

UNITARY PLAN UPDATE REQUEST MEMORANDUM
TO

Warren Maclennan, Manager Planning - North/West

FROM

Peter Vari, Team Leader - Planning North/West



DATE 2 October 2017

SUBJECT Designation 8522 Wellsford Electricity Substation

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

Reason for update: Notice of requirement has been confirmed to amend Designation 8522 Wellsford Electricity Substation to remove Lot 2 DP 41865	
Chapter	Chapter K
Section	Transpower New Zealand Limited
Designation only	
Designation # 8522	RA Transpower New Zealand Limited
Location:	69 School Road, Wellsford Pt Lot 2 DP 41865, Pt Allot 2 285 Parish of Oruawhoro and Pt Allot 288 Parish of Oruawhoro
Lapse Date	Given effect to
Type of Designation	Alteration to existing
Purpose	Electricity transmission - Wellsford electricity substation
Changes to text (shown in underline and strikethrough)	Attached – see section 4
Changes to diagrams	Attached – see attachment A
Changes to spatial data	To be drawn by GIS by removing Pt Lot 2 DP 41865 from Designation 8522 – follow cadastral boundary, See attachment B
Attachments	Drawing sets and typical drawings. List of stakeholders.

Prepared by:

Crystal Chan

Signature:

Text entered by:

Diana Luong
 Planning Technician

Signature:

Maps prepared by:

Shelley Glassey, Lead Geospatial Analyst
 Auckland-wide

Signature

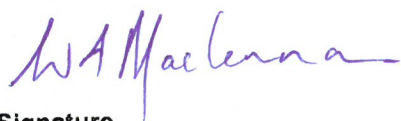
Reviewed by:

Peter Vari, Team Leader - Planning North/West

Signature:

Manager

Warren MacLennan, Manager Planning - North/West

A handwritten signature in purple ink, appearing to read 'W MacLennan', written in a cursive style.

Signature

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



Notice of requirement description

Designation number:	8522 – Wellsford Electricity Substation
Requiring authority:	Transpower New Zealand Limited
Site address:	69 School Road, Wellsford
Legal description:	Pt Lot 2 DP 41865, Pt Allot 2 285 Parish of Oruawhoro and Pt Allot 288 Parish of Oruawhoro
Auckland Unitary Plan (Operative in part) zoning & precincts:	Rural – Countryside Living
Auckland Unitary Plan (Operative in part) special features, overlays etc:	National Grid Corridor Overlay – National Grid Corridor Subdivision Variation Control – Rural, Wellsford Countryside Living Macroinvertebrate Community Index – Rural Macroinvertebrate Community Index – Urban

Summary

Auckland Council has received a request from Transpower New Zealand Limited (Transpower) under section 181(3) of the Resource Management Act 1991 (RMA), dated 7 August 2017, to alter Designation 8522 Wellsford Electricity Substation in the Auckland Unitary Plan Operative in part AUP(OP).

Transpower has requested that the notice of requirement (NoR) be processed as a minor alteration as the amendment involves only an alteration to the boundary of the designation and a corresponding amendment to Attachment 1 to the designation to reflect the change in the boundary and reduction in buffer area. No physical work is proposed as part of the NoR application. The NoR will result in 1.3385ha of land being removed from Designation 8522 and being able to be disposed of. This area is no longer needed for the purpose of the Wellsford Electricity Substation. The effects on the environment will be less than minor.

After undertaking an assessment of the NoR, it is considered 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 8522 Wellsford Electricity Substation in the Auckland Unitary Plan be confirmed, subject to the conditions recommended in Section 4 of this report for the following reasons:
 - The proposal involves minor adjustment to the boundaries of the existing designation removing 1.3385ha of land from the designation. This land is no longer required for the Wellsford Electricity Substation.
 - No physical work is proposed as part of the NoR.

- The physical appearance of the Wellsford Substation will remain the same as the existing situation.
 - The alteration involves less than minor changes to the environment.
 - Sufficient buffer remains between the existing Wellsford Electricity Substation and the residential neighbours and the Wellsford School located to the northeast of the designation. These former neighbouring properties will no longer abut the boundary of the designation.
 - The land from which the designation is removed will be available to be used for countryside living in accordance with its zoning in the AUP(OP).
 - Both the requiring authority and Auckland Council agree with the alteration, and the land is owned and occupied by Transpower New Zealand Limited.
2. That Designation 8522 Wellsford Electricity Substation is altered in the designation map layer in the AUP(OP) to remove the land parcel legally described as Pt Lot 2 DP 41865.
 3. Attachment 1 to Designation 8522 in Chapter K Designations of the AUP(OP) be amended to reflect the boundary adjustment and the reduction in buffer area.

1. Background

1.1. Minor alteration to a designation

Auckland Council has received a notice of requirement (NoR) for an alteration to Designation 8522 Wellsford Electricity Substation for electricity transmission, from Transpower New Zealand Limited under section 181(3) of the RMA.

Transpower seeks to dispose of surplus land associated with Designation 8522 Wellsford Electricity Substation. This will alter the boundary of this designation. As a result approximately 1.3385ha of land area will be removed from Designation 8522 Wellsford Electricity Substation. Transpower has determined that the land is no longer required as part of the electricity substation.

The alteration to the boundary of the designation will also require attachment 1 to condition 1 of the designation to be altered because the buffer area as noted in attachment 1 to the designation will be reduced. Refer below for condition 1 and attachment 1 to Designation 8522.

Conditions

1. That any extension of substation equipment (not otherwise being a permitted activity) beyond the existing substation footprint, as identified in the attachments is first authorised by way of an alteration of the designation in accordance with section 181 of the Resource Management Act 1991 (or any future equivalent Provision). Until such time as there is an extension to the substation footprint by way of an alteration of the designation, the additional area will be retained as a buffer.

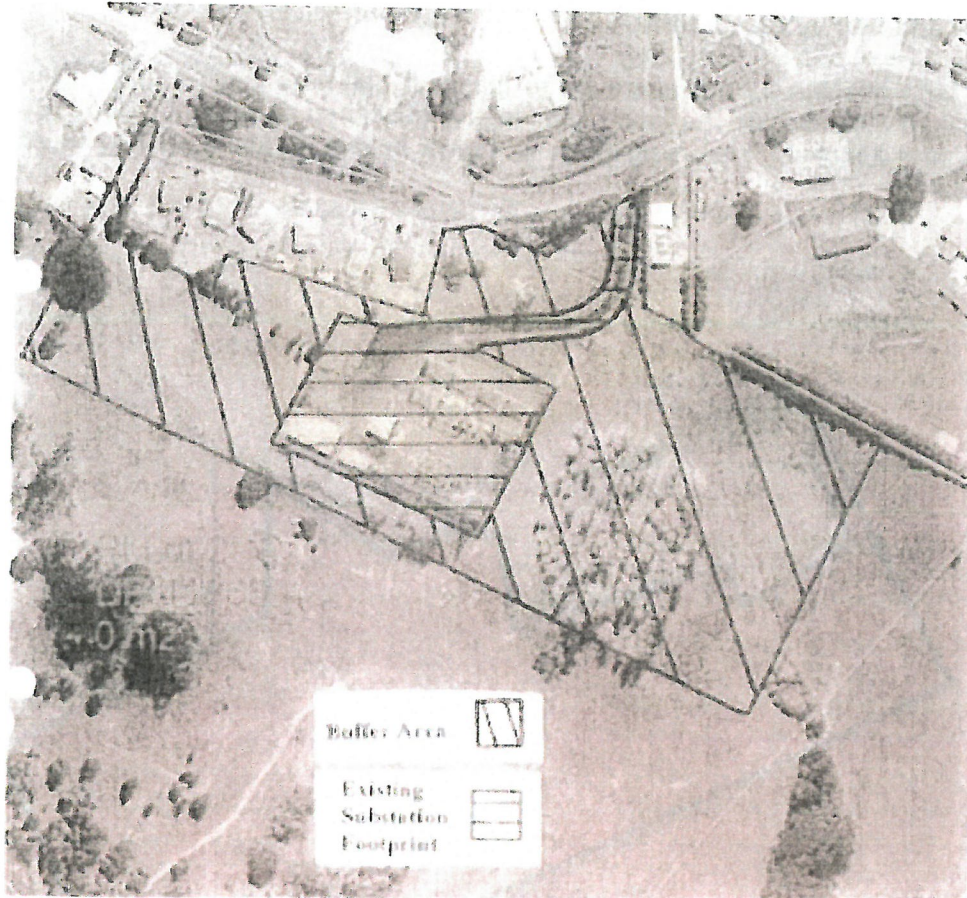


Figure 1: Attachment 1 to Designation 8522 identifies the existing substation footprint and a buffer area

The buffer area was imposed on the designation as a result of an Environment Court consent order dated August 2007. This requires the 1.3385ha of land to be used as a buffer and that any extension of substation equipment beyond the existing substation footprint is to be authorised by way of an alteration of the designation. Because of the existence of the condition relating to the buffer area section 182 of the RMA which provides for partial removal of designation cannot be used to amend the boundary in this case.

The proposed alteration to the designation's boundary means that the buffer area to the east of the substation will be reduced. Transpower has confirmed that approximately 40m will remain between the substation footprint and the new boundary. This will still provide sufficient buffer for the existing northeastern residential properties and the Wellsford School. Transpower has confirmed that there is no expansion planned for this substation and the area to the west of the existing substation footprint will remain undeveloped. In any event condition 1 still applies, requiring an alteration under section 181 of the RMA if any change is to occur to the existing substation footprint.

The existing trees on the site screen the substation from adjoining neighbouring properties. There is no condition on the designation requiring the trees to be protected. Attachment 1 to the designation condition will be updated as a result of this NoR. Refer to **Attachment A** for the amended attachment 1 to the designation.

1.2. Land affected by the alteration

The land affected by the alteration to the designation is located at 69 School Road, Wellsford and involves the land parcel legally described as part lot 2 DP 41865 with an area of 1.3385ha. The designation is shown in the Auckland Unitary Plan maps as follows:



Figure 2: Planning map to AUP(OP) showing designation 8522 Wellsford Electricity Substation.

Designation 8522 Wellsford Electricity Substation applies to two parcels of land with an area of 2.7801ha and 1.3385ha respectively. Transpower owns both of the land parcels. The designation has a total site area of 4.1186ha. Both sites are zoned Rural – Countryside Living under the AUP(OP).

Transpower has determined that the smaller land parcel with an area of 1.3385ha is subject to disposal as it is no longer required for the Wellsford Electricity Substation and should be disposed of. After the alteration of the boundary of designation 8522, the designation will continue to apply to the remaining land parcel with an area of 2.7801ha. It is generally expected that the disposed site would be used for countryside living purposes as per its zoning under the AUP(OP).

The site is also subject to the National Grid Corridor Overlay. As a result of the proposed alteration, this overlay will need to be updated. The changes to the National Grid Corridor Overlay for this substation would fall within the scope of the mapping

changes within appeal *Env 2016 Akl 000218 Transpower New Zealand Limited v Auckland Council*. As such and should this alteration be confirmed, the consequential changes to the planning map for the National Grid Corridor Overlay required for this NoR will be part of that appeal resolution process.

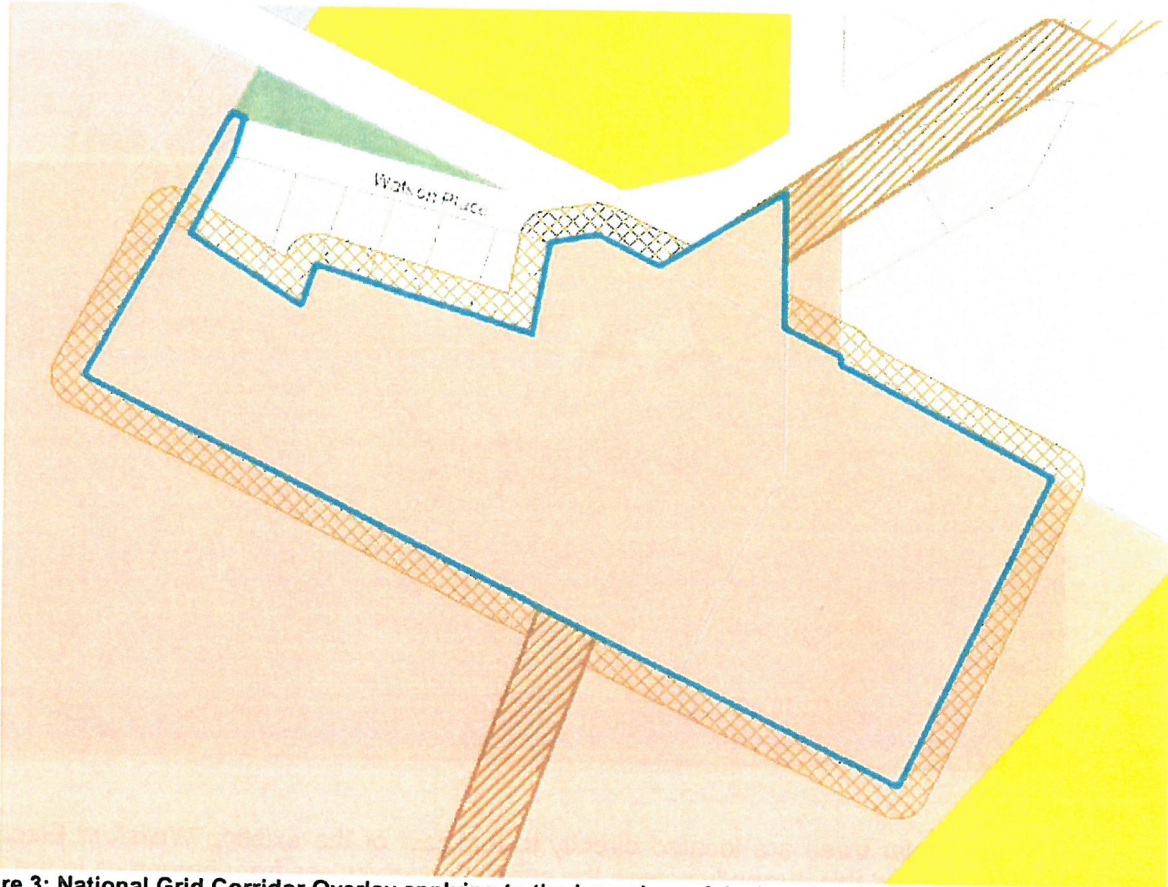


Figure 3: National Grid Corridor Overlay applying to the boundary of designation 8522.

The requiring authority has provided a site plan showing the extent of the alteration to the designation boundary (refer to **Attachment B**).

1.3. Description of the site and existing environment

The current Wellsford Electricity Substation is located to the east of the land proposed to be removed from the designation and is located entirely within the larger land parcel described in section 1.2. Seven residential properties abut the northern boundary of the site. These properties do not overlook the substation as their outlook is directed to Watson Place. Existing vegetation borders the southern boundary of these properties and screens the substation. A few properties to the east of the designation are zoned Future Urban in the AUP(OP). Changing the land use of these Future Urban zoned properties will require a structure planning exercise and the substation and its potential adverse effects on these new land uses would be considered then.

Access to the Wellsford Electricity Substation is via an existing driveway with frontage to School Road. This driveway will also provide access to the disposed land. Resource consent for the establishment of a new right of way has been granted. Refer to ROW 70002881 dated 23 March 2017 (refer to **Attachment C**).



Mature Poplar trees are located directly to the east of the existing Wellsford Electricity Substation and this currently screen the substation structures from properties to the east. The trees are located on the 1.3385ha of land to be disposed of, although an area of trees at least 40 metres deep will remain on the substation site post any alteration to the site boundary. This area is generally rectangular in shape and is currently undeveloped.

The substation is located behind a group of residential properties to its north, and two residential properties and the Wellsford School located to its northeast. Mature trees are located along the common boundary between the school and the substation. This screens the substation from the school. Generally, the designation is located within a semi-urban environment with residential properties located to its north and countryside living properties to its south.

1.4. Delegated authority

The Team Leader – Planning North, West and Islands has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (updated February 2017), to exercise the council's functions, powers, duties and discretions under the Resource Management Act 1991 in relation to section 181(3).

The NoR can therefore be considered by the Team Leader – Planning North, West and Islands and confirmed or declined under section 181(3).

1.5. Relevant statutory provisions

Section 181 “Alteration of designation” of the Resource Management Act 1991 states:

- (1) A requiring authority that is responsible for a designation may at any time give notice to the territorial authority of its requirement to alter the designation.*
- (2) Subject to subsection (3), sections 168 to 179 and 198AA to 198AD shall, with all necessary modifications, apply to a requirement referred to in subsection (1) as if it were a requirement for a new designation.*
- (3) A territorial authority may at any time alter a designation in its district plan or a requirement in its proposed district plan if-*
 - (a) The alteration-*
 - (i) Involves no more than minor changes to the effects on the environment associated with the use or proposed use of land or any water concerned; or*
 - (ii) Involves only minor changes or adjustments to the boundaries of the designation or requirement; and*
 - (b) Written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration; and*
 - (c) Both the territorial authority and the requiring authority agree with the alteration –*

and sections 168 to 179 and 198AA to 198AD shall not apply to any such alteration.
- (4) This section shall apply, with all necessary modifications, to a requirement by a territorial authority to alter its own designation or requirement within its own district.*

2. Analysis of the proposed alteration

The relevant matters to consider are contained in section 181(3) of the RMA as outlined above.

2.1. Assessment of Environmental effects (s181(3)(a)(i))

The requiring authority has provided an assessment of environmental effects (AEE) with the NoR dated August 2017. I have reviewed the assessment and generally agree with it. The following effects have been considered:

Amenity and visual effects

The NoR results in the disposal of 1.3385ha of land and will reduce the area associated with the designation. The buffer area between the substation and adjoining neighbouring

properties to its northeast will also be reduced. It is considered that the adverse effects on visual and residential amenity will be no more than minor because:

- Transpower has confirmed that there are no plans to extend the footprint of the substation and condition 1 to the designation remains in place.
- An approximately 40m wide buffer strip remains between the substation and the eastern boundary. It is considered the remaining buffer strip is sufficient to serve as buffer area to adjoining properties to the north east.
- The adjoining neighbouring properties to the northeast of the site do not receive visual benefit from the land to be disposed of. Because of the topography of the area they do not overlook the site. These properties will no longer adjoin the boundary of the designation. Future expansion of the substation would not be located close to these properties.
- The neighbouring properties adjoining the northern boundary of the designation would not be adversely affected by this proposal.
- There are areas to the west of the existing substation footprint which are within the existing designation which could be used for any extension. Any extension to the footprint will require condition 1 of the designation to be altered and a new NoR application will be required. If Transpower expands the substation footprint in the future, any new works within the designation would require an Outline Plan of Works and landscaping could be required if needed.
- Some of the existing Poplar trees will be retained on the remaining substation site. The new owner of the disposed land could remove the trees from their land, but the trees on the retained Transpower land are still sufficient to screen the substation structures those properties to the east.
- The disposed land is most likely to be used for countryside living purposes in accordance with the AUP(OP). Any land use activities that are not in accordance with the AUP(OP) will require resource consents and adverse effects on these parties will be assessed at the time of the application.

Other adverse effects

It is not anticipated that the NoR will generate other adverse effects as no physical works are proposed.

The requiring authority considers that the proposed alteration to the designation involves no more than minor changes to the effects on the environment. I agree that the proposal involves no more than minor changes to the environment and that it meets the tests of s181(3)(a)(ii) of the RMA.

As a result of the NoR, the boundary of the designation will need to be updated in the planning maps to the AUP(OP) and attachment 1 to condition 1 of Designation 8522 Wellsford Electricity Substation will also need to be updated.

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

The alteration to the designation involves the following changes to the boundary of the existing designation.

The boundary of the designation will be altered to enable 1.3385ha of land to be disposed of. This will reduce the area of the designation. There is no plan for further expansion of the substation. The buffer area will be reduced but sufficient land area remains to provide for a buffer between the substation and any countryside living activities that could occur on the

disposed land. At least 40 metres of land will remain between the substation footprint and the land to be disposed of to the east.

I agree that the proposed adjustment to the boundary is minor and meets the test of s181(3)(a)(ii).

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))

Transpower has considered that there are no other owners or occupiers of land that will be directly affected by the alteration to the designation. All of the land directly affected is owned by Transpower, and by implication, they agree with the alteration.

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 proposal involves minor adjustment to the boundaries of the existing designation removing 1.3385ha of land from the designation. This land is no longer required for the Wellsford Electricity Substation.
- No physical work is proposed as part of the NoR.
- The physical appearance of the Wellsford Substation will remain the same as the existing situation.
- The alteration involves less than minor changes to the environment
- Sufficient buffer remains between the existing Wellsford Electricity Substation and the residential neighbours and the Wellsford School located to the northeast of the designation. These neighbouring properties will no longer abut the boundary of the designation.
- The land from which the designation is removed will be used for countryside living in accordance with its zoning in the AUP(OP).
- Both the requiring authority and Auckland Council agree with the alteration, and the land is owned and occupied by Transpower New Zealand Limited.

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.
- There are only minor adjustments to the boundaries of the existing designation.
- There are no owners or occupiers considered to be affected by the alteration.
- The council and the requiring authority agree with the alteration.

3.2 Recommendation

1. That pursuant to Section 181(3) of the Resource Management Act 1991, Transpower New Zealand Limited's notice of requirement for an alteration to

Designation 8522 Wellsford Electricity Substation is **confirmed** subject to the amended conditions recommended in Section 4 of this report.

2. That Designation 8522 Wellsford Electricity Substation is:

- a) altered in the Designation map layer in the AUP(OP) to remove the land parcel legally described as Pt Lot 2 DP 41865; and
- b) attachment 1 to Designation 8522 in Chapter K Designations in the Auckland Unitary Plan Operative in part be amended to reflect the boundary adjustment and reduction in buffer area as recommended in Section 4 of this report.

4. Agreed alterations

There is no text alteration to the designation but attachment 1 is amended.

8522 Wellsford Electricity Substation

Designation Number	8522
Requiring Authority	Transpower New Zealand Ltd
Location	69 School Road, Wellsford
Rollover Designation	Yes
Legacy Reference	Designation 940, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - Wellsford electricity substation.

Conditions

1. That any extension of substation equipment (not otherwise being a permitted activity) beyond the existing substation footprint, as identified in the attachments is first authorised by way of an alteration of the designation in accordance with section 181 of the Resource Management Act 1991 (or any future equivalent Provision). Until such time as there is an extension to the substation footprint by way of an alteration of the designation, the additional area will be retained as a buffer.

Cultural / Spiritual

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

- a. Works in the immediate vicinity of the site that has been exposed shall cease;
- b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
- c. The site supervisor shall notify representatives of relevant tāngata whenua, 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

3. 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.

4. 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.

5. The noise management plan required by the above condition 4 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.

Hazardous Substances

6. Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

Electric and Magnetic Fields (EMF)

7. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz), (Health Physics 99(6):818-836; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 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 be designed to 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 TP.DS.52.01, Issue 2, January 2005.

Light Spill

10. Any new exterior lighting shall be designed to comply with:

- AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
- Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 and
- AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

Operational Noise

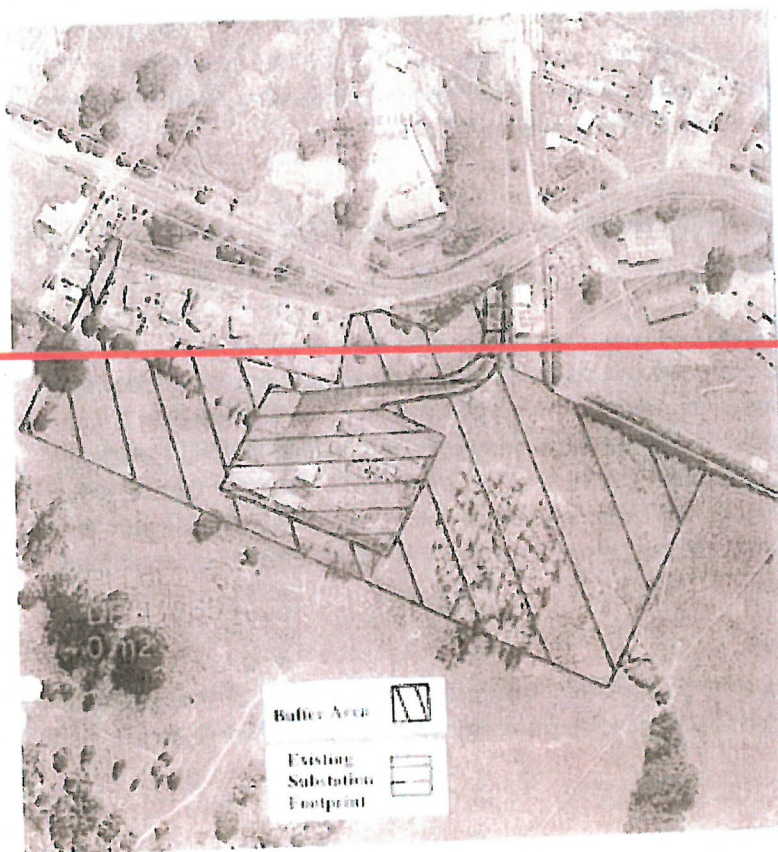
11. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

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

Existing Substation Footprint and Buffer Area

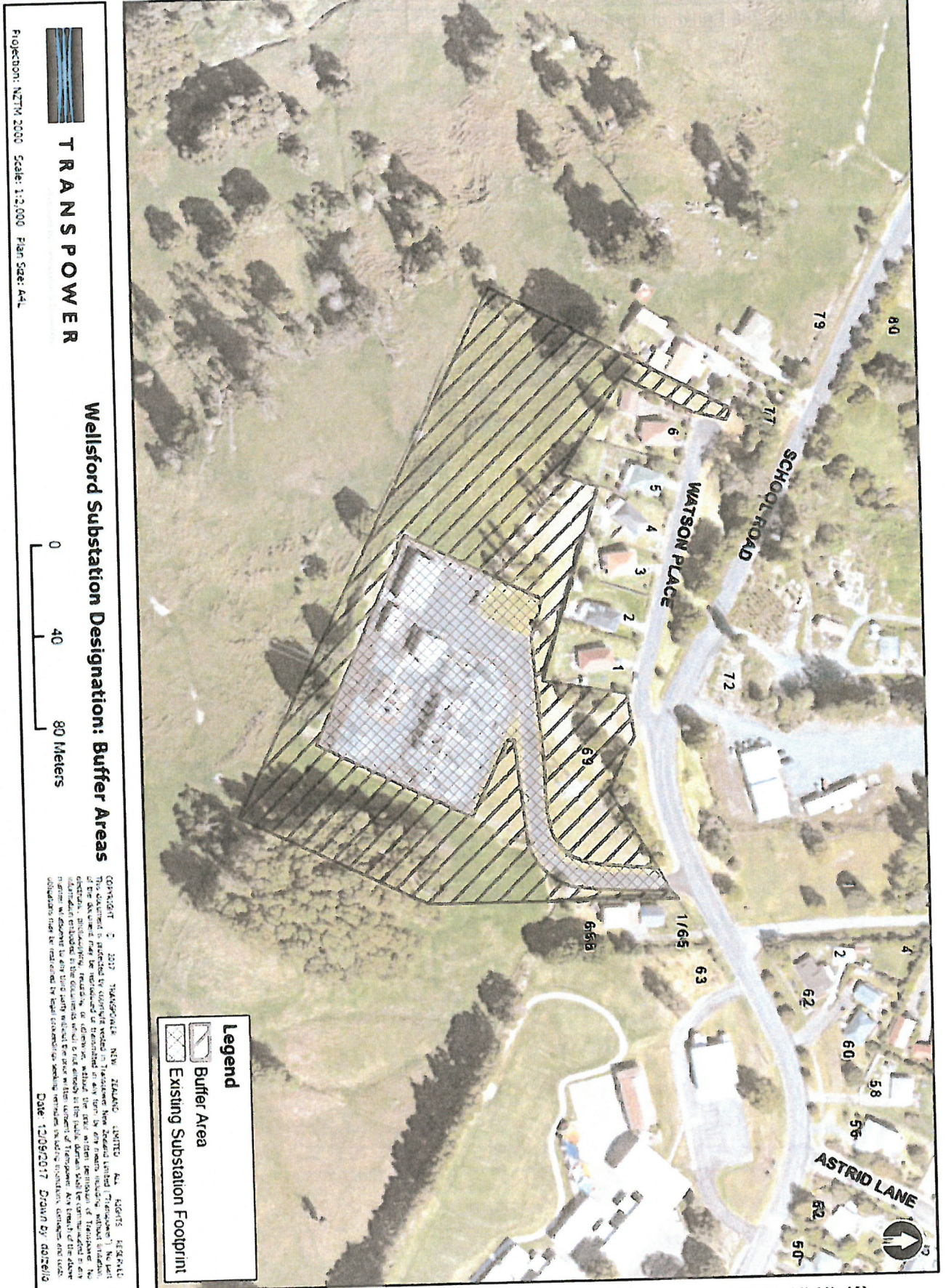


Cadastral Map

Schedule of Legal Descriptions

Parcel ID

Pt Lot 2 DP 41865	Pt Allott 285 Parish of Oruawharo
Pt Allott 288 Parish of Oruawharo	





TRANSPower

Wellsford Substation Designation: Buffer Areas



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Legend

-  Buffer Area
-  Existing Substation Footprint

Report Prepared by:

Date: 11 September 2017

Crystal Chan, Principal Planner, Planning –
North, West and Island



5. SECTION 181(3) DETERMINATION

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

Accordingly, the notice of requirement for an alteration to Designation 8522 Wellsford 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 - North, West and Island

Signed:



Date:

2/10/2017

SCHEDULE OF ATTACHMENTS

Attachment A:	Amended Attachment 1 to Designation 8522 Wellsford Electricity Substation
Attachment B:	Designation 8522 Wellsford Electricity Substation – Transpower New Zealand Limited plan showing extent of the proposed alteration
Attachment C:	Designation 8522 Wellsford Electricity Substation Right of Way permit ROW 70002881 and site plan



Legend

-  Buffer Area
-  Existing Substation Footprint

Wellisford Substation Designation: Buffer Areas

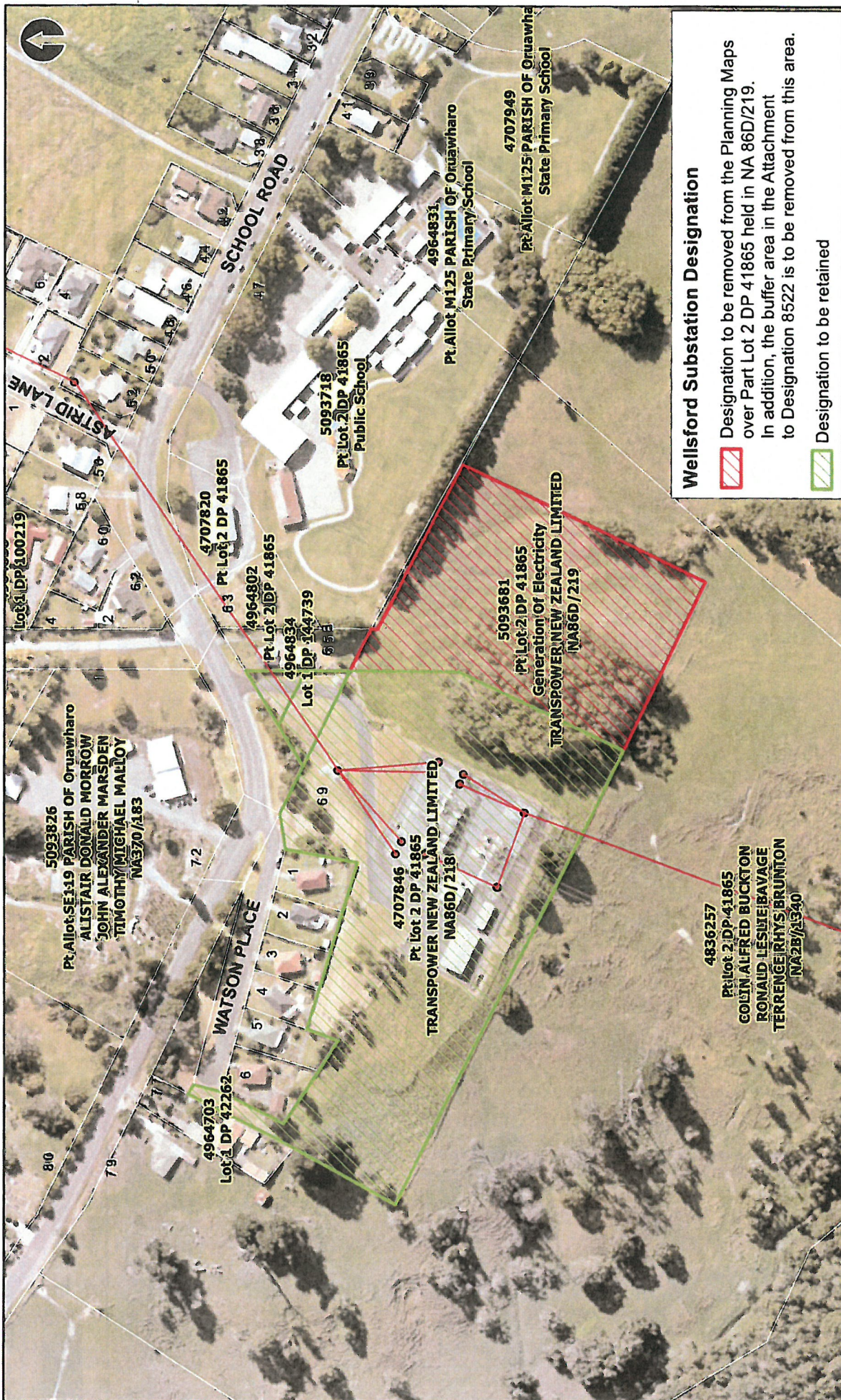
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Projection: NZTM 2000 Scale: 1:2,000 Plan Size: A4L

Date: 12/09/2017 Drawn by: daizella



Wellsford Substation Designation

-  Designation to be removed from the Planning Maps over Part Lot 2 DP 41865 held in NA 86D/219. In addition, the buffer area in the Attachment to Designation 8522 is to be removed from this area.
-  Designation to be retained

TRANSPOWER
Prepared By: Geomatics & Design

Projection: NZTM 2000 Scale: 1:2,500 Plan Size: A4L

Wellsford Substation Designation



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Date: 18/07/2017 Drawn by: dalzella

Appendix D

Site and Surrounding Area Photographs

APPROVAL UNDER SECTION 348 OF THE
LOCAL GOVERNMENT ACT 1974

FILE: ROW70002881

Auckland
Council
Te Kaunihera o Tāmaki Makaurau



APPLICANT: Transpower NZ Ltd
ADDRESS: 69 School Road, Wellsford
LEGAL DESCRIPTION: Part Allotments 285 and 288 Parish of Oruawharo and Part Lot 2 DP 41865. (NA86D/218).
ZONING: Auckland Unitary Plan Operative in Part – Rural Countryside Living Zone
APPLICATION: Consent to create Rights of Way labelled A, B and C on Scheme Plan prepared by AR & Associates numbered P17-030 Revision A dated 01/05/2017 to provide access to Part Lot 2 DP 41865.

COMMENTS

Comments: The application is for consent to create Rights of Way labelled A, B and C on Scheme Plan prepared by AR & Associates numbered P17-030 Revision A dated 01/05/2017 to provide access to Part Lot 2 DP 41865.

Transpower wishes to dispose of that part of the substation site which is vacant and located on Part Lot 2 DP 41865.


This piece of land has no legal road frontage, therefore, approval is sought pursuant to s348 of the Local Government Act to provide access from School Road via a right of way easement.

RECOMMENDATION

That the application be granted for the reasons above



Reporting Planner: Bruce J Angove



Date

8522 Wellsford Electricity Substation

Designation Number	8522
Requiring Authority	Transpower New Zealand Ltd
Location	69 School Road, Wellsford
Rollover Designation	Yes
Legacy Reference	Designation 940, Auckland Council District Plan (Rodney Section) 2011
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Electricity transmission - Wellsford electricity substation.

Conditions

1. That any extension of substation equipment (not otherwise being a permitted activity) beyond the existing substation footprint, as identified in the attachments is first authorised by way of an alteration of the designation in accordance with section 181 of the Resource Management Act 1991 (or any future equivalent Provision). Until such time as there is an extension to the substation footprint by way of an alteration of the designation, the additional area will be retained as a buffer.

Cultural / Spiritual

2. 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

3. 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.

4. 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.

5. The noise management plan required by the above condition 4 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.

Hazardous Substances

6. Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

Electric and Magnetic Fields (EMF)

7. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz), (Health Physics 99(6):818-836; 2010) (ICNIRP Guidelines). That is the public exposure reference levels of 5 kV/m for electric fields and 200 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 be designed to 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 TP.DS.52.01, Issue 2, January 2005.

Light Spill

10. Any new exterior lighting shall be designed to comply with:

- a. AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
- b. Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 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) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

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	
Pt Allott 288 Parish of Oruawharo	Pt Allott 285 Parish of Oruawharo

Legend

 Designation

National Grid Corridor Overlay

 National Grid Subdivision Corridor

 National Grid Substation Corridor

 National Grid Yard Compromised

 National Grid Yard Uncompromised

