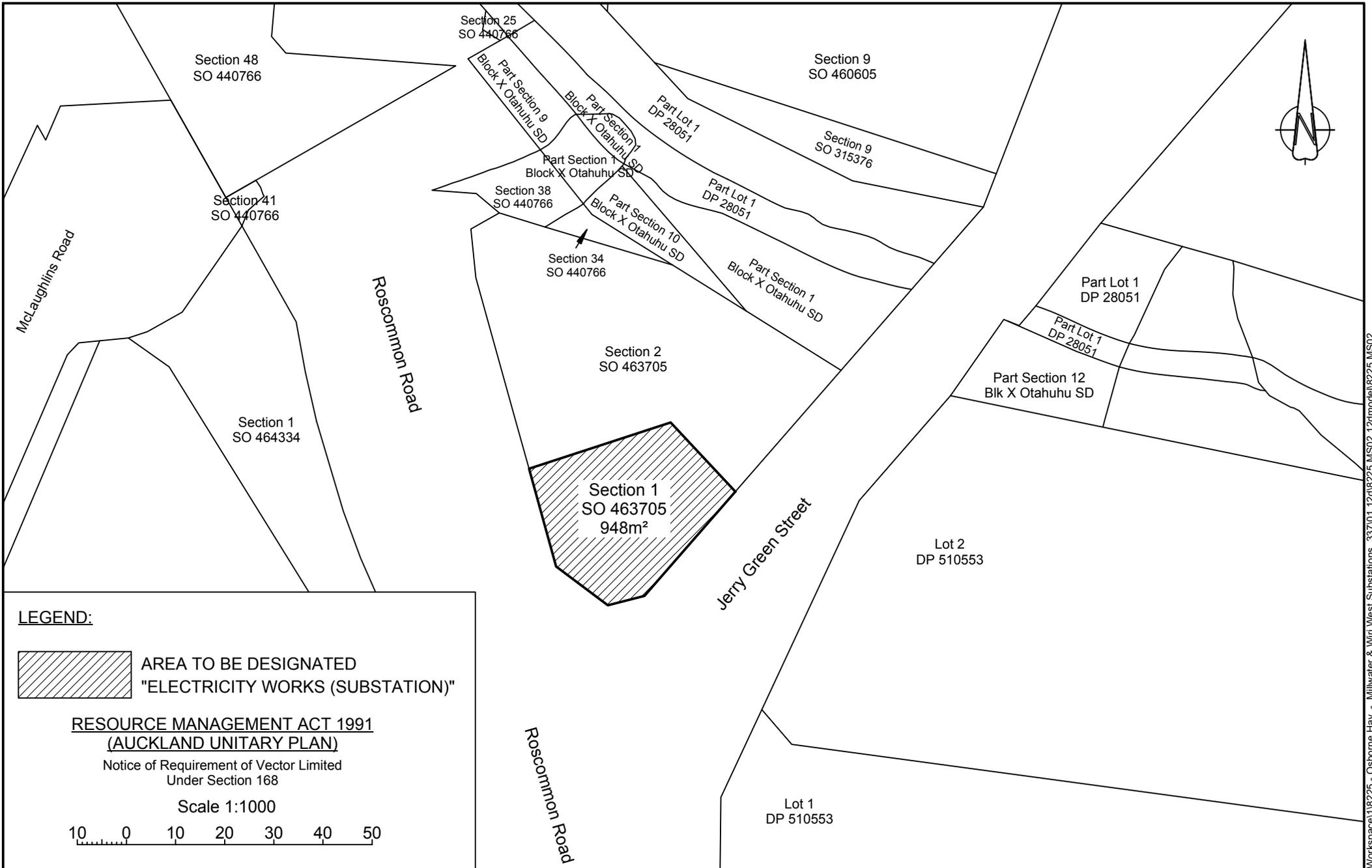
Attachment 2: Text Changes

Conditions

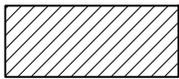
The proposed conditions are as follows:

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 70 dB LAeq within the boundary of any other site at all times.
4. 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.
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.
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 Council.
10. Access to the site will be from Jerry Green Street only.

Attachment 3: Designation extent



LEGEND:



AREA TO BE DESIGNATED
"ELECTRICITY WORKS (SUBSTATION)"

RESOURCE MANAGEMENT ACT 1991
(AUCKLAND UNITARY PLAN)

Notice of Requirement of Vector Limited
Under Section 168

Scale 1:1000



Client:
Vector Limited

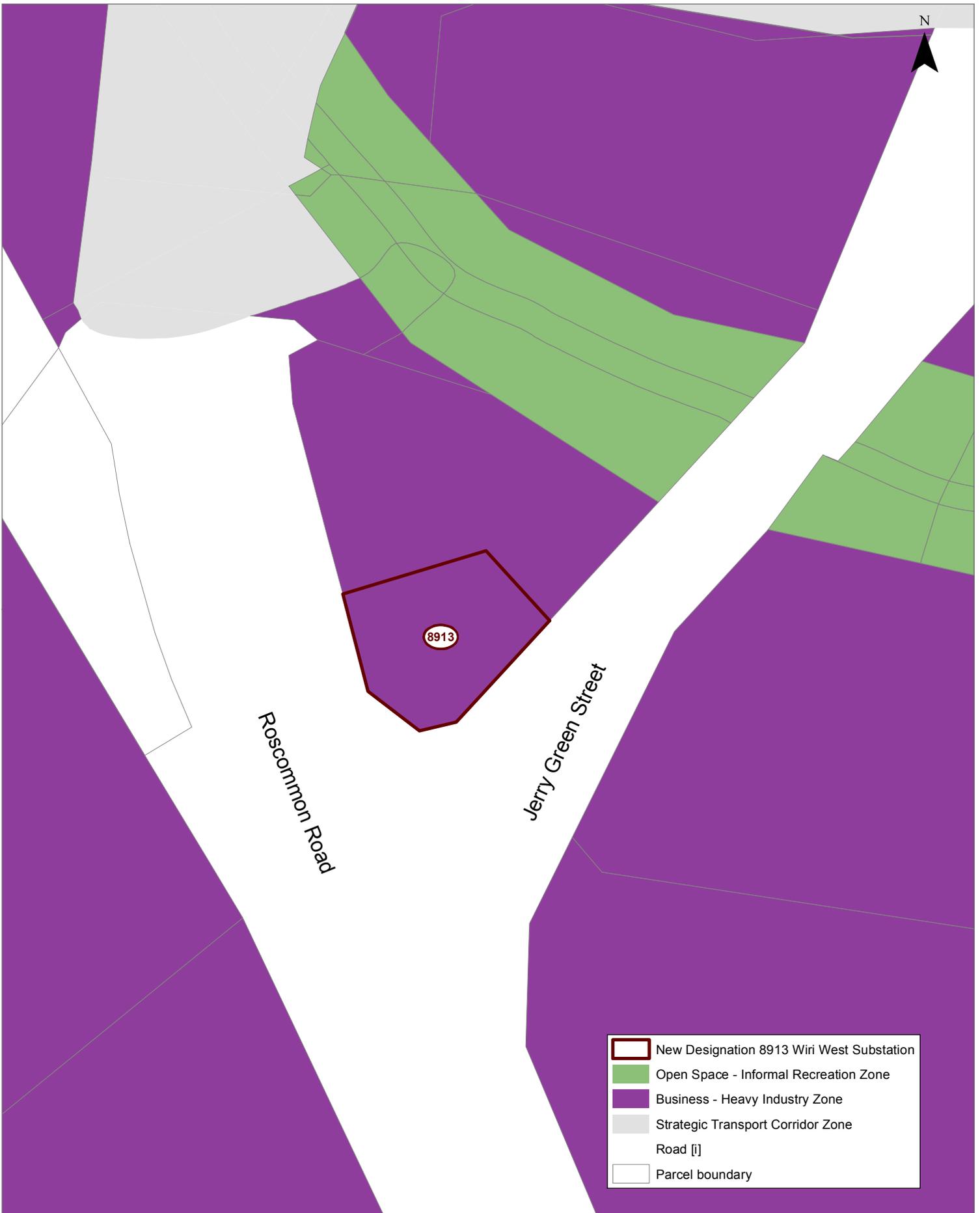
DESIGNATION PLAN

VECTOR LIMITED, WIRI WEST SUBSTATION

Date:	14/11/18	Ref #	8225
Drawn:	SMC	Dwg #	MS02-A
Scale:	1:1000 (A4)		

BUCKTON
CONSULTING SURVEYORS LTD

16 Mill Lane, P.O.Box 107, Warkworth 0941, Ph 09 4258950
www.buckton.co.nz, E-mail surveyors@buckton.co.nz



-  New Designation 8913 Wiri West Substation
-  Open Space - Informal Recreation Zone
-  Business - Heavy Industry Zone
-  Strategic Transport Corridor Zone
-  Road [i]
-  Parcel boundary



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: 13/02/2019

NEW DESIGNATION 8913 - VECTOR LTD Wiri West Substation, 2 Jerry Green Street, Wiri



Plans and Places