

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Celia Davison, Manager, Central South Unit, Plans and Places

FROM Vanessa Leddra, Planner, Central South Unit, Plans and Places





DATE 27 October 2020

SUBJECT **Designation - in accordance with s175(2) of the Resource Management Act to the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**



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

Reason for update – New designation under s175(2). NB This designation was not updated in the PAUP and not brought into the AUP	
Chapter	Chapter K Designation
Section	Vector Limited
Designation only	
Designation 8915	Flat Bush Sub-Station
Locations:	5 Pencaitland Drive Ormiston [formerly 191R Ormiston Road] Lot 1 DP 474849
Lapse Date	Given effect to (ie. no lapse date)
Purpose	Electricity Works (Substation)
Changes to text (shown in underline and strikethrough)	Conditions as per Designation # 316 from the Manukau Operative District Plan 2002, set out in attachment 2
Changes to diagrams	N/A
Changes to spatial data	Designate the land located at 5 Pencaitland Drive, Ormiston for designation 8915 following the boundaries from the Manukau Operative District Plan 2002
Attachments	Attachment 1: Email from RA requesting change Attachment 2: Conditions from Manukau Operative District Plan 2002 Attachment 3: Updated Text Attachment 4: Updated GIS viewer

Prepared by: Vanessa Leddra Planner, Central South Unit, Plans and Places	Text Entered by: Harry Barnes Planning Technician
Signature: 	Signature: 
Maps prepared by: Aching Konyak Geospatial Analyst	Reviewed by: Vanessa Leddra Planner, Central South Unit, Plans and Places
Signature: 	Signature: 

Signed off by:

Celia Davison

Manager, Planning, Central South Unit

Signature:

C. E. Davison

Attachment 1: Email from RA requesting
change

From: [David Hay](#)
To: [Craig Cairncross](#)
Cc: [Paul Venter](#); "[Anthony Acres](#)"
Subject: Vector Limited - Ormiston Substation Designation (191R Ormiston Road now 5 Pencaitland Drive)
Date: Tuesday, 6 October 2020 4:29:34 PM
Attachments: [image001.png](#)
[Vector Limited Decision 5032014.pdf](#)

Hi Craig and hope you're well.

On behalf of our client Vector Ltd, we recently did a quick review of the Vector designated sites in the AUPOP.

We have identified one site where the designation is not shown on the plans/in the Vector list of designations (plan below). I attach the Vector decision from 2014 where the designation was to go in both the Operative and the then Proposed Plan.

Would it be possible for you or one of your staff to look up your files and see if there is a reason it has not been included in the Unitary Plan or whether it is just an administrative oversight that this designation is not showing in the Unitary Plan.



Regards,

David Hay
Planning Consultant

Osbornehay
Resource Management Practice

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**Attachment 2: Conditions from
Manukau Operative District Plan 2002**

SCHEDULE 5A 66: Designation 316 - Electrical works (substation), 191R Ormiston Road, Flatbush

[AM 168]

CONDITIONS

General conditions

1. The scope and extent of the works within the designated area be in general accordance with the notice of requirement, dated 5 August 2013, for the designation of part of land for "Electrical Works (Substation)", at 191R Ormiston Road, Flat Bush being Lot 1 of the subdivision of Lot 3 DP 370733.
2. The proposed works shall be undertaken in general accordance with the notice of requirement application and plans referenced as follows:

REFERENCE NO.	TITLE	DATE
4112 - 8001: Revision 3	Flatbush Proposed Site Plan	30-09-2013
4112 - 8002: Revision 3	Flatbush Services Plan	30-09-2013
4112 - 8003: Revision 2	Flatbush Earthworks, Erosion and Sediment Control Plan	22-07-2013
4112 - 8004: Revision 2	Flatbush Erosion and Sediment Control Details	22-07-2013
4112 - 8020: Revision 1	Site and Location Plan	30-10-2013
4112 - 8110 and 8120: Revision 1	Basement and Ground Floor Plan - Switchroom	30-10-2013
4112 - 8152: Revision 2	Precast Pattern Set out-Switchroom	13-12-2013
4112 - 8310 and 8320: Revision 1	Basement and Ground Floor Plan - Transformer	18-10-2013
4112 - 8350: Revision 2	Transformer Room - Elevations	13-12-2013
4120 - 8150: Revision 2	Elevations - Switchroom	13-12-2013
SK03 to SK04	Flatbush Zone Substation	01-08-2013
4112-8810: Revision 2	Fence and Gate Details	13-12-2013
4112-8600: Revision 3	Landscaping Plan	14-2-2014

Noise

3. The electrical works substation should comply with the following noise control, measured at or within the boundary of any adjacent site zoned business:

Average maximum level	At all other times	60dBA Leq
Maximum	2200 hours to 0700 hours	90dBA Lmax

4. Noise shall be measured in accordance with the requirements of NZS6801: 2008 'Acoustics - Measurement of Environmental Sound' and assessed in accordance with NZCS 6802:2008 'Acoustics - Environmental Noise'. Noise shall be measured with a sound level meter complying with the international standard Sound Level Meters, Type 1.

Electricity and Magnetic Fields

5. The electrical works substation shall at all times not exceed the reference levels for public exposure to 50Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection 2010 (ICNIRP) at the designation boundary.

Light Spill

6. All exterior lighting shall be designed, located and at all times directed, screened, adjusted and maintained so direct illumination from the lighting installed shall not exceed:
 - (a) 10 lux (lumens per square metre) at or within the boundary of all affected residential sites between 2200 hours and 0700 hours
 - (b) 20 lux at or within the boundary of all affected residential sites at all other times when exterior lighting is required.

Fencing and Landscaping

7. The site shall be fully fenced and gated. Fencing shall exclude any barbed wire (including rolled barbed wire along the top of the fencing).
8. The fencing and landscaping shall be undertaken in general accordance with the drawings 4112-8810: Revision 2 (fence and gate details) and 4112-8600: Revision 3 (landscape plan) and shall be completed in the first planting season after the construction of the substation.

Hazardous Substances

9. A site management plan shall be prepared and implemented to address the following:
 - (i) monitoring and maintenance of the transformer and the containment systems
 - (ii) site housekeeping
 - (iii) emergency and spill contingency procedures.

Earthworks

10. The sediment and erosion control plan (Drawing 4112-8003 Rev. 2) shall be implemented during the bulk earthworks.

Monitoring

11. Within 6 months of the substation commencing operation, a noise monitoring report and an electrical and magnetic fields report with measurement results shall be provided to council's Southern Resource Consents and Compliance Team to confirm the compliance with noise limits, and electrical magnetic field limits set above when the electrical works substation is at peak loads.

Construction and Traffic Management

12. A construction and traffic management plan shall be prepared and submitted to Auckland Transport prior to commencement of any construction work.

Outline Plan

13. The requirement for an Outline Plan has been waived but if the design and layout of the substation does not reflect the design and layout submitted with the Notice of Requirement in

accordance with Condition 2, or in the case of any future works, an Outline Plan shall be submitted in accordance with section 176A of the Resource Management Act 1991 to the Auckland Council unless the works are permitted under the provisions of the District or Unitary Plan at the time.

Attachment 3: Updated Text

8915 Flat Bush Sub-Station

Designation Number	8915
Requiring Authority	Vector Limited
Location	5 Pencaitland Drive, Flat Bush [formerly 191R Ormiston Road]
Rollover Designation	Yes
Legacy Reference	Designation 316, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (ie. no lapse date)

Purpose

Electrical works (Sub-Station)

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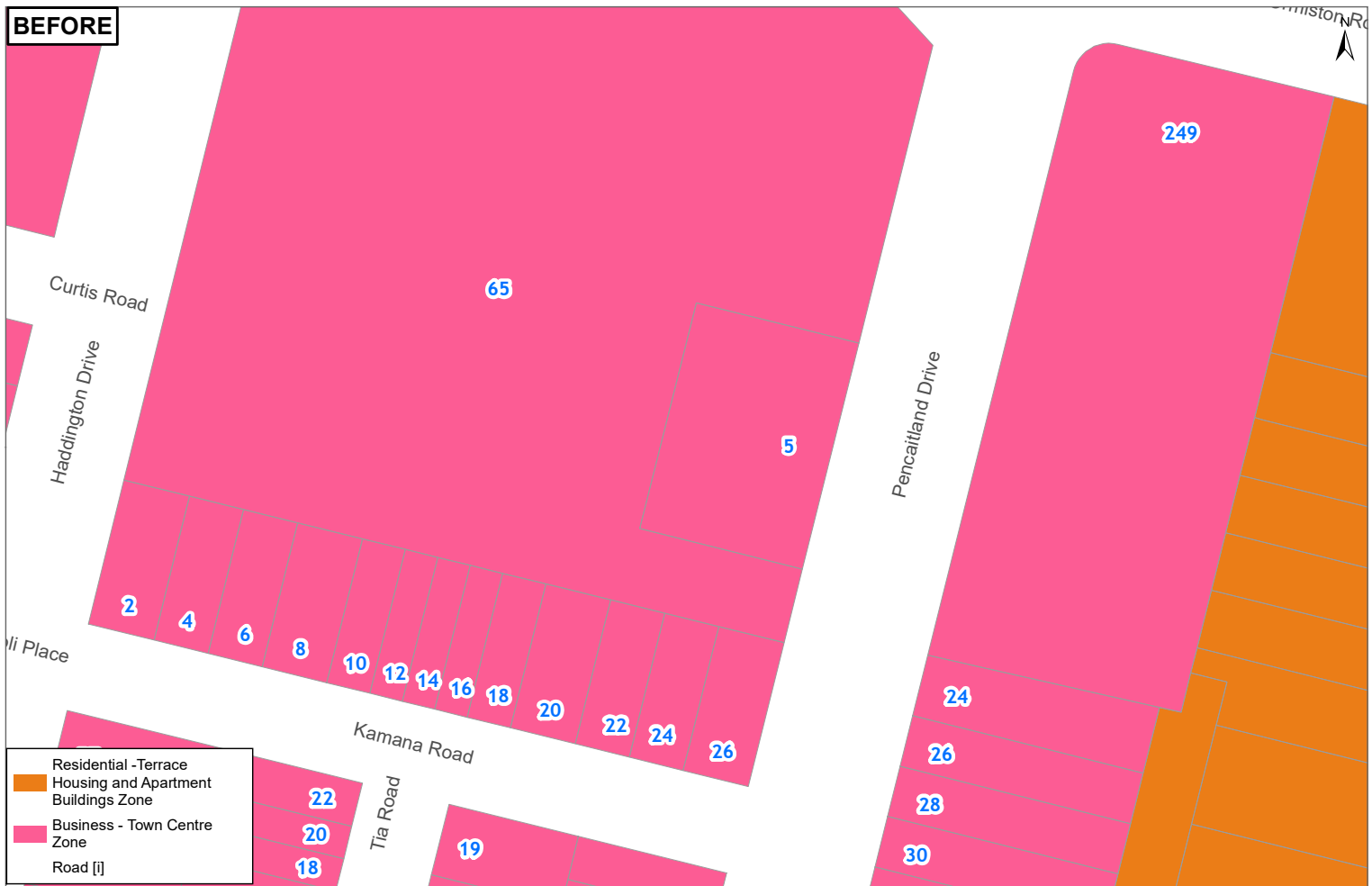
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Attachments

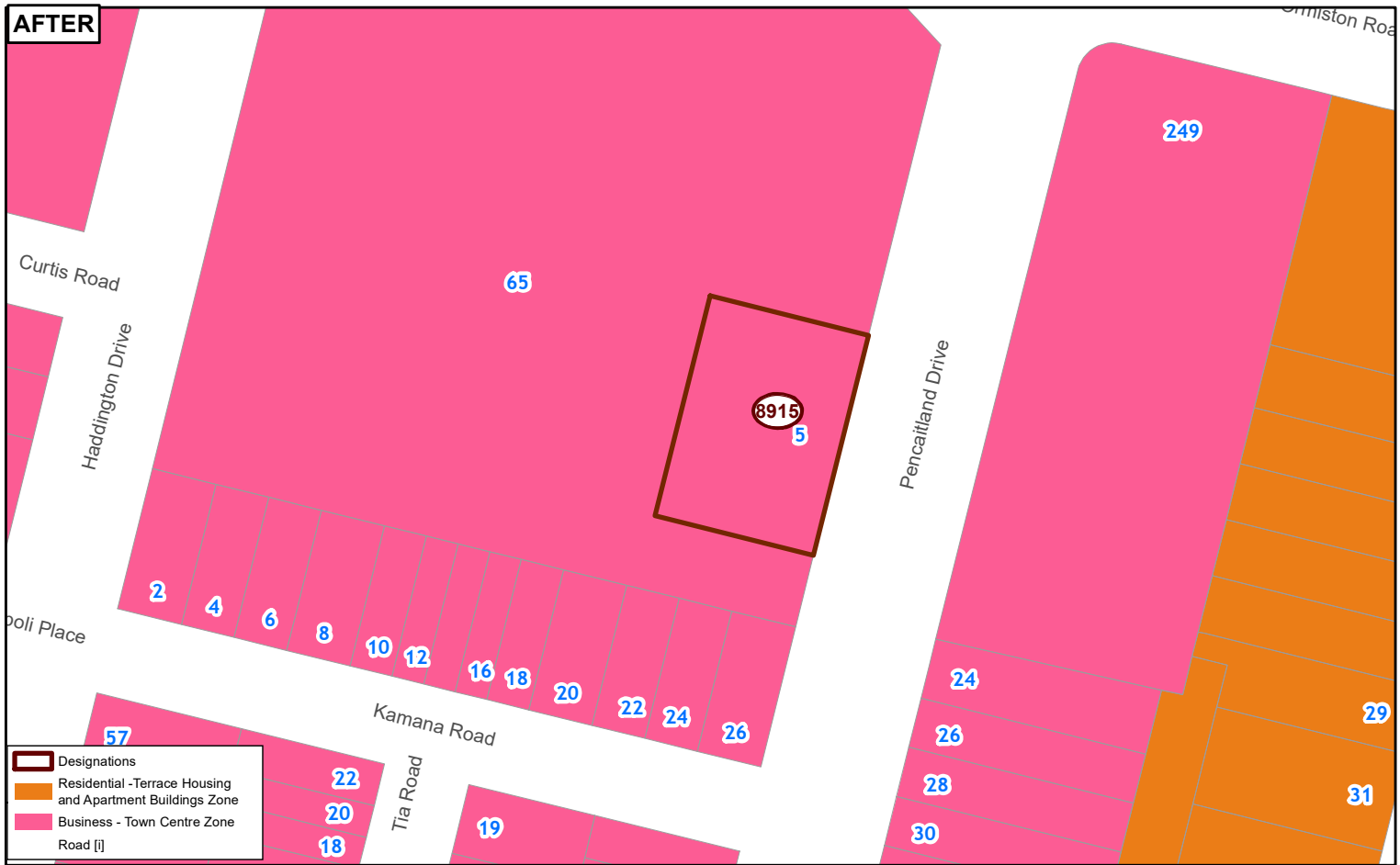
No attachments

Attachment 4: 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: 9/11/2020

Designation 8915 - New Designation



Plans and Places