

TO Peter Vari, Team Leader – Planning Regional, North, West & Islands

FROM Kristen Lian, Policy Planner – Planning Regional, North, West & Islands



DATE 17th July 2025

SUBJECT **Minor amendment to Designation 8531 Wairau Road Electricity Substation under s181(3) of the Resource Management Act 1991**

I request an update to the AUP as outlined below:

| | |
|---|---|
| Reason for update | Alteration to designation confirmed |
| Chapter(s) | Chapter K Designations Transpower New Zealand Ltd |
| Designation only | |
| Designation # 8531 | Wairau Road Electricity, Transpower New Zealand Ltd |
| Locations: | 4A Wairau Road, Takapuna |
| Lapse Date | Given effect to (i.e. no lapse date) |
| Purpose | Electricity transmission – Wairau Road electricity substation. |
| Changes to text (shown in underline and strikethrough) | Corrections to text shown in attachments 2 & 3 |
| Changes to diagrams | No changes. |
| Changes to spatial data | No changes. |
| Attachments | Attachment 1: Alteration of a designation under s181(3) application report Attachment 2: Designation 8531 tracked changes in strike through and underline Attachment 3: Designation 8531 clean text |

| | |
|---|--|
| Maps prepared by: N/A | Text Entered by: Maninder Kaur-mehta Planning Technician |
| Signature: N/A | Signature:  |
| prepared by: Kristen Lian Policy Planner Planning Regional, North, West & Islands | Reviewed by: Peter Vari Team Leader Planning Regional, North, West & Islands |
| Signature: | Signature: |

| | |
|---|--------|
|  | P Vari |
| Authorised by: Eryn Shields Acting Manager Planning - North/West | |
| Signature:  | |

Attachment 1: Alteration of a
designation under s181(3) application
report

Alternation of a designation under RMA Section 181(3)



Summary

Auckland Council has received a request from Transpower New Zealand Ltd under section 181(3) of the Resource Management Act 1991 (RMA), dated July 2025, to alter Designation 8531, Wairau Road Electricity 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 8531, Wairau Road Electricity Substation. in the Auckland Unitary Plan be confirmed, subject to the conditions recommended in Section 3 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;
 - both the requiring authority and Auckland Council agree with the alteration; and
 - the land is owned and occupied by Vector Limited, and Vector Limited agrees with the proposed alteration.
2. That Designation 8531, Wairau Road Electricity Substation is altered in the Chapter K Designations where the text needs to be altered in the Auckland Unitary Plan.

1. Background

1.1. Minor alteration to a designation

Auckland Council has received a notice of requirement (NoR) for an alteration to Designation 8531, Wairau Road Electricity Substation from Transpower New Zealand Ltd under section 181(3) of the RMA.

A minor alteration is being sought to operational and construction noise standards, as well as changes to the timing when construction management and erosion and sediment control plans are required to be submitted.

1.2. Land affected by the alteration

The land affected by the alteration to the designation is located 4A Wairau Valley, Auckland and is shown in the Auckland Unitary Plan maps as follows:

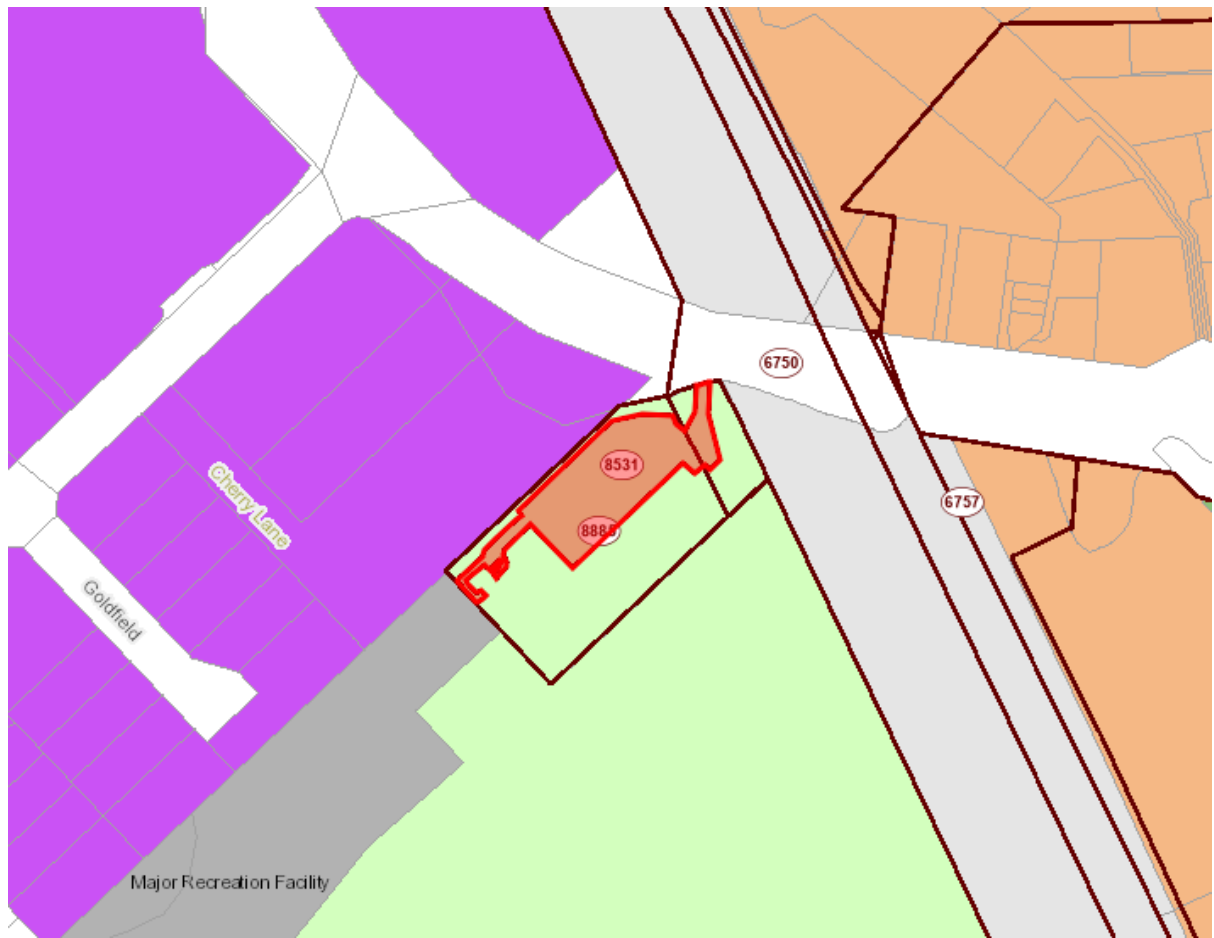


Figure 1: The extent of designation 8531 in the AUP GIS viewer

1.3. Description of the site and existing environment

The Wairau Road Substation is located at 4A Wairau Road, Wairau Valley (legally described as Allot 563 Parish of Takapuna). The site is bordered by the following properties:

- 21 Northcote Road, Wairau Valley (Lot 1 DP 150598 and Lot 8 DP 150598),
- 17 Silverfield, Wairau Valley (Lot 2 DP 150598), and
- 4–10 Wairau Road, Wairau Valley (Sec 1 SO 69104 and Lot 1 DP 80249).

The underlying zone of the site is Open Space - Sport and Active Recreation Zone in the Auckland Unitary Plan. Access is obtained via Wairau Road, with entry to the substation provided by a bridge that crosses over a watercourse. This access point is situated along an uninterrupted section of Wairau Road and is not affected by any nearby intersections.

The Wairau Road Substation and all associated infrastructure are located entirely within the legal boundaries of 4A Wairau Road.

Designation 8531 applies to this site for the purpose of *"Electricity Transmission – Wairau Road Electricity Substation"*. The designation includes twelve (12) operative conditions and does not specify a lapse date, as it has been given effect to and remains in force.

1.4. Delegated authority

The Team Leader Planning – Regional, North, West & Islands has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (Chief Executive's Delegations Register, updated July 2025, Version 2.0), 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 – Regional, North, West & 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 and identifies the following reasons that the proposed alteration to the designation involves no more than minor changes to the effects on the environment:

- Alignment with NZS 6803:1999 and best practice construction noise management:

Transpower is seeking amendments to Conditions 2, 3 and 4 to clarify that construction noise should be managed in accordance with NZS 6803:1999, rather than being limited to the specific numerical thresholds set out in the standard. This reflects the intent of NZS 6803, which uses noise thresholds to trigger appropriate management measures, rather than imposing absolute limits.

The revised conditions remove ambiguity around the phrase “significant construction works” and clarify that the CNVMP is the tool to manage, rather than control, construction noise and vibration effects.

- Noise levels and operational certainty:

Condition 11 is proposed to be amended to provide a more certain operational noise limit, which better aligns with the substation noise standard in Chapter E26 of the Auckland Unitary Plan (Operative in part).

The use of the word “must” strengthens the enforceability of the condition and provides clearer expectations for mitigation if noise levels are predicted or measured to exceed permitted thresholds. This enhances protection for nearby noise-sensitive receivers while offering clarity for the requiring authority.

- Improved clarity and timing of management plan obligations:

The current Condition 12 requires submission of a Construction Management Plan (CMP) and an Erosion and Sediment Control Plan (ESCP) as part of any outline plan of works, where earthworks exceed 500m² or 250m³. However, these plans are typically prepared by the build contractor and are best developed after detailed design. The timing of preparation does not always align with the outline plan submission process.

Accordingly, Transpower proposes to amend Condition 12 and introduce a new Condition 13 to shift the timing of these requirements — instead requiring submission 20 working days before commencement of works. This change is procedural and does not affect the substance or robustness of construction-related environmental management.

- Specialist review and expert advice:

The proposed alterations have been reviewed by Auckland Council’s Contamination, Air and Noise (CAN) specialist, Mr Andrew Gordon. His memorandum (dated 19 June 2025) supports the proposed amendments. Key points include:

Construction noise:

- NZS 6803 allows for exceedances of 5–10 dBA without necessarily causing significant adverse effects.
- The site is located near a motorway and non-sensitive land uses, contributing to an elevated ambient noise environment.
- The revised approach is consistent with Objective and Policy E25 of the AUP(OP).

Operational noise:

- The proposed limits are appropriate for the zone and consistent with E25 standards.
 - No specific condition for noise in the adjacent Open Space zone (golf course) is necessary given the robust standards and low sensitivity.
 - Mr Gordon concluded that the amendments represent a minor change, with negligible to low-level effects on the environment and neighbouring properties.
- Post-lodgement refinements to condition wording:
 - Following lodgement, Transpower proposed minor wording refinements to Condition 12 for clarity. In parallel, the Council's noise specialist proposed additional refinements to Condition 11, and I also recommended consistent wording updates to Condition 13 to align with those changes.
 - All parties subsequently agreed to the updated wording, which remains within the scope of the original proposal and does not result in any increase in environmental effects. These post-lodgement amendments have been assessed and confirmed to result in no more than minor changes to the effects on the environment.
 - No change to physical extent or operational nature:

The proposed alteration does not introduce new activities or expand the footprint of the substation. The existing use as a grid exit point (GXP) remains unchanged. The alterations are limited to condition updates for clarity, improved compliance, and alignment with current practice.

Based on the AEE and the specialist input, the proposed alteration to Designation 8531 is considered to involve no more than minor changes to the effects on the environment. Accordingly, the proposal meets the threshold under section 181(3)(a)(i) of the RMA.

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))

The requiring authority has given written notice to Vector Ltd, the owner of the site. Their agreement has been provided.

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 does not involve any changes to the boundary
- The owners and/or occupiers of all land directly affected by the proposed alteration have been given notice and agree with 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.
- The owners and/or occupiers of all land directly affected agree with the alteration.
- Post-lodgement amendments to the conditions, as proposed by the noise and vibration specialist and Transpower, have been assessed and confirm that the effects remain no more than minor.
- 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, Transpower New Zealand Ltd's notice of requirement for an alteration to Designation 8531, Wairau Road Electricity Substation is **confirmed** subject to the amended conditions recommended in Section 4 of this report.
2. That Designation 8531, Wairau Road Electricity Substation is amended in the Chapter K Designations in the Auckland Unitary Plan Operative in part as recommended in Section 4 of this report.

4. Agreed alterations

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
| Designation Number | 8531 |
| Requiring Authority | Transpower New Zealand Ltd |
| Location | 4A Wairau Road, Takapuna |
| Rollover Designation | No |
| Legacy Reference | N/A |
| Lapse Date | Given effect to (i.e. no lapse date) |

Purpose

Electricity transmission – Wairau Road electricity substation.

Conditions

Cultural / Spiritual

1. 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, the New Zealand Historic Places Trust, 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.

Construction and maintenance noise

~~2. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.~~

2. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

~~3. Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan 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 the works shall be undertaken in accordance with that noise management plan.~~

3. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.

~~4. The noise management plan required by the above condition 3 shall be submitted to Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.~~

4. The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.

Vibration

5. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Hazardous substances

6. 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 3, December 2011.

Electric and Magnetic Fields (EMF)

7. Any new works or 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 μ T for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

Radio Frequency Interference

8. 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

9. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 2, January 2005.

Light spill

10. 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 1, April 2012; and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

~~11. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) that is likely to generate adverse noise effects for any noise sensitive land uses in the vicinity.~~

11. Cumulative noise from the Transpower substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) must be designed and operated to ensure that the following noise limits are not exceeded.

| Zone | Time | Noise Limit | Location |
|---------------------------------------|-------------------------------|---|---|
| <u>Residential zoned sites</u> | <u>0700-2200 hours</u> | <u>55 dB L_{Aeq,15min}</u> | <u>At or within the boundary</u> |
| | <u>2200-0700 hours</u> | <u>45 dB L_{Aeq,15min}</u> | |
| <u>Business Zoned Sites</u> | <u>At all times</u> | <u>65 dB L_{Aeq,15min}</u> | <u>At or within the boundary</u> |

Noise must be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise at the 63 Hz and 125Hz centre frequency octave bands.

Outline Plan of Works

~~12. At the time of submitting an Outline Plan of Works to the Auckland Council Transpower will provide the following:~~

- ~~a. An Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³;~~
- ~~b. A Construction Management Plan; and~~
- ~~c. An arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.~~

12. At the time of submitting an Outline Plan of Works to the Auckland Council, Transpower will provide an arboricultural report where any future works will occur within the dripline of any tree and /or any tree trimming is proposed.

Construction Management

13. A Construction Management Plan, and an Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³, must be submitted to the Council's Consents Manager a minimum of twenty (20) working days prior to commencement of any works other than where a waiver of outline plan for minor works has been granted. Any works must be undertaken in accordance with these plans.

Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

Report Prepared by:

Date: 16/07/2025

Kristen Lian

Policy Planner

Planning Regional, North, West & Islands



5. SECTION 181(3) DETERMINATION

Having read the council planner's report and recommendations on the notice or 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 Designation 8531, Wairau Road Electricity 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 Regional, North, West & Islands

Signed:

P Vari

Date: 16/7/2025

SCHEDULE OF ATTACHMENTS

| | |
|----------------------|--|
| Attachment A: | Wairau Substation s181(3) Alteration AEE AS LODGED |
| Attachment B: | WSP Consultant Advice Note |
| Attachment C: | Written Notice (Site Owner: Vector) |
| Attachment D: | CAWA Specialist Input |
| Attachment E: | Amended Condition Set |
| Attachment F: | Email Correspondence with Transpower re Condition Amendments |

Attachment A
AEE AS LODGED
Page 12-35

Notice of Requirement for an Alteration of Designation:

Alteration of Wairau Substation Designation Conditions

Transpower New Zealand Ltd

July 2025

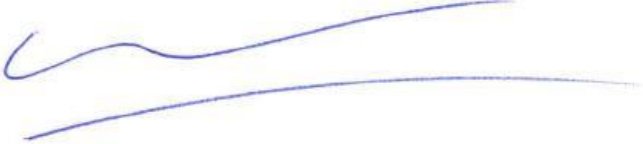

Keeping the energy flowing



Address for Service:

Transpower New Zealand Ltd
Attention: John Sutherland
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Tel: DD 03 590 8551: Mobile 027 856 5892

Quality Control

| | |
|--------------------------------|---|
| Title | Notice of Requirement for an Alteration of Designation, Alteration of Wairau Substation Designation |
| Client | Transpower |
| Version | Final |
| Date | 1 July 2025 |
| File Reference | A52051.00 |
| Prepared by | Chris Horne |
| Signature |  |
| Approved for release by | John Sutherland, Transpower |
| Signature |  |

Limitations:

The report has been prepared for Transpower, according to their instructions, to support a resource consent application. This report has been prepared on the basis of information provided by Transpower and supporting technical specialist reports attached to this application. Incite has not independently verified the provided information and has relied upon it being accurate and sufficient for use by Incite in preparing the report. Incite accepts no responsibility for errors or omissions in the provided information.

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FORM 18

**NOTICE OF REQUIREMENT BY MINISTER, LOCAL AUTHORITY, OR REQUIRING AUTHORITY
FOR DESIGNATION OR ALTERATION OF DESIGNATION**

***Sections 168(1), (2) and 181 and Clause 4 of First Schedule, Resource Management Act
1991***

To: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142
Attention: Peter Vari

Transpower New Zealand Limited (“Transpower”) gives notice of a requirement for an alteration to a designation for a public work (the Wairau Road Substation).

Section 181(3) of the Resource Management Act 1991 (RMA) provides for a Council to alter a designation on a non-notified basis if:

- (3) (a) the alteration—
 - (i) involves no more than a minor change 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—

Transpower was approved as a requiring authority by Department of Internal Affairs Gazette Notice 3533 dated 19th May 1994, No.48, Page 1705. This authority applies to Transpower’s network operation of the supply of line function services pursuant to Section 167 of the RMA. The term ‘line function services’ for the purpose of the approval has the same meaning as in section 2(1) of the Electricity Act 1992 namely:

- a) The provision and maintenance of works for the conveyance of electricity;*
- b) The operation of such works, including the control of voltage and the assumption of responsibility for losses of electricity.*

The Wairau Road Substation is designated by Transpower in the Auckland Unitary Plan: Operative in Part (“AUP”) (ref 8531). The purpose of the designation is *Electricity transmission – Wairua Road electricity substation*. Appendix B includes a copy of the existing Wairau Road Substation designation and all conditions.

A minor alteration is sought in regard to operational and construction noise standards, as well as changes to the timing when construction management and erosion and sediment control plans are required to be submitted.

The site to which the requirement applies is as follows:

The Wairau Road Substation site is located at 4A Wairau Road, Wairau Valley, Auckland. It is legally described as Allot 563 Parish of Takapuna, held in certificate of title NA20D/1346. This property contains a Transpower substation and a Vector substation. The overall site is owned by Vector Northern Properties Limited. A shared access is bridged over Wairau Creek. Each substation has its own designation for its particular operations as follows:

- 8531 – *Electricity transmission – Wairau Road electricity substation*, Transpower New Zealand Limited
- 8883 – *Electricity works (substation)*, Vector Ltd

There are 12 conditions on the Transpower designation and no conditions on the Vector designation. Substation equipment on the Transpower site is primarily housed in a building or in screened enclosures whilst the Vector substation includes an outdoor switchyard and control room. The Transpower substation is a grid exit point (GPX) for the Vector distribution network and accordingly the two substations are interconnected.

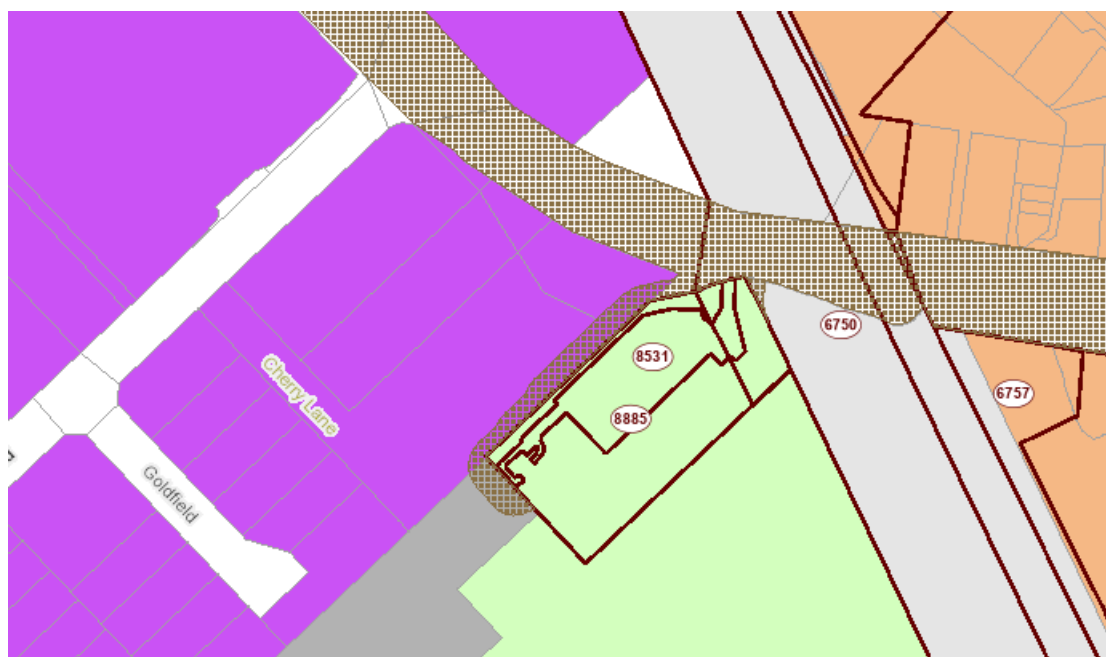


Figure 1: Existing designations and zoning (Source: Auckland Unitary Plan)

The front portion of both designations (access only in regard to the Transpower designation) is overlapped by New Zealand Transport Agency Designation 6750 – *State Highway 1: Auckland Harbour Bridge to Albany*.

Wairau Road and a strip of land along the industrial and major recreation facility sites adjacent to the Transpower designation are subject to the National Grid Substation Corridor in the AUP

(brown hatched area on Figure 1), which is designed to ensure opportunities for future cable routes in roads into urban substations are not foreclosed, and to manage any health and safety risks with immediately adjoining development.

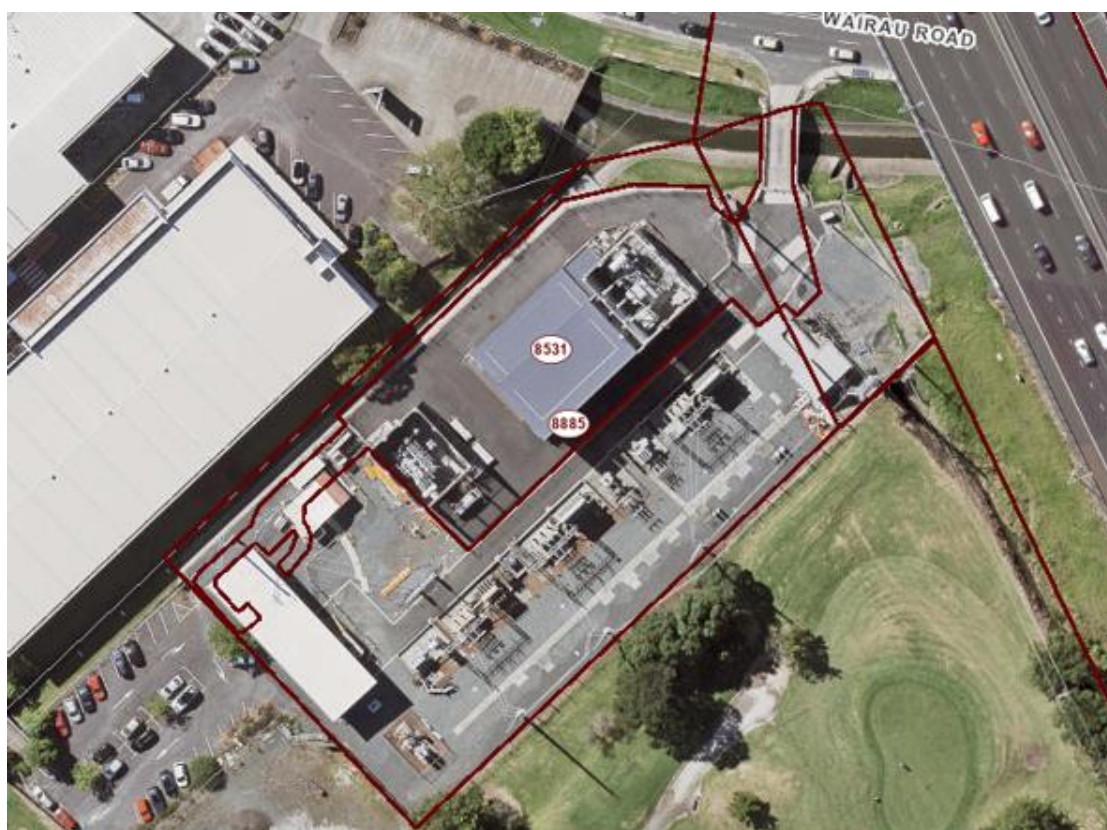


Figure 2: Aerial View (Source: Auckland Unitary Plan)

Both substations have an underlying zoning of Open Space – Active Recreation Zone, with the Takapuna Golf Course located to the immediate south and east of the Vector switch yard. Other adjoining land uses include the Northern Motorway/Strategic Transport Corridor Zone to the north-east, Business - Light Industrial Zone adjoining to north-west (adjacent activity is vehicle sales and servicing) and the car park for Eventfinda stadium located within the Special Purpose Zone – Major Recreation Facility to the south-east. The nearest residential zones are located on the far side of the Northern Motorway. The motorway is elevated above the site at this location, with Wairau Road passing under the Motorway.

Transpower is currently about to undertake some upgrade works with their designation including a transformer and underground cable. These works will comply with the existing designation conditions in the Transpower designation. The minor earthworks can be managed to comply with the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NESC).

The upgrade works will be the subject to a separate outline plan at a layer and does not require this alteration of designation to progress as it will comply with the existing conditions. However, the opportunity is being taken ahead of the outline plan while project funding is available to make some changes to some designation conditions.



Figure 3: Northern Motorway viewed from site frontage adjacent to access.



Figure 4: Transpower substation (left) and adjacent industrial zoned business land adjacent (right) from Wairau Road

The nature of the proposed public work is:

Whilst some upgrade works are being planned for 2025 (see preliminary design in Figure 4 and Appendix D), these will be addressed in a separate outline plan via either the existing or amended designation and conditions depending on timing (either set of conditions will be complied with). The proposed alteration is not required to enable any particular work and is being undertaken for long-term 'tidy ups' to conditions as described below. These are primarily administrative changes rather than materially changing the enabled effects envelope of the designation.

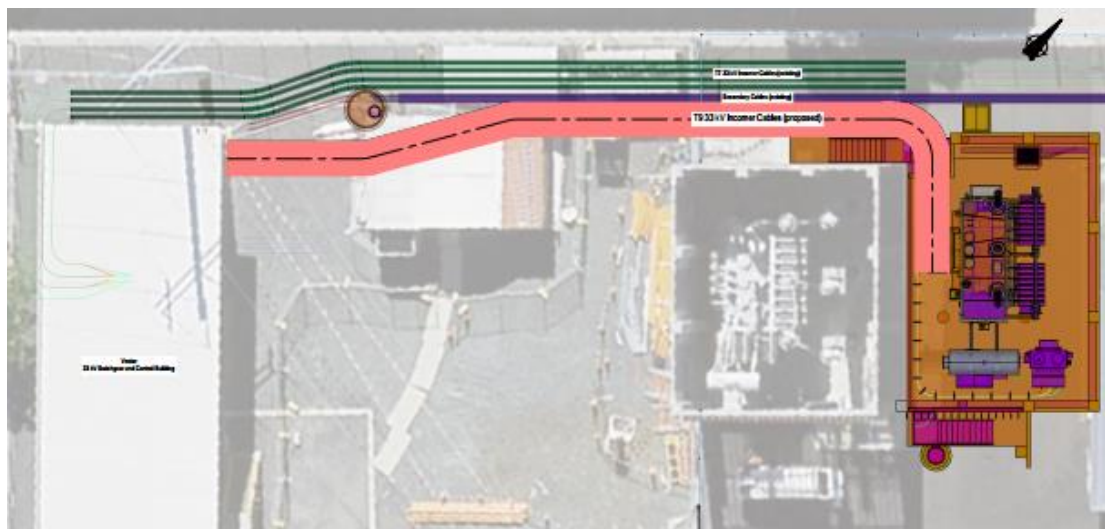


Figure 4: Overview of Proposed Transpower Works Planned for 2025

Noise Conditions

Transpower is seeking amendments to Conditions 2, 3 and 4 to better align with NZS6803:1999 (NZS6803) and in particular not limiting noise to the limits in NZS6803 but rather using the noise thresholds in the standard to trigger appropriate noise management as envisaged in NZS6803. Changes to the equipment conditions have recently been confirmed in alterations to the noise conditions for the Pakuranga Substation AUP Designation ID 8514, on a non-notified basis.

A change to the operational noise condition in Condition 11 is also sought to provide a more certain noise limit that better aligns with the permitted activity substation noise standard in Chapter 26 of the AUP. The AUP rules for substation noise are:

Substations and electricity storage facilities

(2) Noise from substations must not exceed the following noise limits when measured within the boundary of a residential zone site or within the notional boundary of a rural zone site:

(a) 55 dB L_{Aeq} between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm and

(b) 45 dB L_{Aeq} /75 dB L_{Amax} for all other times

- (3) Noise from substations and electricity storage facilities in other zones must not exceed the noise limits for the zone in which they are located as provided in E25 Noise and vibration.

The specific noise conditions sought are tracked against the existing conditions below.

Construction Management Conditions

Existing Condition 12 includes obligations to submit a construction management plan, and erosion and sediment control plan where earthworks exceed 500m² or 250m³, as part of any outline plan. These plans are typically prepared by Transpower's build contractor for any work which best occurs following detailed design. The timing of this does not always align with when Transpower wishes to submit an outline plan. Accordingly, a change to Condition 12 and a new Condition 13 are proposed to change the timing of these management plan obligations from the outline plan submission to 20 working days before works commence.

The nature of the proposed restrictions that would apply are:

Changes to Conditions 2, 3, 4, 11 and 12 and a proposed new Condition 13 are shown in ~~strike out~~ and **replaced** in the condition below:

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
| Designation Number | 8531 |
| Requiring Authority | Transpower New Zealand Ltd |
| Location | 4A Wairau Road, Takapuna |
| Rollover Designation | No |
| Legacy Reference | N/A |
| Lapse Date | Given effect to (i.e. no lapse date) |

Purpose

Electricity transmission – Wairau Road electricity substation.

Conditions

Cultural / Spiritual

1. If any urupā, traditional sites, taonga (significant artefacts), or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:

- Works in the immediate vicinity of the site that has been exposed shall cease;
- The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
- The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, the Auckland Council and, in the case of human remains, the New Zealand Police; and
- 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.

Construction and maintenance noise

~~2. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics Construction Noise at locations set out in section 6.2 of that standard.~~

2. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics– Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise

~~3. Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan 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 the works shall be undertaken in accordance with that noise management plan.~~

3. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.

~~4. The noise management plan required by the above condition 3 shall be submitted to Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.~~

4. The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.

Vibration

5. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Hazardous substances

6. 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 3, December 2011.

Electric and Magnetic Fields (EMF)

7. Any new works or 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 µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

Radio Frequency Interference

8. 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

9. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 2, January 2005.

Light spill

10. 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 1, April 2012; and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

~~11. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) that is likely to generate adverse noise effects for any noise sensitive land uses in the vicinity.~~

11. Cumulative noise from the Transpower substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits are not exceeded.

| <u>Zone</u> | <u>Time</u> | <u>Noise Limit</u> | <u>Location</u> |
|---------------------------------------|-------------------------------|--------------------------------|---|
| <u>Residential zoned sites</u> | <u>0700-2200 hours</u> | <u>55 dB LAeq,15min</u> | <u>At or within the boundary</u> |
| | <u>2200-0700 hours</u> | <u>45 dB LAeq,15min</u> | |
| <u>Business Zoned Sites</u> | <u>At all times</u> | <u>65 dB LAeq,15min</u> | <u>At or within the boundary</u> |

Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise (or the latest version) apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise between the 63 Hz and 125Hz centre frequency octave bands.

Outline Plan of Works

12. At the time of submitting an Outline Plan of Works to the Auckland Council Transpower will provide the following:

- ~~a. An Erosion and Sediment Control Plan for any earthworks that exceed 500m2 and/or 250m3;~~
- ~~b. A Construction Management Plan; and~~
- c. An arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.

Construction Management

13. A Construction Management Plan, and an Erosion and Sediment Control Plan for any earthworks that exceed 500m2 and/or 250m3, shall be submitted to the Council's Consents Manager a minimum of twenty (20) working days prior to commencement of any works other than where a waiver of outline plan for minor works has been granted. Any works shall be undertaken in accordance with these plans.

Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

Attachments

Schedule of Legal Descriptions

The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:

General

The only relevant environmental effects to be considered are effects related to changes in the noise and construction management conditions. Other potential adverse effects are no different to those already enabled by the existing designation.

Altered noise conditions

The proposed altered noise conditions and an explanation for the reasons for the changes from the existing conditions are addressed in the Noise Effects Assessment prepared by WSP attached in Appendix C. These conditions and the reasons for the changes sought are summarised as follows:

2. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics– Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

Explanation:

The proposed change to Condition 2 aligns with the scope and objectives of NZS6608. The wording used in the proposed condition aligns with Section E25.6.1(3) of the AUP. It also aligns with the aims of NZS 6803 and the objectives of the AUP to manage, rather than restrict construction noise.

3. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.

Explanation:

The wording used in the proposed condition requires the adoption of a Construction Noise and Vibration Management Plan (CNVMP) for all construction works that do not comply with the construction noise limits within NZS 6803. This removes the ambiguity of “significant construction works”. The revised wording also clarifies that the CNVMP is to manage the construction effects rather than achieve noise and vibration limits, which is the purpose of a CNVMP.

4. The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.

Explanation:

The wording used in the proposed condition provides the Council with sufficient time to review, certify and respond to the Requiring Authority responsible for the designation with comments and/or recommendation in an advisory capacity prior to the commencement of works.

11. Cumulative noise from the Transpower substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits are not exceeded.

| <u>Zone</u> | <u>Time</u> | <u>Noise Limit</u> | <u>Location</u> |
|--------------------------------|------------------------|--|----------------------------------|
| <u>Residential zoned sites</u> | <u>0700-2200 hours</u> | <u>55 dB</u> <u>L_{Aeq,15min}</u> | <u>At or within the boundary</u> |
| | <u>2200-0700 hours</u> | <u>45 dB</u> <u>L_{Aeq,15min}</u> | |
| <u>Business Zoned Sites</u> | <u>At all times</u> | <u>65 dB</u> <u>L_{Aeq,15min}</u> | <u>At or within the boundary</u> |

Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise (or the latest version) apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise between the 63 Hz and 125Hz centre frequency octave bands.

Explanation:

This updated wording provides certainty of the noise generated by the substation both for Transpower and the nearest noise sensitive receptors. The noise limits proposed are in line with AUP Chapter E26 Infrastructure (E26.2.5.3(2)) and AUP Chapter E25 Noise and Vibration). It also requires noise mitigation to be implemented where noise is predicted or measured to be above the limits, which is ambiguous under the existing Condition.

As set out in the attached noise assessment, based on noise predictions (for operational noise) undertaken by Malcolm Hunt Associates for a proposed new transformer (T9) on the site, cumulative noise from the Wairau Road Substation with the T9 transformer installed is predicted to be 36 dB L_{Aeq,T} at the adjoining Business Zone and predicted to be 30 – 32 dB L_{Aeq,T} at the closest residential zoned area. This shows that the proposed condition noise limits are achievable based on the current operation from noise predictions.

No specific noise standard was proposed at the adjacent special purpose zone containing the Eventfinda stadium car park as the noise limit at the adjacent business zoned land was considered to appropriately control noise for this site. No Open Space Zone noise limit is proposed as the site is within the Open Space Zone and is buffered from the Golf Course by the Vector substation (within the same zone) that has no noise control conditions.

Overall. In relation to the changes to the construction and operational noise conditions, WSP concludes that the changes:

- Do not restrict construction occurring where noise limits are predicted to exceed the noise criteria in NZS 6803.
- Require Best Practicable Option (BPO) mitigation to be implemented at all times.
- Align with the aims of NZS 6803 and the objectives of the AUP. Construction noise is not restricted in NZS 6803 or the AUP, so long as BPO mitigation is adopted, which, for construction, means a CNVMP is adopted and followed.
- Integrate operational noise limits to provide certainty to what a reasonable level of noise is, the onset of potential noise effects, and trigger for noise mitigation.

Altered construction management conditions

Existing Condition 12 includes obligations to submit a construction management plan, and erosion and sediment control plan where earthworks exceed 500m² or 250m³, as part of any outline plan. These plans are typically prepared by Transpower's build contractor for any work which best occurs following detailed design. The timing of this does not always align with when Transpower wishes to submit an outline plan. Accordingly, a change to Condition 12 and a new Condition 13 are proposed to change the timing of these management plan obligations from submission of the outline plan to 20 working days before works commence.

There are still obligations to prepare and submit these plans with the only change being the timing of submission of the documents. The site is already fundamentally developed and generally flat to major further excavations are not anticipated. Further, adjacent sites are not considered to be particularly sensitive to temporary construction activity (industrial business. Vector substation, stadium car park). Therefore, any construction management measures are not expected to be overly complex.

Alternative sites, routes, and methods have been considered to the following extent:

No alternative sites have been considered. The site is already designated and operated as a substation. The changes are minor and are related to a tidy up of conditions to align with NZS6308 (in regard to construction noise), or more certainly and better alignment with the specific AUP substation noise rules in regard to operational noise, and a change in timing as to when construction and sediment and erosion control management plans need to be submitted to align better with contractor appointment and detailed design of any future works. The principle alternative method is to not change the conditions (and to rely on the designation arrangements as they are) which would not in practice result in any differences to the nature of works undertaken on the site, so the changes are largely administrative and best practice.

The public work and designation alteration are reasonably necessary for achieving the objectives of the requiring authority because:

Transpower plans, builds, maintains and operates New Zealand's high voltage electricity transmission network – the National Grid – which links generators to distribution companies and major industrial users.

Transpower's objectives for the Wairau Road Substation are to:

- enable Transpower to deliver and operate a safe, reliable and cost-efficient transmission grid that meets the needs of New Zealand electricity consumers now and into the future; and
- enable Transpower to deliver an efficient system operator service that supports competition and provides a reliable and efficient supply of electricity for the long-term benefit of consumers.

The changes will improve efficiency and certainty in regard to future project implementations and are therefore assessed as being reasonably necessary for achieving the objectives of the requiring authority.

The following resource consents are needed for the proposed activity have been applied for:

NA.

The following consultation has been undertaken with parties that are likely to be affected:

Correspondence with Vector and an email confirming they have no objections to the changes conditions is attached. Request amendment to Condition 11 has been made.

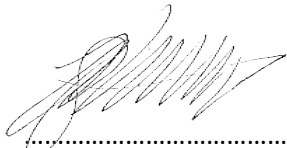
Pre-application communications have been undertaken between Transpower and Auckland Council (Peter Vari) over the proposed alteration to the designation.

No other parties are considered to be adversely affected by this alteration, and accordingly no other consultation has been undertaken.

Transpower attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.

- Appendix A: Certificate of Title
- Appendix B: Existing Wairau Road Substation Designation
- Appendix C: WSP Noise Assessment
- Appendix D: Plan of proposed Transpower T9 33 kV cables
- Appendix E: Vector Correspondence

Signed by:



John Sutherland
Senior Environmental Planner

1 July 2025

Address for Service:

Attention: John Sutherland
Transpower New Zealand Limited
PO Box 1021
Wellington 6140

Other Contact Details:

Phone DDI: 03 590 8551
Mobile: 027 856 5892
Email: john.sutherland@transpower.co.nz

Appendix A

Certificate of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA20D/1346**
Land Registration District **North Auckland**
Date Issued 13 October 1971

Prior References
NAPR6A/1386

Estate Fee Simple
Area 7216 square metres more or less
Legal Description Allotment 563 Parish of Takapuna
Registered Owners
Vector Northern Property Limited

Interests

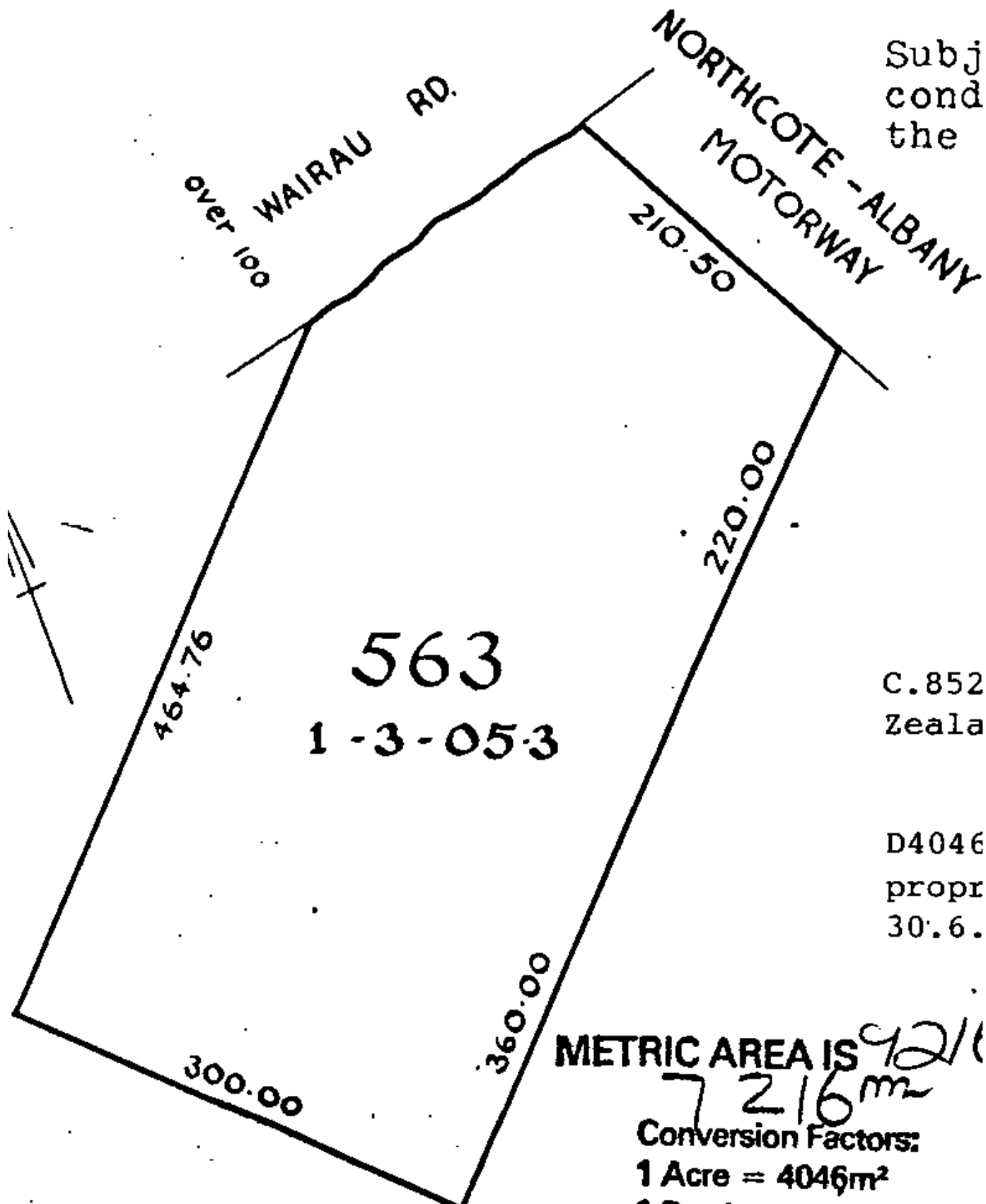
Subject to Section 59 Land Act 1948

A256162 Certifying the line of a trunk sewer - 7.11.1971 at 9.06 am

A333336 Certifying the line of a trunk sewer - 19.12.1968 at 9.00 am

Subject to a right to convey electricity, telecommunications and computer media (in gross) over part marked A on DP 474334 in favour of Transpower New Zealand Limited created by Easement Instrument 12817481.1 - 9.10.2023 at 4:48 pm

Subject to a right to convey electricity, telecommunications and computer media (in gross) over part marked B on DP 474334 in favour of Transpower New Zealand Limited created by Easement Instrument 12817481.2 - 9.10.2023 at 4:48 pm



Appendix B

Existing Wairau Road Substation Designation

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
| Designation Number | 8531 |
| Requiring Authority | Transpower New Zealand Ltd |
| Location | 4A Wairau Road, Takapuna |
| Rollover Designation | No |
| Legacy Reference | N/A |
| Lapse Date | Given effect to (i.e. no lapse date) |

Purpose

Electricity transmission – Wairau Road electricity substation.

Conditions

Cultural / Spiritual

1. 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, the New Zealand Historic Places Trust, 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.

Construction and maintenance noise

2. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.
3. Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan 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 the works shall be undertaken in accordance with that noise management plan.
4. The noise management plan required by the above condition 3 shall be submitted to Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Vibration

5. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Hazardous substances

6. 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 3, December 2011.

Electric and Magnetic Fields (EMF)

7. Any new works or 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 µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

Radio Frequency Interference

8. 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

9. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 2, January 2005.

Light spill

10. 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 1, April 2012; and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

11. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) that is likely to generate adverse noise effects for any noise sensitive land uses in the vicinity.

Outline Plan of Works

12. At the time of submitting an Outline Plan of Works to the Auckland Council Transpower will provide the following:

- a. An Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³;
- b. A Construction Management Plan; and
- c. An arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.

Advice note

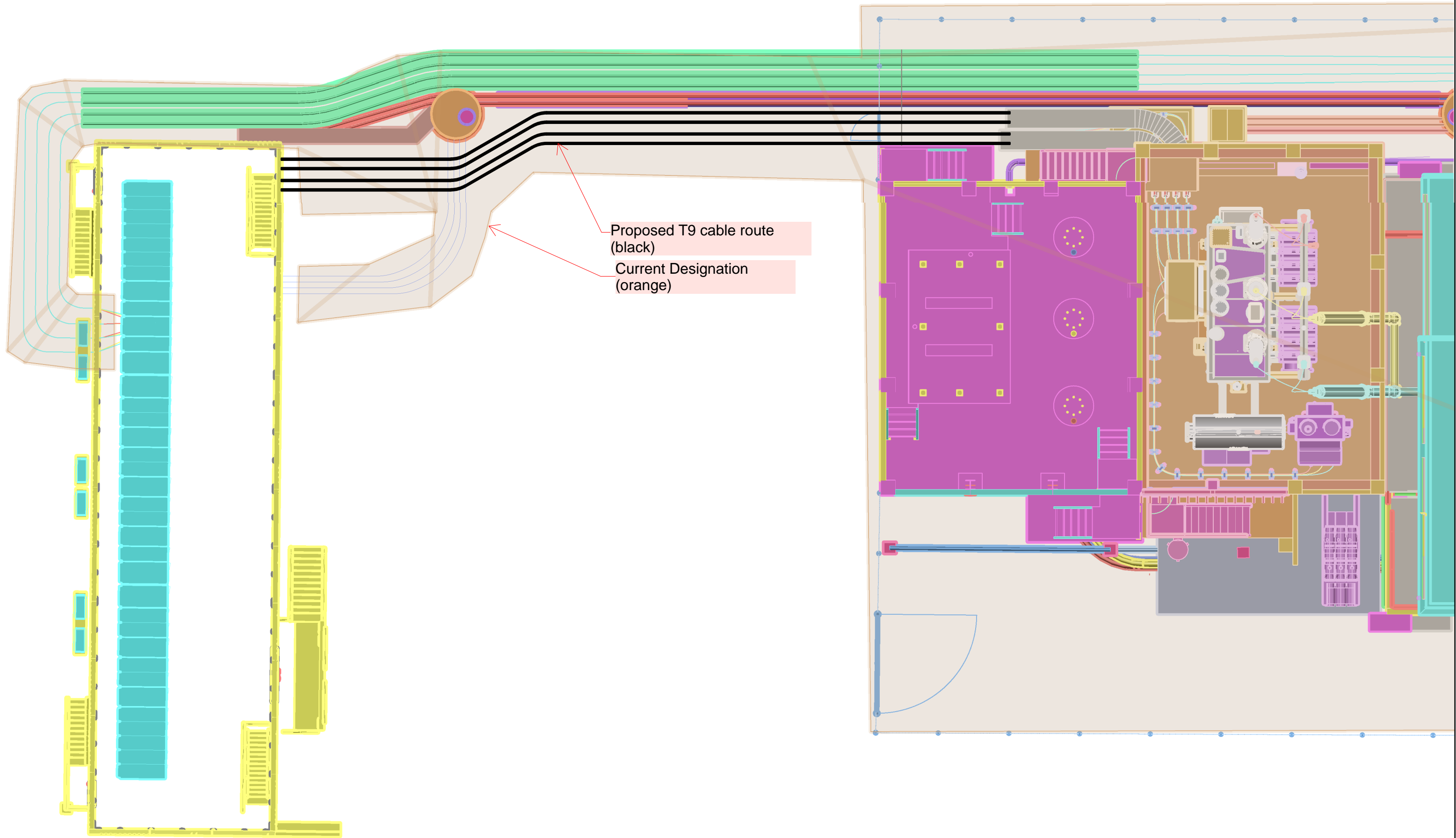
1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

Attachments

Schedule of Legal Descriptions

Appendix D

Proposed Transpower T9 33kV Cables



Attachment B
WSP Advice
Page 37 - 42



Consultant Advice Note

| | |
|----------|--|
| To | John Sutherland (Transpower) |
| Copy | Chris Horne (Incite) |
| From | George van Hout (WSP) |
| Date | 26 May 2025 |
| File/Ref | 250526-ITPA06-GvH-R2-Rev1-Wairau Substation Designation Amendment |
| Subject | Assessment of Noise Effects Associated with Wairau Road Substation Designation Condition Amendment |

Introduction

Transpower New Zealand Limited operate Wairau Road Electricity Substation, in Takapuna, Auckland. This designation has three conditions relating to construction noise and one relating to operational noise.

WSP has been engaged to assess the potential noise impacts of a change to Condition 2, Condition 3, Condition 4, and Condition 11 of the Wairau Road Electricity Substation (AUP designation 8531).

The purpose of this Consultant Advice Note (CAN) is to propose amendments to the Conditions to align with the AUP and referenced NZ Standards, then assess the noise effects associated with the amendment. To that regard, this CAN outlines the existing designation conditions, the revised conditions, and the noise effects associated with the changes.

Existing Designation Conditions

There are currently three (3) conditions under the *Construction and Maintenance Noise* section (Conditions 2 – 4) and one (1) under the *Operational Noise* section (Condition 11) of Designation 8531, that are recommended to be revised. These conditions are reproduced below:

- All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise at locations set out in section 6.2 of that standard.*
- Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan 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 the works shall be undertaken in accordance with that noise management plan.*

4. *The noise management plan required by condition 3 shall be submitted to Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.*
11. *A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) that is likely to generate adverse noise effects for any noise sensitive land uses in the vicinity.*

The wording of Condition 2 requires that the noise limits in Table 2 and Table 3 within NZS 6803 are not exceeded. However, the scope and aims of NZS 6803 are not to restrict construction activities in this way, but to enable them by requiring developers, site operators and/or contractors to manage noise emissions. Compliance with the noise limits is therefore not a mandatory requirement (unlike the existing Condition 2 wording); instead, these limits are used to determine the level of noise mitigation required.

Condition 3 references “any significant construction work” the construction work which is “significant” is not defined. Therefore, it is recommended this is reworded to clarify what construction works require the implementation of a Construction Noise and Vibration Management Plan (CNVMP).

The wording of Condition 4 requires that the CNVMP is “sent for approval” prior to works commencing. The submission to Council is required under the Outline Plan of Works (OPW), but it is not required to be approved. Council can only provide comment and/or recommendations for this. It is recommended that this condition is updated in line with the requirements of an OPW process.

Condition 11 requires a noise management plan to be submitted for any new equipment that is predicted or measured that generates adverse noise effects. The noise levels where adverse effects would occur is not stated, nor what is required if there are adverse noise effects. This condition does not protect Transpower from generating adverse effects or receivers from receiving adverse effects.

Proposed Designation Conditions

It is recommended that Condition 2 be revised to align with the scope and objectives of NZS 6803. The proposed wording for Condition 2 is provided below:

2. *All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.*

The wording used in the proposed condition aligns with Section E25.6.1(3) of the Auckland Unitary Plan (AUP). It also aligns with the aims of NZS 6803 and the objectives of the AUP to manage, rather than restrict construction noise.

It is recommended that Condition 3 be revised to:

3. *A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.*

The wording used in the proposed condition requires the adoption of a CNVMP for all construction works that do not comply with the construction noise limits within NZS 6803. This removes the ambiguity of “significant construction works”. The revised wording also clarifies that the CNVMP is to manage the construction effects rather than achieve noise and vibration limits, which is the purpose of a CNVMP.

It is recommended that Condition 4 be revised to:

4. *The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.*

The wording used in the proposed condition provides Council with sufficient time to review, certify and respond to the Designation holder with comment and/or recommendation in an advisory capacity prior to the commencement of works.

The operational noise condition 11 is recommended to be revised to:

11. *Cumulative noise from the substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits are not exceeded.*

| Zone | Timing | Noise limit | Location |
|-------------------------|-------------------|-----------------------|---------------------------|
| Residential zoned sites | 0700 – 2200 hours | 55 dB $L_{Aeq,15min}$ | At or within the boundary |
| | 2200 – 0700 hours | 45 dB $L_{Aeq,15min}$ | |
| Business zoned site | At all times | 65 dB $L_{Aeq,15min}$ | At or within the boundary |

Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise (or the latest version) apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise between the 63 Hz and 125Hz centre frequency octave bands.

This updated wording provides certainty of the noise generated by the substation both for Transpower and the nearest noise sensitive receptors. The noise limits proposed are in line with AUP Chapter E26 *Infrastructure* (E26.2.5.3(2)) and AUP Chapter E25 *Noise and Vibration*. It also requires noise mitigation to be implemented where noise is predicted or measured to be above the limits, which is ambiguous under the existing Condition.

Noise Effects Discussion

Condition 2

Condition 2 currently restricts any construction works from occurring unless the noise generated is below the recommended noise limits in NZS 6803.

The revision to Condition 2 is less restrictive and permits construction works to occur as long as the construction noise is measured, assessed, and managed per NZS 6803. This would allow construction activities to generate higher noise levels than those outlined in NZS 6803, provided that procedures to determine the Best Practicable Option (BPO) for mitigation are developed, followed, and implemented. Note that NZS 6803 states “A *noise management plan will often be appropriate to achieve the aims of the Standard*”. Therefore, restricting construction work that does not achieve the noise limits in NZS 6803 is not in line with the aims of NZS 6803.

The requirement to develop and implement BPO mitigation is already stipulated by existing Designation Conditions 3 and 4, which mandates the implementation of a CNVMP, which is in line with the aims of NZS 6803. The use of a CNVMP to manage effects from construction aligns with the objectives of AUP Chapter E26 Infrastructure. Section E26.2.1(4) allows the *development, operation, maintenance, repair, replacement, renewal, upgrading and removal* of infrastructure, as long as adverse effects are avoided, remedied, or mitigated (Section E26.2.1(9)).

Note that the operation, maintenance, and repair of utilities (A1) is a permitted activity in all zones as per Chapter E26 of the AUP (Table E26.2.3.1). It is therefore reasonable to expect construction to occur as part of utility works and not be prohibited if it does not comply with the NZS 6803 noise limits.

The AUP does not prohibit construction works (unlike the existing Condition 2 wording). Instead, construction works are allowed as long as duration, frequency, and timing are controlled to manage effects (Objective E25.2(4)). The proposed wording of Designation Condition 2 is in line with this objective within the AUP, allowing construction to occur so long as noise effects are managed. The CNVMP required by Designation Conditions 3 and 4 serves as a method to manage any adverse effects.

In summary, the proposed revised wording for Condition 2 aligns with the existing Designation Conditions, the AUP infrastructure permitted standards, the AUP construction noise requirements, and enables construction works while managing effects in line with NZS 6803. The change in wording would provide the same level of effects as the AUP, and therefore the acoustic effects are low.

Condition 3

Existing Condition 3 only requires a CNVMP when there are “significant construction work”. There is ambiguity on what constitutes “significant” works.

The wording of the revised Condition 3 clarifies which construction works are required to adopt a CNVMP - all works exceeding the NZS 6803 construction noise criteria.

The use of a CNVMP for construction works exceeding the NZS 6803 noise limits aligns with the aims of NZS 6803 (being to manage noise effects from construction) and Objective E25.2(4) of the AUP.

The use of a CNVMP where the NZS 6803 construction noise limits are exceeded is also an industry best-practice. Experience on other construction projects of various scales typically have CNVMP's to manage noise effects from construction.

The inclusion of the objective of the CNVMP within the revised Condition 3 clarifies that the CNVMP is to minimise noise and vibration effects (by using the BPO mitigation). This follows

the revised Condition 2 which allows noise levels higher than the NZS 6803 noise levels, so long as BPO mitigation is adopted.

In summary, the amended wording of Condition 3 has the same outcome/noise effect as the existing Designation Condition wording, whilst clarifying what “significant” works are. It is also in line with the AUP and NZS 6803. Therefore, the acoustic effects are low.

Condition 4

Condition 4 currently requires approval from Council prior to works commencing and provides opportunity for refusal of the works. This is not aligned with the process for an Outline Plan of Works which allows for Designation activities to be undertaken so long as works are submitted to Council for certification within a defined number of working days.

The wording of the revised Condition 4 requires that Council shall certify the CNVMP and also provides opportunity for comment and/or recommendation in an advisory capacity to the Designation holder in advance of the works commencing.

The revised condition still requires the CNVMP to be submitted to Council for certification at least twenty (20) working days in advance of the works, to allow for enough time for review and response.

As such, the acoustic effects associated with the revised wording for Condition 4 are low.

Condition 11

The current Condition 11 requires a noise management plan when that equipment is “likely to generate adverse noise effects”. The level at which adverse noise effects are generated is not explicit, and therefore it is ambiguous when a noise management plan is required. In addition, there is no discussion on what is required (noise mitigation) if the outcomes of the noise management plan is that there are adverse noise effects.

Noise sensitive land uses are not defined and whether this relates to zoning or actual use of the site (for example residential receptor in a business zone).

The proposed wording of Condition 11 provides explicit noise limits to which the substation operates. These limits are based on AUP Chapter E26 *Infrastructure* (E26.2.5.3(2)) and AUP Chapter E25 *Noise and Vibration*, and the predicted ambient noise (due to the Auckland Northern Motorway).

As noise limits are set at specific sites, the proposed Condition 11 wording also clarifies what a “noise sensitive land use” is.

Noise limits provide certainty to Council, Transpower, and adjacent receptors on what constitutes a “reasonable level of noise” and as such onset of adverse noise effects. While no noise limits apply at the open space zone (which is in line with the AUP, and would be difficult to determine compliance at this location due to the Vector substation location), the noise limits at the residential zone and business zone would mean noise effects are generally controlled at the open space zone site.

Based on noise predictions undertaken by Malcolm Hunt Associates¹ for a proposed new transformer (T9), cumulative noise from the Wairau Road Substation with the T9 transformer installed is predicted to be 36 dB $L_{Aeq,T}$ at the adjoining Business Zone and predicted to be 30 – 32 dB $L_{Aeq,T}$ at the closest residential zoned area. This shows that the proposed condition noise limits are achievable based on the current operation from noise predictions¹.

¹ Noise Assessment Report; Wairau Zone Substation; Second GXP Transformer 220kV/33kV (T9), prepared by Malcolm Hunt Associates, and dated May 2023.

The proposed Condition 11 wording amendment provides a definitive noise level to which adverse noise effects are considered. As it is a limit, noise mitigation would be needed if this limit is exceeded. It provides a higher level of noise protection than the current condition. Therefore, the change in noise effects is low or has a benefit.

Summary

As discussed above, the change in wording of the Designation Conditions:

- Does not restrict construction occurring where noise limits are predicted to exceed the noise criteria in NZS 6803.
- Requires BPO mitigation to be implemented at all times.
- Aligns with the aims of NZS 6803 and the objectives of the AUP. Construction noise is not restricted in NZS 6803 or the AUP, so long as BPO mitigation is adopted, which, for construction, means a CNVMP is adopted and followed.
- Integrates operational noise limits to provide certainty to what a reasonable level of noise is, the onset of potential noise effects, and trigger for noise mitigation.

Attachment C
Written Notice
Page 44 - 49

Chris Horne

From: Anthony Acres <Anthony.Acres@vector.co.nz>
Sent: Thursday, 26 June 2025 4:56 pm
To: John Sutherland; Peter Willcock
Cc: Chris Horne; Raj Chand
Subject: RE: Wairau Road Substation Pre Application Engagement

Hi John,

Apologies – this has been high on my list and took a while to action with everything else going on.

No concerns from Vector re the changes, but we would like to make a very minor addition to the wording of condition 11 as highlighted below. This is just to make absolutely clear to any Auckland Council staff applying the condition in future that the cumulative noise measure is for the Transpower substation specifically.

11. Cumulative noise from the **Transpower substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits are not exceeded.**

| <u>Zone</u> | <u>Time</u> | <u>Noise Limit</u> | <u>Location</u> |
|---|-----------------------------------|--------------------------------|---|
| <u>Residential zoned sites</u> | <u>0700-2200 hours</u> | <u>55 dB LAeq,15min</u> | <u>At or within the boundary</u> |
| | <u>2200-0700 hours</u> | <u>45 dB LAeq,15min</u> | |
| <u>Business Zoned Sites</u> | <u>At all times</u> | <u>65 dB LAeq,15min</u> | <u>At or within the boundary</u> |

Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise (or the latest version) apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise between the 63 Hz and 125Hz centre frequency octave bands.

Otherwise, we have no objections.

Thanks,

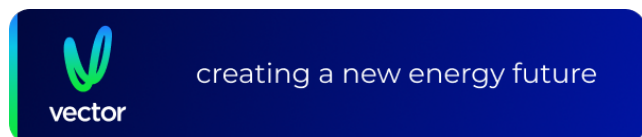
Anthony Acres

Resource Management Principal

Anthony.Acres@vector.co.nz

vector.co.nz

Follow us on  



From: John Sutherland <John.Sutherland@transpower.co.nz>
Sent: Tuesday, 24 June 2025 10:05 am
To: Anthony Acres <Anthony.Acres@vector.co.nz>; Peter Willcock <Peter.Willcock@vector.co.nz>
Cc: Chris Horne <chris@incite.co.nz>
Subject: RE: Wairau Road Substation Pre Application Engagement

Hi there Anthony,

No worries if Vector's review is not yet completed but I thought I'd just check in and see if there's any more information you need from Transpower?

Cheers,
John

JOHN SUTHERLAND

Senior Environmental Planner

P 03 590 8551
M 027 856 5892

From: John Sutherland
Sent: Wednesday, 11 June 2025 3:04 pm
To: Anthony Acres <anthony.acres@vector.co.nz>; Peter Willcock <peter.willcock@vector.co.nz>
Cc: Chris Horne <chris@incite.co.nz>
Subject: FW: Wairau Road Substation Pre Application Engagement

Hi both,

Please see attached and below the information we discussed in our meeting just now. Happy to answer any questions or clarify anything if required.

Kind regards,
John

JOHN SUTHERLAND

Senior Environmental Planner
Environment Group

Transpower New Zealand Ltd | The National Grid
31 Gilberthorpes Road, Islington 8042, Christchurch

P 03 590 8551
M 027 856 5892
transpower.co.nz



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From: Chris Horne <Chris@incite.co.nz>
Sent: Wednesday, 11 June 2025 11:48 AM
To: Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>
Cc: John Sutherland <John.Sutherland@transpower.co.nz>
Subject: Wairau Road Substation Pre Application Engagement

Cyber Security Warning: This sender is from outside of the organisation. Please be cautious when opening the links or attachments.

Hi Peter

Now that John at TP has provided the information for charging, I am sending through the information for pre application process so this can be assessed once payment is provided which may occur while I am on leave (14-25 June).

In summary, changes are proposed to noise and construction management conditons as follows:

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
| Designation Number | 8531 |
| Requiring Authority | Transpower New Zealand Ltd |
| Location | 4A Wairau Road, Takapuna |
| Rollover Designation | No |
| Legacy Reference | N/A |
| Lapse Date | Given effect to (i.e. no lapse date) |

Purpose

Electricity transmission – Wairau Road electricity substation.

Conditions

Cultural / Spiritual

1. 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, the New Zealand Historic Places Trust, 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.

Construction and maintenance noise

~~2. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.~~

2. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

~~3. Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan 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 the works shall be undertaken in accordance with that noise management plan.~~

3. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the

CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.

~~4. The noise management plan required by the above condition 3 shall be submitted to Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.~~

4. The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.

Vibration

5. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Hazardous substances

6. 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 3, December 2011.

Electric and Magnetic Fields (EMF)

7. Any new works or 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 µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

Radio Frequency Interference

8. 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

9. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 2, January 2005.

Light spill

10. 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 1, April 2012; and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

~~11. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) that is likely to generate adverse noise effects for any noise sensitive land uses in the vicinity.~~

11. Cumulative noise from the substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits are not exceeded.

| <u>Zone</u> | <u>Time</u> | <u>Noise Limit</u> | <u>Location</u> |
|-------------|-------------|--------------------|-----------------|
|-------------|-------------|--------------------|-----------------|

| | | | |
|---|-----------------------------------|---|---|
| <u>Residential zoned sites</u> | <u>0700-2200 hours</u> | <u>55 dB L_{Aeq,15min}</u> | <u>At or within the boundary</u> |
| | <u>2200-0700 hours</u> | <u>45 dB L_{Aeq,15min}</u> | |
| <u>Business Zoned Sites</u> | <u>At all times</u> | <u>65 dB L_{Aeq,15min}</u> | <u>At or within the boundary</u> |

Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise (or the latest version) apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise between the 63 Hz and 125Hz centre frequency octave bands.

Outline Plan of Works

12. At the time of submitting an Outline Plan of Works to the Auckland Council Transpower will provide the following:

- a. ~~An Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³;~~
- b. ~~A Construction Management Plan; and~~
- c. An arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.

Construction Management

13. A Construction Management Plan, and an Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³, shall be submitted to the Council's Consents Manager a minimum of twenty (20) working days prior to commencement of any works other than where a waiver of outline plan for minor works has been granted. Any works shall be undertaken in accordance with these plans.

Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

The attached draft s181(3) notice and noise report set out the rationale for the changes.

Prior to lodging we are wanting feedback from Council if there is general agreement this matter can proceed as s181(3) minor alteration plus in particular any comments the noise specialist has on the changes to noise conditions.

Further, as discussed, if this material raises any particular concerns we would be happy to have a face to face pre-application meeting to work through it.

Please let me know if you have any queries.

Regards

Chris Horne
Director



PO Box 3082
Auckland 1140
Phone 09 369 1465
Mobile 0274 794 980

chris@incite.co.nz

www.incite.co.nz

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Attachment D
CAWA Input
Page 51 - 56GED

From: [Andrew Gordon](#)
To: [Kris Lian](#)
Subject: RE: Alt D8531 - Noise and Construction Input Request
Date: Thursday, 19 June 2025 11:35:38 am
Attachments: [image002.png](#)
[image001.png](#)
[image003.png](#)

Hi Kris,

This is an application to alter operational and construction noise standards, as well as changes to the timing when construction management and erosion and sediment control plans are required to be submitted.

In regard to noise, the applicant is seeking amendments to Conditions 2, 3 and 4 to better align with NZS 6803:1999 Acoustics – Construction noise and, condition 11 to provide a noise limit that better aligns with the permitted activity substation noise standard in Chapter 26 of the AUP-OIP.

I have reviewed the Notice of Requirement for an Alteration of Designation: Alteration of Wairau Substation Designation Conditions dated June 2025 by Transpower and the Assessment of Noise Effects dated 26 May 2025 by WSP.

I have not visited the site.

Geo Maps



Comments

The zoning and surrounding land use is correctly described:-

Both substations have an underlying zoning of Open Space – Active Recreation Zone, with the Takapuna Golf Course located to the immediate south and east of the Vector switch yard. Other adjoining land uses include the Northern Motorway/Strategic

Transport Corridor Zone to the north-east, Business - Light Industrial Zone adjoining to north-west (adjacent activity is vehicle sales and servicing) and the car park for Eventfinda stadium located within the Special Purpose Zone – Major Recreation Facility to the south-east. The nearest residential zones are located on the far side of the Northern Motorway. The motorway is elevated above the site at this location, with Wairau Road passing under the Motorway.

I confirm relevant NZ Standards are referenced in E25.6.1 and reproduced below:-

E25.6. Standards

All activities must comply with the following relevant permitted activity standards.

E25.6.1. General standards

- (1) Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.
- (2) The application of an adjustment for noise containing special audible characteristics in terms of Appendix B4 Special Audible Characteristics in New Zealand Standard NZS 6802:2008 Acoustics – Environmental noise may apply to the A weighted level for any measurement but an adjustment must not be applied to any level measured in the 63Hz and 125Hz octave bands.
- (3) The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
- (4) The noise limits of the Plan do not apply to emergency service sirens and callout sirens during emergency situations.
- (5) Where more than one standard applies that requires insulation of a noise-sensitive space from an external noise source, the standards must be applied cumulatively.
- (6) Where standards are provided for specific activities, the zone interface standards and the zone standards do not apply to that activity.

In my opinion the proposed amendments to conditions 2, 3, 4 and 11 are appropriate and acceptable. The amended conditions are reproduced below with comments:-

- 2) ***All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.***

I agree the objective of NZS 6803:1999 is to manage works in accordance with best practice. This is evident in the enabling E25 objective and policy related to construction. Based on my experience, it may not be practicable to manage all works to comply at all times and at all receivers. Construction projects typically give rise to noise exceedances of 5 – 10 dBA without necessarily giving rise to significant adverse effects. Further, the site is subject to elevated ambient noise levels due to the proximity of the motorway and adjacent land use which is not sensitive to noise.

- 3) ***A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of***

New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.

Further to 2), this approach is consistent with the enabling E25 objective and policy related to construction.

- 4) *The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.***

This wording is generally consistent with the 'standard' condition included in many land use consents.

- 11 *Cumulative noise from the substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) shall be designed and operated to ensure that the following noise limits are not exceeded.***

| Zone | Timing | Noise limit | Location |
|-------------------------|-------------------|-----------------------|---------------------------|
| Residential zoned sites | 0700 – 2200 hours | 55 dB $L_{Aeq,15min}$ | At or within the boundary |
| | 2200 – 0700 hours | 45 dB $L_{Aeq,15min}$ | |
| Business zoned site | At all times | 65 dB $L_{Aeq,15min}$ | At or within the boundary |

Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise (or the latest version) apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise between the 63 Hz and 125Hz centre frequency octave bands.

The decibel levels are appropriate for the zones and align with the E25 zone standards. Compliance will ensure effects are reasonable including within Open Space (golf course). Specific noise levels within Open Space are not necessary.

The decibel levels are stringent given the existing noise environment.

The decibel levels have two roles, they act as 'design' levels for any new equipment and 'compliance' levels for any monitoring.

Minor amendments are suggested highlighted in yellow:-

- Replace *shall* with **must**
- Delete *(or the latest version)* to align with the AUP-OIP
- Replace *between* with **at** (technically correct)

Overall, I agree with the assessment and conclusions in the Assessment of Noise Effects dated 26 May 2025 by WSP.

In regard to noise effects, in my view this application represents a minor change which will have a negligible to low level of effects on neighbours and the environment.

I hope this assists.

Regards,

Andrew Gordon | Senior Specialist
Contamination, Air & Noise Team | Specialist Unit
Planning and Resource Consents Department
Auckland Council, 135 Albert Street, Auckland 1010
Ph 09 301 01 01 | Mobile 027 482 3527
Visit our website: www.aucklandcouncil.govt.nz

From: Kris Lian <kris.lian@aucklandcouncil.govt.nz>
Sent: Friday, 13 June 2025 10:19 am
To: Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>
Cc: CANconsents <canconsents@aucklandcouncil.govt.nz>
Subject: FW: Alt D8531 - Noise and Construction Input Request

Hi Andrew,

Thank you for letting me know — I'll make sure to keep that in mind for future requests.

I've cc-ed CANconsents here so that they're aware of this request. Please don't hesitate to let me know if there's anything else I need to complete from my end in terms of admin.

The charge code for this request is: **WBS D.002468**.

Thanks again!

Ngā mihi | Kind regards,
Kris Lian | Policy Planner | Regional North West and Islands Unit
Policy, Planning & Governance
Waea pūkoro / Phone 027 254 7263
Te Kaunihera o Tāmaki Makaurau / Auckland Council
Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland
Aucklandcouncil.govt.nz

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From: Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>
Sent: Thursday, 12 June 2025 4:32 pm

To: Kris Lian <kris.lian@aucklandcouncil.govt.nz>

Subject: RE: Alt D8531 - Noise and Construction Input Request

Hi Kris,

I will have this request recorded on the CAN teams spreadsheet for recording and allocation purposes.

All new requests should go to canconsents@aucklandcouncil.govt.nz

Do you have a charge code?

Regards,

Andrew Gordon | Senior Specialist
Contamination, Air & Noise Team | Specialist Unit
Planning and Resource Consents Department
Auckland Council, 135 Albert Street, Auckland 1010
Ph 09 301 01 01 | Mobile 027 482 3527
Visit our website: www.aucklandcouncil.govt.nz

From: Kris Lian <kris.lian@aucklandcouncil.govt.nz>

Sent: Thursday, 12 June 2025 12:21 pm

To: Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>

Subject: Alt D8531 - Noise and Construction Input Request

Kia Ora Andrew,

We've received a Notice of Requirement from Transpower seeking to alter the Wairau Substation designation conditions.

The proposed alteration relates to adjustments to both operational and construction noise standards, as well as changes to the timing for submitting construction management and erosion and sediment control plans.

They've provided a draft s181(3) alteration report and an assessment of noise effects associated with the proposed condition amendments (as attached).

I'm currently considering whether this could proceed without public notification under s181(3), and would appreciate your review. Once you've had a chance to look over the material, let's set up a time for an initial discussion. Thanks

Ngā mihi | Kind regards,

Kris Lian | Policy Planner | Regional North West and Islands Unit

Policy, Planning & Governance

Waea pūkoro / Phone 027 254 7263

Te Kaunihera o Tāmaki Makaurau / Auckland Council
Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland
Aucklandcouncil.govt.nz

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Attachment E
Amended
Conditions
Page 58 - 60LODGED

Clean Conditions from Transpower 9 July 2025

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
| Designation Number | 8531 |
| Requiring Authority | Transpower New Zealand Ltd |
| Location | 4A Wairau Road, Takapuna |
| Rollover Designation | No |
| Legacy Reference | N/A |
| Lapse Date | Given effect to (i.e. no lapse date) |

Purpose

Electricity transmission – Wairau Road electricity substation.

Conditions

Cultural / Spiritual

1. 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, the New Zealand Historic Places Trust, 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.

Construction and maintenance noise

2. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
3. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.
4. The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.

Vibration

5. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Hazardous substances

6. 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 3, December 2011.

Electric and Magnetic Fields (EMF)

7. Any new works or 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 μ 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).

Radio Frequency Interference

8. 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

9. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 2, January 2005.

Light spill

10. 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 1, April 2012; and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

11. Cumulative noise from the Transpower substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) must be designed and operated to ensure that the following noise limits are not exceeded.

| Zone | Time | Noise Limit | Location |
|-------------------------|-----------------|------------------|---------------------------|
| Residential zoned sites | 0700-2200 hours | 55 dB LAeq,15min | At or within the boundary |
| | 2200-0700 hours | 45 dB LAeq,15min | |
| Business Zoned Sites | At all times | 65 dB LAeq,15min | At or within the boundary |

Noise must be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008

Acoustics – Environmental Noise apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise at the 63Hz and 125Hz centre frequency octave bands.

Outline Plan of Works

12. At the time of submitting an Outline Plan of Works to the Auckland Council, Transpower will provide an arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.

Construction Management

13. A Construction Management Plan, and an Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³, must be submitted to the Council's Consents Manager a minimum of twenty (20) working days prior to commencement of any works other than where a waiver of outline plan for minor works has been granted. Any works must be undertaken in accordance with these plans.

Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

Attachment F
Email Correspondence
with Transpower re
Condition
Amendments
Page 62 - 65LODGED

From: [Kris Lian](#)
To: [Chris Horne](#); [John Sutherland](#)
Cc: [Peter Vari](#)
Subject: RE: Written Notice & Condition Amendment - Alt D8531 Wairau Riad Substation
Date: Wednesday, 9 July 2025 1:43:00 pm
Attachments: [image002.png](#)

Thanks Chris.

Ngā mihi | Kind regards,
[Kris Lian](#) | **Policy Planner** | **Regional North West and Islands Unit**
Policy, Planning & Governance
Waea pūkoro / Phone [027 254 7263](#)
Te Kaunihera o Tāmaki Makaurau / Auckland Council
Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland
[Aucklandcouncil.govt.nz](#)

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| Mon | Tue | Wed | Thu | Fri |
|-----|-----|-----|-----|-----|
| ✓ | WFH | ✓ | ✓ | ✓ |

From: Chris Horne <Chris@incite.co.nz>
Sent: Wednesday, 9 July 2025 1:02 pm
To: Kris Lian <kris.lian@aucklandcouncil.govt.nz>; John Sutherland <John.Sutherland@transpower.co.nz>
Cc: Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>
Subject: RE: Written Notice & Condition Amendment - Alt D8531 Wairau Riad Substation

Clean conditons with refinements included (in word format).

Cheers

Chris Horne
Director



PO Box 3082
Auckland 1140
Phone 09 369 1465
Mobile 0274 794 980

chris@incite.co.nz
www.incite.co.nz

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From: Kris Lian <kris.lian@aucklandcouncil.govt.nz>
Sent: Wednesday, 9 July 2025 11:39 am
To: John Sutherland <John.Sutherland@transpower.co.nz>; Chris Horne <Chris@incite.co.nz>

Cc: Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>

Subject: RE: Written Notice & Condition Amendment - Alt D8531 Wairau Riad Substation

Hi [@John Sutherland](#) Confirming I'm happy with this.

Hi [@Chris Horne](#) Would you be able to take the lead in proposing these revised conditions, incorporating the suggested wording refinements, and share a clean updated version with me when ready? Thanks.

Ngā mihi | Kind regards,

[Kris Lian](#) | Policy Planner | Regional North West and Islands Unit

Policy, Planning & Governance

Waea pūkoro / Phone 027 254 7263

Te Kaunihera o Tāmaki Makaurau / Auckland Council

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

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|-----|-----|-----|-----|-----|
| ✓ | WFH | ✓ | ✓ | ✓ |

From: John Sutherland <John.Sutherland@transpower.co.nz>

Sent: Tuesday, 8 July 2025 6:13 pm

To: Chris Horne <Chris@incite.co.nz>; Kris Lian <kris.lian@aucklandcouncil.govt.nz>

Cc: Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>

Subject: RE: Written Notice & Condition Amendment - Alt D8531 Wairau Riad Substation

Hi Kris,

Just one minor thing from me – this may have happened anyway but confirming we would like the below changes to condition 12 once a. and b. are removed. This makes it flow better.

Could you confirm you're happy with this?

Outline Plan of Works

Original

12. At the time of submitting an Outline Plan of Works to the Auckland Council Transpower will provide the following:

a. An Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³;

b. A Construction Management Plan; and

c. An arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.

Proposed

12. At the time of submitting an Outline Plan of Works to the Auckland Council, Transpower will provide an arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.

Thanks,

John

JOHN SUTHERLAND

Senior Environmental Planner

Environment Group

Transpower New Zealand Ltd | The National Grid
31 Gilberthorpes Road, Islington 8042, Christchurch

P 03 590 8551
M 027 856 5892
transpower.co.nz



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From: Chris Horne <Chris@incite.co.nz>
Sent: Tuesday, 8 July 2025 3:59 pm
To: Kris Lian <kris.lian@aucklandcouncil.govt.nz>
Cc: Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>; John Sutherland <John.Sutherland@transpower.co.nz>
Subject: Re: Written Notice & Condition Amendment - Alt D8531 Wairau Riad Substation

Cyber Security Warning: This sender is from outside of the organisation. Please be cautious when opening the links or attachments.

Hi Kris

Transpower is happy with those minor conditions changes.

Regards

Chris

Get [Outlook for Android](#)

From: Kris Lian <kris.lian@aucklandcouncil.govt.nz>
Sent: Tuesday, July 8, 2025 2:14:05 PM
To: Chris Horne <Chris@incite.co.nz>
Cc: Peter Vari <Peter.Vari@aucklandcouncil.govt.nz>
Subject: Written Notice & Condition Amendment - Alt D8531 Wairau Riad Substation

Kia ora Chris,

Following our earlier call, and in relation to the s181(3) process for the Wairau Road Substation (Designation 8531), here's a quick summary of the next steps :

1. **Written Notice** – As discussed, it would be great if you could forward me the written notice and confirmation from Vector.
2. **Proposed Condition Refinements** – The noise and vibration specialist has suggested a

few minor wording refinements to the applicant's proposed condition amendments. I've attached a Word document with these refinements highlighted in yellow. Please review and let me know if you're happy with the changes and comfortable proposing the conditions as refined, or if you'd prefer to discuss them further.

Let me know if you have any questions or need clarification on anything. Thanks.

Ngā mihi | Kind regards,

Kris Lian | Policy Planner | Regional North West and Islands Unit

Policy, Planning & Governance

Waea pūkoro / Phone 027 254 7263

Te Kaunihera o Tāmaki Makaurau / Auckland Council

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

Aucklandcouncil.govt.nz

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Attachment 2: Designation 8531
tracked changes in strike through and
underline

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
| Designation Number | 8531 |
| Requiring Authority | Transpower New Zealand Ltd |
| Location | 4A Wairau Road, Takapuna |
| Rollover Designation | No |
| Legacy Reference | N/A |
| Lapse Date | Given effect to (i.e. no lapse date) |

Purpose

Electricity transmission – Wairau Road electricity substation.

Conditions

Cultural / Spiritual

1. 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, the New Zealand Historic Places Trust, 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.

Construction and maintenance noise

~~2. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.~~

2. All the noise from any construction work activity must be measured, assessed, and managed in accordance with the requirements of NZS6803:1999 Acoustics–Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

~~3. Prior to any significant construction work taking place, including any associated significant earthworks, a noise management plan 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 the works shall be undertaken in accordance with that noise management plan.~~

3. A Construction Noise and Vibration Management Plan (CNVMP) must be submitted to Auckland Council for certification prior to commencement of any construction works that cannot comply with the guideline upper limits of New Zealand Standard NZS6803:1999 Acoustics–Construction Noise. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects as far as practical.

~~4. The noise management plan required by the above condition 3 shall be submitted to Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.~~

4. The CNVMP required by condition 3 must be submitted to the Council's Consents Manager, for certification a minimum of twenty (20) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council. Certification must not be unreasonably withheld.

Vibration

5. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Hazardous substances

6. 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 3, December 2011.

Electric and Magnetic Fields (EMF)

7. Any new works or 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 μ T for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

Radio Frequency Interference

8. 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

9. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard Design of Substation Earthing TP.DS.52.01, Issue 2, January 2005.

Light spill

10. 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 1, April 2012; and
- c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

~~11. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) that is likely to generate adverse noise effects for any noise sensitive land uses in the vicinity.~~

11. Cumulative noise from the Transpower substation (including but not limited to existing or new transformers, necessary fans and circuit breakers) must be designed and operated to ensure that the following noise limits are not exceeded.

| <u>Zone</u> | <u>Time</u> | <u>Noise Limit</u> | <u>Location</u> |
|--------------------------------|------------------------|-------------------------|----------------------------------|
| <u>Residential zoned sites</u> | <u>0700-2200 hours</u> | <u>55 dB LAeq,15min</u> | <u>At or within the boundary</u> |
| | <u>2200-0700 hours</u> | <u>45 dB LAeq,15min</u> | |
| <u>Business Zoned Sites</u> | <u>At all times</u> | <u>65 dB LAeq,15min</u> | <u>At or within the boundary</u> |

Noise must be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise apart from the application of an adjustment for noise containing special audible characteristics which must not be applied to noise at the 63 Hz and 125Hz centre frequency octave bands.

Outline Plan of Works

~~12. At the time of submitting an Outline Plan of Works to the Auckland Council Transpower will provide the following:~~

- ~~a. An Erosion and Sediment Control Plan for any earthworks that exceed 500m² and/or 250m³;~~
- ~~b. A Construction Management Plan; and~~
- ~~c. An arboricultural report where any future works will occur within the dripline of any tree and/or any tree trimming is proposed.~~

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Attachment 3: Designation 8531 clean
text

8531 Wairau Road Electricity Substation

| | |
|----------------------|--------------------------------------|
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| Location | 4A Wairau Road, Takapuna |
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Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

Attachments

Schedule of Legal Descriptions

| Parcel ID | |
|-----------------------------------|--|
| Allotment 563 Parish of Takapuna. | |