

Memo

1 September 2022

To: Warren MacLennan, Manager Planning – Regional, North, West, and Islands

From: Jo Hart – Senior Policy Planner

Subject: **Plan Modification: Clause 20A modification to Auckland Unitary Plan**





Corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register¹ authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

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| Rule or Section of Unitary Plan | Chapter K Designations and Schedules – Vector Limited GIS viewer maps |
| Subject Site (if applicable) | Various |
| Legal Description (if applicable) | Various |
| Nature of change | <p>A Clause 20A modification is required to correct Chapter K Designations and the related GIS viewer maps in the AUP.</p> <p>Discussion</p> <p>In accordance with section 184 of the Resource Management Act (the Act), designations lapse five years after being included in the plan unless a designation have been given effect to or the designation specified a different period when incorporated into the plan.</p> <p>A requiring authority may, within three months before the expiry of the lapse date, request Auckland Council to fix the lapse date for a longer period for designations which have not been given effect to</p> <p>Auckland Council wrote to all requiring authorities, including Vector Limited with designations lapsing in August 2022. The requiring authorities were asked to confirm whether there were any designations due to lapse in August 2022 that have either been given effect to, and if not whether a longer lapse period is required.</p> <p>Vector Limited has advised that the following designations which are due to lapse on 31 August 2022 have not been given effect to and are</p> |

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| | <p>no longer required:</p> <ul style="list-style-type: none"> • Designation 8843 Glenvar Substation (375 Glenvar Road, Torbay) • Designation 8851 Titirangi Substation (515 South Titirangi Road, Titirangi). <p>A Clause 20A is required to update the AUP and remove the lapsed designations.</p> |
| Effect of change | <p>These changes are minor in nature and required to reflect the correct information in the AUP.</p> <p>Vector Limited are the landowner of both sites. There is no effect nor impact on either the environment or persons.</p> |
| Changes required to be made (text/in-text diagrams) | <p>Amend Chapter K – Designations and Schedules – Vector Limited in the Operative in Part version.</p> <p>Remove the following lapsed designations from Chapter K – Designations and Schedules – Vector Limited:</p> <ul style="list-style-type: none"> • Designation 8843 Glenvar Substation (375 Glenvar Road, Torbay) • Designation 8851 Titirangi Substation (515 South Titirangi Road, Titirangi). |
| Changes required to be made (maps) | <p>Amend the Designation notation in the AUP Management Layers in the GIS Viewer by removing the following lapsed designations:</p> <ul style="list-style-type: none"> • Designation 8843 Glenvar Substation (375 Glenvar Road, Torbay) • Designation 8851 Titirangi Substation (515 South Titirangi Road, Titirangi). |
| Attachments | <p>Attachment 1: Osbornehay Resource Management Consultancy letter on behalf of Vector Limited</p> <p>Attachment 2: 8843 Glenvar Substation and 8851 Titirangi Substation designation text shown as lapsed by strikethrough</p> <p>Attachment 3: Updated GIS Viewer showing 8843 Glenvar Substation and 8851 Titirangi Substation designations removed</p> |

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|--|---|
| <p>Prepared by: Jo Hart Planner</p> | <p>Text Entered by: Bronnie Styles Planning Technician</p> |
| <p>Signature:</p>  | <p>Signature:</p>  |
| <p>Maps prepared by: Natalia Liana Geospatial Analyst</p> | <p>Reviewed by: Eryn Shields Team Leader</p> |
| <p>Signature:</p> | <p>Signature:</p>  |
| <p>Decision: I agree to authorise the Clause 20A modification using my delegated authority.</p> <p>Warren MacLennan Manager – Regional North, West and Islands Planning Date:01/09/2022</p> | |
| <p>Signature:</p>  | |

**Osbornehay letter on behalf of
Vector Limited**

July 28, 2022

Auckland Council
Plans and Places
Private Bag 92300
Auckland 1142

Attn. Jo Hart
(Sent by email – jo.hart@aucklandcouncil.govt.nz)

Dear Jo,

Re: Vector Limited – Lapsing of Designations

Osbornehay write on behalf of their client, Vector Limited.

This letter is for information purposes only and is to advise Auckland Council that Vector will not be seeking an extension of the lapse date for the following designations which have not been given effect to and which lapse on the 31st of August 2022.

- Designation 8843 Glenvar Substation (375 Glenvar Road, Torbay)
- Designation 8851 Titirangi Substation (515 South Titirangi Road, Titirangi).

If you have any queries in respect to this letter then please do not hesitate to contact the writer.

Sincerely,

David Hay

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

Copy to: Vector Limited, Attn. Mr Anthony Acres (by email)

Attachments: -

**8843 Glenvar Substation and
8851 Titirangi Substation
Designation text**

8843 Glenvar Substation

| | |
|----------------------|--|
| Designation Number | 8843 |
| Requiring Authority | Vector Ltd |
| Location | 375 Glenvar Road, Torbay |
| Rollover Designation | Yes |
| Legacy Reference | Designation 185, Auckland Council District Plan (North Shore Section) 2002 |
| Lapse Date | 31 August 2022 |

Purpose

Electricity works (substation).

Conditions

- i. ~~That the scope and extent of the works within the designated area be in accordance with the Notice of Requirement for a Designation dated 12 March 2009; and in accordance with the approved designation conditions.~~
- ii. ~~Any proposal which would breach the conditions will require either an alteration to the designation in order to specifically alter the condition to which it is subject (section 181 of the Resource Management Act 1991), or will be considered in terms of the Unitary Plan's underlying zoning provisions (section 176(2) of the Act).~~

1. ~~General~~

- a. ~~That pursuant to Section 184 of the Resource Management Act 1991, this designation SHALL LAPSE 10 years after the granting of this consent unless given effect to before that date, or an extension is given in terms of Section 184(2)(b).~~
- b. ~~The electricity substation shall be constructed in general accordance with the Notice of Requirement by Vector Limited for a designation for a "Substation – Glenvar Road, dated 12 March 2009 at 375 Glenvar Road, Torbay being Allotment 320 Parish of Okura. This includes the following plans prepared by Vector Limited: Drawing number 4259-8002 – Revision G Sheet 1 dated 06 March 09 Drawing number 4259-8004 – Revision E Sheet 1 dated 06 March 09 Drawing number 4259-0020 – Revision D Sheet 1 dated 06 March 09 Drawing number 4259-0020a – Revision B Sheet 1 dated 06 March 09 Drawing number 4259-8010 – Revision C Sheet 1 dated 06 March 09 Drawing number 4259-8003 – Revision E sheet 1 dated 23 June 2009~~

2. Outline Plan

a. If either the final design and layout of the substation does not reflect the design and layout submitted with the Notice of Requirement or if there are any future additional works proposed that are not permitted by the Unitary Plan, an Outline Plan shall be submitted in accordance with Section 176A of the Resource Management Act, 1991 before any construction is commenced. However, where the future additional work is in accordance with the Notice of Requirement or is permitted by the Unitary Plan, then the requirement for an Outline Plan is waived under s176A(2).

3. Building Height, Bulk and Location

The development of any further buildings or structures on the site shall comply with the following development controls:

- a. Fences: Security fencing is not to exceed a maximum height of 2 metres;
- b. Minimum Distance of Buildings from Designation Boundaries: 5 metres;
- c. Maximum Building Height: 8 metres; and
- d. Height in Relation to Boundary: No part of any building is to exceed a height equal to 2.5 metres plus the shortest horizontal distance between that part of the building and the designation boundary.

4. Noise

a. Operational noise (including noise from mechanical ventilation systems) from the substation shall not exceed the following levels:

| Maximum Permitted Noise Levels | | | | |
|--|--|--|--|------------------------|
| | Mon-Sat Inclusive 0700hrs – 2000hrs | Mon-Sat Inclusive 2000hrs – 2300hrs | Public Holidays 0700hrs – 2400hrs | All Other Times |
| As measured at any residential zone boundary and any residential site boundary in the rural zone | 50 dBA L10 | 45 dBA L10 | 45 dBA L10 | 40 dBA L10 75 dBA Lmax |

Note:

Noise levels specified in this table shall be measured and assessed in accordance with the requirements in NZS 6801:2008: 'Measurement of Sound' and NZS 6802:2008: 'Assessment of

Environmental Sound'. The noise shall be measured with a sound level meter complying with the international standard Sound Level Meters, Type 1.

- b. ~~Noise from construction activities shall not exceed the limits recommended in and shall be measured and assessed in accordance with, the new Zealand Standard NZS 6803:1999, Acoustics — Construction Noise.~~

5. ~~Tree Protection and Landscaping~~

- a. ~~During the period of site development works relating to this proposal, there shall be no disturbance or removal of any vegetation outside of the affected construction area except as shown on the landscaping plan prepared Vector Drawing No: 4259-8003 Revision E sheet 1 dated 23 June 2009.~~
- b. ~~Prior to the commencement of any works on the subject site (including site preparation and clearance activities) tree protection fencing (fit for the purpose of excluding construction activity) shall be erected around all retained trees under the supervision of a qualified arborist.~~
- c. ~~Within the current or next planting season (i.e. autumn to spring) immediately following completion of all construction works relating to this proposal, the Requiring Authority shall implement the landscaping of the site as shown on the landscaping plan prepared by Vector Drawing number 4259-8003— Revision E sheet 1 dated 23 June 2009.~~
- d. ~~The growth and development of the newly planted landscape plants shall be monitored for FIVE years following completion of planting of those plants. It shall be the responsibility of the Requiring Authority to ensure that any new plantings that die or decline, to a point that in the opinion of the Council's Monitoring Officer are of no value, at any time over the next FIVE years following the initial planting, shall be replaced. The replacement plants shall be of the same species, grade and size as shown on the landscaping plan prepared by Vector Drawing No: 4259-8003 Revision E sheet 1 dated 23 June 2009 and planted no later than the following planting season (i.e. autumn to spring), following instruction to do so by Council.~~

6. ~~Earthworks, Erosion and Sediment Control and Dust and Noise~~

- a. ~~The Requiring Authority shall comply with the approved Erosion and Sediment Control Plan prepared by Vector Limited dwg: 4259-8009 — Rev D sheet 1 of 1 to Councils satisfaction.~~
- b. ~~The Requiring Authority shall ensure all necessary measures indicated in the Plan approved by Council and as outlined in report prepared by SKM dated 15 October 2008 referenced ZP00017 are implemented.~~
- c. ~~A certificate of establishment shall be submitted to Council prior to the commencement of any construction works confirming that all necessary measures proposed in the approved Erosion and Sediment Control Plan are implemented.~~
- d. ~~All personnel working on the site shall be made aware of the 'Erosion and Sediment Control Plan' and its requirements. The approved 'Erosion and Sediment Control Plan' shall be kept on-site for inspection by Council's Compliance Officer.~~

- e. ~~The Requiring Authority shall institute appropriate measures to control or mitigate any potential dust nuisance. All such measures initiated shall be maintained throughout the entire duration of the construction period.~~
- f. ~~The Requiring Authority shall implement, to the satisfaction of Council's Development Engineer, suitable measures to prevent depositing of earth on surrounding streets by trucks moving fill and other materials to and from the site. In the event that any material is deposited on the street, the Requiring Authority shall take immediate action, at their expense, to clean the street. The loading of earth, fill and other materials shall be confined to the subject site.~~
- g. ~~The Requiring Authority shall engage a qualified professional engineering consultant to observe bulk earthworks and construction of any temporary or permanent works associated with the establishment of excavated or filled areas or building platforms or protecting the land. Work methodologies shall be in accordance with the recommendations outlined in the Notice of Requirement or as amended by the engineer.~~
- h. ~~The engineer shall be engaged so that he is able to direct the contractor as may be required. The construction monitoring service shall be at a level not less onerous than CM4 as defined by the IPENZ.~~

7. ~~Geotechnical~~

- a. ~~All development on the site shall be designed and undertaken in accordance with the recommendations and limitations of the geotechnical report reference number ZP00017-RPT-GT-1.~~

8. ~~Stormwater~~

- a. ~~The detailed design of the stormwater management system for the site shall be designed and constructed to the satisfaction of the Council and shall be in accordance with the report and supporting plans and documents prepared by SKM titled Glenvar Road substation – Erosion/Sediment Control Plan & Stormwater Connection / Mitigation Details dated 15 October 2008 referenced ZP00017.~~

9. ~~Traffic~~

- a. ~~A Traffic Management Plan shall be prepared and submitted to the Auckland Council prior to the commencement to the construction of the substation.~~
- b. ~~That the vehicle access, parking and manoeuvring areas be formed and surfaced to the Council's satisfaction.~~
- c. ~~That a new vehicle crossing shall be designed and constructed to commercial vehicle crossing standard in accordance with the Council's Infrastructure Design Standards to Council's satisfaction, having first obtained a Road Opening Notice.~~

10. ~~Lighting~~

- a. ~~At no time between the hours 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes an added illuminance in excess of 20 lux measured~~

~~horizontally or vertically at any point along any boundary of any adjoining site which is zoned Residential (and outside the designated area).~~

- ~~b. All outdoor lighting shall be shielded in such a manner that light emitted by the fixture is projected below a horizontal plane running through the lowest point in the fixture where that light is emitted, or is shielded in such a manner that the lowest edge of the shield is at or below the centre line of the light source.~~

~~**11. Services**~~

- ~~a. That all services, including power supply to and output from, the substation be underground.~~

~~**12. Electricity Supply and Distribution Statues and Regulations**~~

- ~~a. The installation shall at all times not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection (ICNIRP) at all times: electric field strength: 5 kV/m and magnetic flux density: 100 microtesla.~~
- ~~b. The Requiring Authority shall engage an electrical engineer to carry out measurement of the electric and magnetic fields emitting from this substation to confirm the compliance with the ICNIRP guidelines. An engineer's report with measurement results shall be provided to Council within two months of the substation commencing operation and within two months of the commencement of operation of the second transformer.~~

Attachments

~~No attachments.~~

8851 Titirangi Substation

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|----------------------|--|
| Designation Number | 8851 |
| Requiring Authority | Vector Ltd |
| Location | 515 South Titirangi Road, Titirangi |
| Rollover Designation | Yes |
| Legacy Reference | Designation V16, Auckland Council District Plan (Waitakere Section) 2003 |
| Lapse Date | 31 August 2022 |

Purpose

~~Electricity works (substation).~~

Conditions

- ~~1. To ensure that section 176A 3(f) of the Act has been adequately addressed, an outline plan shall include, as appropriate:
 - ~~a. A statement on the relevant Plan objectives, policies and rules; and~~
 - ~~b. A statement on any adverse effects the works will have on the environment and the mitigation measures to be carried out.~~~~

Explanation:

~~While it is accepted that the project or works will be (or should be) in accordance with the designated purpose, the Council wishes to be reasonably assured that the specific works to be carried out will not unnecessarily compromise the objectives, policies and rules of the Plan or adversely affect the environment. The Council's principal opportunity to influence the works to assist the requiring authority to meet its environmental responsibilities is through the outline plan, and the assessment of compliance and effects will assist it in determining whether to request changes.~~

- ~~2. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.~~

Note:

~~That major earthworks may require a regional consent from the Auckland Council.~~

Attachments

~~No attachments.~~

Updated GIS Viewer

BEFORE



AFTER



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

Date: 30/08/2022

**Removal of Designation 8843
Glenvar Substation
Vector Limited**



BEFORE

Scenic Drive

Huia Road

South Titirangi Road



-  Parcel boundary
-  Designations

AFTER

Scenic Drive

Huia Road

South Titirangi Road

-  Parcel boundary



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Date: 30/08/2022

**Removal of Designation 8851
Titirangi Substation
Vector Limited**

