

## Designation Schedule - Counties Energy Ltd

Number	Purpose	Location
3000	Electricity supply purposes	104 Manukau Road, Pukekohe
3001	Electricity supply purposes	125 Kitchener Road, Waiuku
3002	Electricity supply purposes	Batty Road (Lot 1 DP 56769), Kingseat
3003	Electricity supply purposes	Hillview Road (Lot 1 DP 109070), Ramarama
3004	Withdrawn	
3005	Electricity supply purposes - (Pukekohe to Tuakau 110kV overhead electricity line)	104 Manukau Road to Buckland Road, Pukekohe
3006	Electricity supply purposes	9 Ponga Road, Opaheke
3008	Electricity supply purposes	Whitham Road (Lot 1 DP 175576), Glenbrook
3009	Electricity supply purposes	201 Quarry Road, Drury
3010	Electricity supply purposes	Barber Road, Bombay (part of Lot 2 DP 504664)
3011	Electricity supply purposes	Whangapouri Road, Karaka
3012	Electricity supply purposes	Kingseat Road, Kingseat
3013	Electricity supply purposes	117 McLarin Road, Glenbrook

### 3000 Pukekohe Substation

Designation Number	3000
Requiring Authority	Counties Energy Ltd
Location	104 Manukau Road, Pukekohe
Rollover Designation	Yes
Legacy Reference	Designation 1, Auckland Council District Plan (Franklin Section) 2000
Lapse Date	Given effect to (i.e. no lapse date)

### Purpose

Electricity supply purposes.

### Conditions

No conditions.

### Attachments

No attachments.

### 3001 Waiuku Substation (Kitchener Road)

Designation Number	3001
Requiring Authority	Counties Energy Ltd
Location	125 Kitchener Road, Waiuku
Rollover Designation	Yes
Legacy Reference	Designation 2, Auckland Council District Plan (Franklin Section) 2000
Lapse Date	Given effect to (i.e. no lapse date)

#### Purpose

Electricity supply purposes.

#### Conditions

No conditions.

#### Attachments

No attachments.

### 3002 Te Hihi Substation

Designation Number	3002
Requiring Authority	Counties Energy Ltd
Location	Batty Road (Lot 1 DP 56769), Kingseat
Rollover Designation	Yes
Legacy Reference	Designation 3, Auckland Council District Plan (Franklin Section) 2000
Lapse Date	Given effect to (i.e. no lapse date)

### Purpose

Electricity supply purposes.

### Conditions

No conditions.

### Attachments

No attachments.

### 3003 Ramarama Substation

Designation Number	3003
Requiring Authority	Counties Energy Ltd
Location	Hillview Road (Lot 1 DP 109070), Ramarama
Rollover Designation	Yes
Legacy Reference	Designation 7, Auckland Council District Plan (Franklin Section) 2000
Lapse Date	Given effect to (i.e. no lapse date)

### Purpose

Electricity supply purposes.

### Conditions

No conditions.

### Attachments

No attachments.

## 3005 Pukekohe to Tuakau Line

Designation Number	3005
Requiring Authority	Counties Energy Ltd
Location	104 Manukau Road, Pukekohe to Buckland Road, Buckland (to Waikato District Council boundary)
Rollover Designation	Yes
Legacy Reference	Designation 151, Auckland Council District Plan (Franklin Section) 2000
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Electricity supply purposes– (Pukekohe to Tuakau 110kV overhead electricity line).

## Conditions

### 1. Plan Information

That the works to give effect to the new Designation for the construction, operation, maintenance and modification of one overhead electricity line of up to 110kV nominal voltage, shall be in accordance with:

- a. The Notice of Requirement;
- b. The Assessment of Environmental Effects prepared by Boffa Miskell, titled Counties Power, Notice of Requirement for a Designation for 110kV Electricity Line from Pukekohe Substation to Proposed Tuakau Substation, Volumes I, II and III and the additional information supplied to Council dated 11 December 2007 and 24 January 2008 (and any subsequent addenda or errata provided by the requiring authority at or before the hearing of the Notices of Requirement on 18 and 19 February 2008);
- c. The Designation plans prepared by Boffa Miskell titled 'Counties Power, Proposed Corridor for New Electricity Line', Drawings 01104-000 to 01104-013, 01104-017 to 01104-018 provided as further information but superseded by Drawings 01104\_19 and 01104\_20 presented at the hearing. NB Drawings 01104-000 (providing an overview of the route) and 01104 019 are appended as Figures 1-2;
- d. The designation is to provide for the construction, operation, maintenance and modification of one overhead electricity line of up to 110kV nominal voltage comprising a maximum of three conductors (i.e. lines), one earth wire and one fibre optic cable, and local electricity distribution lines where it would be appropriate and promote efficiency of the network, these supported above ground level by poles spaced at an average of at least 80m apart plus all necessary ancillary fixtures and fittings; and
- e. Subject to any amendments required by the following conditions and any other minor alterations proposed by Counties Energy to the satisfaction of Auckland Council.

### 2. Buckland Screen Planting

Counties Energy, when formulating the Outline Plan, shall liaise with Ontrack, Auckland Council and the Buckland Community Centre to ascertain an appropriate and practical extent of screen planting through Buckland village alongside the poles and will provide detail of such planting in the Outline Plan. The purpose of such planting will be to supplement the mitigation

provided by undergrounding of the local lines and the extent and placement of screen planting shall also take into account the requirements of Ontrack to ensure the safe and efficient operation of the railway corridor.

### 3. Maximum Number of Pylons

The maximum number of pylons used as part of the support structures for the line shall be restricted to two (2) to overcome topographical features.

### 4. Nuisance Mitigation

That Counties Energy and its contractors take all reasonable steps to prevent or mitigate any nuisance to adjacent properties during construction.

### 5. Construction Management Plan

Prior to the commencement of any earthworks or construction activity on the designated site excluding site investigations, Counties Energy shall prepare a Construction Management Plan and submit that plan for the approval of the Auckland Council. The Construction Management Plan shall include the procedures, methods and measures to be applied to address the following:

- a. Exclusion of the public from the construction site;
- b. Dust arising due to construction;
- c. Prior notification to landowners of the use of machinery likely to generate vibration effects to dwellings, where such vibrations may be felt in the process to be followed to ensure that such effects are addressed;
- d. Maintenance of road, rail and property access during construction;
- e. Movement of construction traffic on local roads;
- f. Hours of operation of trucks and service vehicles;
- g. A single point of contact to field general enquiries and complaints from the public;
- h. The control of stormwater, runoff, sediment and contaminants during construction;
- i. Methods for earthworks, stormwater control, sediment control, replanting of any exposed areas; and
- j. Traffic management around the local roads during construction.

### 6. Liaison Person

That a permanent liaison person shall be immediately appointed by Counties Energy for the duration of the works and be a readily accessible point of contact for persons affected by the designation and construction works. Counties Energy shall advise the liaison person's name and contact details to affected parties. This person must be available for ongoing consultation on all matters of concern to affected persons and provide a timetable as to the construction works to adjoining property owners and occupiers.

### 7. Maximum Capacity of Transmission Line

The electricity line is to comprise a maximum of one 110kV circuit (comprising 3 conductor wires and an earth wire) plus lower voltage circuits where required and a maximum of one fibre optic cable, supported on poles generally as described in section 4.2 of the Assessment of Environmental Effects submitted with the application, or on pylons if required to cross the gully at grid reference V11 on Drawing 01104-006 to X12 on Drawing 01104-007.

### 8. Width of the Designation

The width of the designation is generally to be in accordance with the representations

shown on Drawings 01104-000 to 01104-013 submitted as part of the application.

#### 9. Written Approval

Counties Energy is to grant its written approval (as requiring authority) under sections 176(1)(b) and 178(1) of the Resource Management Act 1991 to enable the New Zealand Railways Corporation, or any other party authorised by New Zealand Railways Corporation, to undertake any activity on the land that is authorised by the existing rail designation and / or to undertake any other activity on the land that will not prejudice Counties Energy's rights under its occupancy agreement with New Zealand Railways Corporation.

#### 10. Removal of Local Transmission Lines

Counties Energy shall mitigate the visual impact of the new line by removing some existing local transmission lines as follows:

- a. The removal of the existing 400V overhead local lines on the eastern side of Station Road (adjacent to the A and P showgrounds) within 1 year of the commissioning of the Pukekohe - Tuakau 110kV line;
- b. Unless removed earlier, the second set of overhead local lines (currently at 11kV but planned to be upgraded to 22kV) on the eastern side of Station Road and adjacent to the A and P Showgrounds shall be removed within 2 years of the zoning of the A and P Showgrounds land for high density urban intensification being notified as part of a Plan Change;
- c. The existing local lines on the eastern side of Station Road from alongside Lot 1 DP 101010 to alongside Lot 2 DP 91559 shall be removed within 2 years of the zoning of this land for Residential use being notified as part of a Plan Change.
- d. Removal of the existing lines where the route passes Residential zoned land in Buckland, generally as shown on Drawing 01104\_019 (supplied at the hearing) – refer appended Figure 2;
- e. Removal of the existing lines in the vicinity of the War Memorial in Buckland;
- f. Removal of the existing lines where the route passes Residential zoned land in Tuakau, generally as shown on Drawing 01104\_20 (supplied at the hearing) – refer appended Figure 3; and
- g. Removal of the existing lines in Ryders Road not marked for removal on Drawing 01104\_20 (refer appended Figure 3) once development plans for the area are sufficiently clear.

#### *Note:*

Conditions a., b. and c. seek to ensure that over time, both sets of local overhead lines are removed from Station Road adjacent to the land mentioned in them, given the potential for this land to be subject to urban intensification in the future as shown in the Franklin District Growth Strategy 2051.

#### 11. Colour of Poles

Counties Energy shall provide, as part of the Outline Plan of Works, details of pole placement and provide an assessment of whether a darker coloured pole is appropriate given the location and background of the poles. Council shall audit these details as part of the Outline Plan process to ensure that the use of darker poles in the locations stated is the most appropriate way to reduce the visual impact of the line when viewed within its visual catchment.

#### 12. Archaeological Assessment

That an archaeological site inspection be carried out along the notified designation corridor as part of the detailed design and Outline Plan of Works process. This inspection should:

- a. Locate on the ground all recorded cultural heritage sites in the vicinity of the designation;
- b. Identify any previously unrecorded archaeological or other cultural heritage sites



- within and adjacent to the designation; identify what if any effect(s) the construction of the power line and associated works will have on these sites, and how any effects can be avoided;
- c. Identify any original or pre 1900 features of the railway within the designation; identify what if any effect(s) the construction of the power line and associated works will have on these features and how any effects can be avoided. Embankments, cuts and any structures such as bridges and culverts constructed prior to 1900 could be considered archaeological, and as such, could require an Authority to Modify from the New Zealand Historic Places Trust if they are affected;
  - d. Make any further relevant recommendations in relation to the requirements of the Historic Places Act 1993 and the Resource Management Act 1991 based on the results of the site inspection;
  - e. Counties Energy shall consult with the New Zealand Historic Places Trust on the findings of the archaeological site inspection so that the New Zealand Historic Places Trust can confirm the need for any Authority/Authorities to Modify under the Historic Places Act 1993; and
  - f. A copy of the archaeological site inspection shall be provided to the Council as part of any Outline Plan of Works required by section 176A of the Resource Management Act 1991.

#### 13. Iwi Consultation

- a. Counties Energy shall consult with iwi regarding the possible existence of archaeological sites within the proposed designation corridor before detailed design work commences and as part of the archaeological site inspection of the transmission line route.
- b. The outcome of such consultation shall be provided to the Council as part of any Outline Plan of Works required by section 176A of the Resource Management Act 1991.

#### 14. Review of Designation Width

Within three months of the construction and successful commissioning of the electricity line, Counties Energy shall review the area of land subject to the designation, taking into account the location of the line as constructed, and the access agreements with landowners along the route. Where appropriate, Counties Energy will seek to alter the location and the width of the designation corridor so as to provide reasonably for the safe and efficient operation, maintenance and modification of electricity line. Alterations to the location and width of the designation corridor shall recognise that the designation originally sought may be wider than necessary to provide for the safe and efficient operation, maintenance and modification of the electricity line.

#### 15. Term of Designation

For the purposes of section 184(1)(c) Resource Management Act 1991, the term during which the Designation shall not lapse unless given effect to is ten (10) years commencing from the end of the appeal period on the decision of Counties Energy or the determination of any appeals on this designation for a 110kV transmission line.

#### Advice Notes

1. The requiring authority will need to obtain all other necessary resource consents and permits, including those under the Building Act 2004 and any regional consents required from Environment Waikato and Auckland Council.

2. The requiring authority is advised that once the Designation have been formalised, any minor alterations or omissions to the designated areas should be rectified through alterations to the Designation pursuant to section 181 of the Resource Management Act 1991.

3. The requiring authority is advised of their statutory obligations under section 172 of the Resource Management Act 1991, which include the following:

a. Within 30 working days of receiving the Council's recommendation, the requiring authority is required to advise the Council whether it accepts or rejects the recommendation in whole or in part;

b. The requiring authority shall only modify the requirements if, and only if, the modifications are recommended by the Council or are not inconsistent with the requirements as notified; and

c. Where the requiring authority rejects the recommendation in whole or in part, or modifies the requirements, the authority shall give reasons for its decision.

4. Counties Energy should ensure that prior to construction, formal contact is made, and permission or consents are obtained as required, from the operators of any network utilities where their services and facilities may be affected by the construction works for the project.

5. An Outline Plan of Works, pursuant to section 176A of the Resource Management Act 1991, shall be submitted to Auckland Council prior to construction. These detailed plans will need to show the final route and measures that will be implemented to avoid, remedy or mitigate any adverse effects on the environment. These details will also confirm whether any resource consents may be required.

6. Pursuant to sections 35 and 36 of the Resource Management Act 1991 the actual and reasonable costs incurred by Council in monitoring conditions of this recommendation shall be paid by Counties Energy.

## Attachments

Figure 1: Overview of Route – from NOR as lodged with Franklin District Council

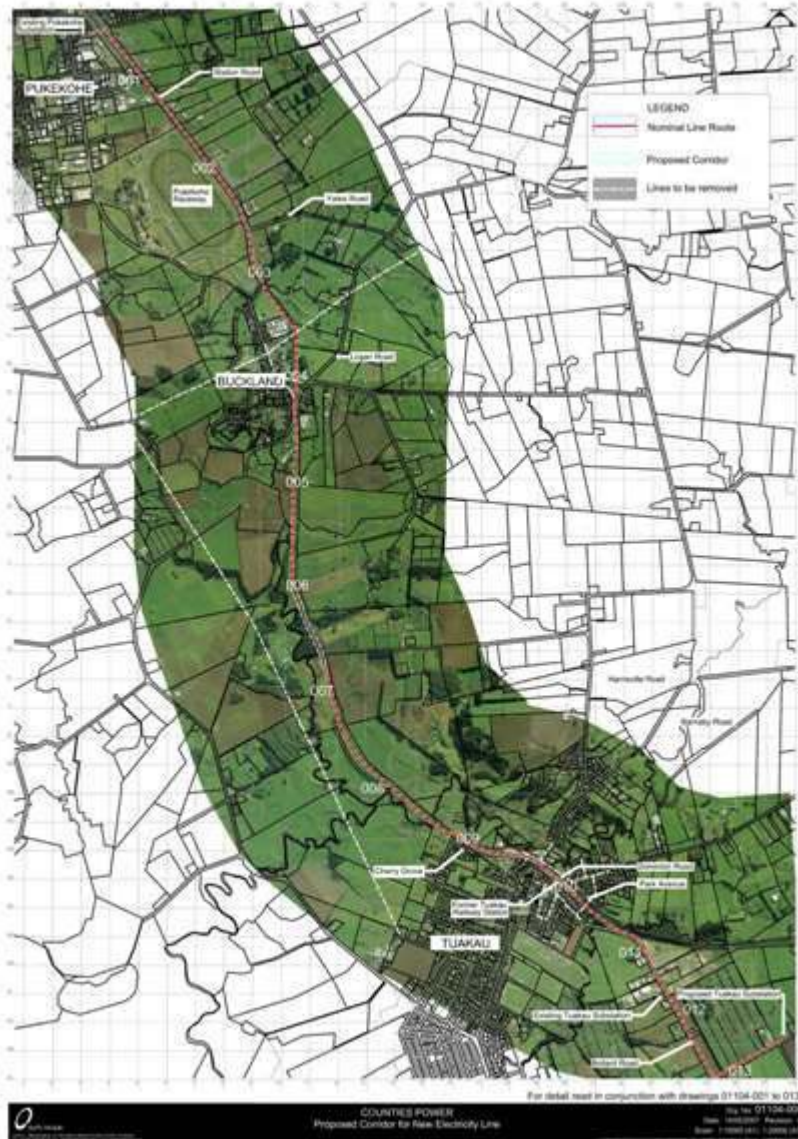


Figure 2: Drawing 01104 019



## 3006 Opaheke Substation

Designation Number	3006
Requiring Authority	Counties Energy Ltd
Location	9 Ponga Road, Opaheke
Rollover Designation	Yes
Legacy Reference	Designation 13, Auckland Council District Plan (Papakura Section) 1999
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Electricity supply purposes.

## Conditions

Sutton Road Future Road Widening

1. The Substation security fence shall be set back at least 14m from the Sutton Road / western boundary (being the location of this boundary as it existed in the Notice of Requirement).

Note:

In the future the Council may require up to 12m of the site to widen Sutton Road of which 4m can be landscaped (refer to Figure 1 prepared by the former Papakura District Council).

Noise

2. The substation must be operated in such a manner as to comply with the following noise emission standards. The noise level measured within the notional boundary of any existing dwelling shall not exceed the

following limits:

- a. Daytime 0700-2000 L10 = 50dBA
- b. Night-time 2000-0700 L10 = 40dBA

The noise levels must be measured and assessed in accordance with the requirements of NZ6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Earthworks Associated with any Site Development

3. All retaining walls, earthworks, reinforcements and stability works must be constructed and completed immediately after cutting and or prior to filling to minimize the likelihood of any instability.

4. Prior to commencing any earthworks the requiring authority must install all the necessary erosion and sediment control measures as shown in the Auckland Council's TP 90 and be responsible for preventing, controlling and stopping the loss of soil and silt and any damage caused by the earthworks on adjacent properties. All necessary erosion and sediment measures once installed are to be maintained to ensure continual

operation until the development has been completed and the site fully stabilized.

5. The requiring authority must control runoff, mitigate and prevent soil erosion, sediment loss and trap pollutants from entering adjacent lands, street curb and channels/ natural and artificial water bodies.

6. All existing drainage systems must be protected from any release of silt, accidental or otherwise from the site. This also involves measures to prevent soil being spread onto the road and access way.

7. All earthworks and areas of bare earth shall be re-vegetated or re-grassed within 3 months of completion of the earthworks. Where regeneration of the grass is not sufficient, areas of bare soil shall be "hydro-seeded" or otherwise sown with the appropriate ground cover vegetation.

8. The requiring authority must limit the dispersal of dust from the earthworks to adjacent sites by implementing a watering regime in order to ensure that the areas of bare soil are dampened (up until the bare soil is revegetated).

9. In the event of any excavated material being spilled on a public road, the requiring authority must take immediate action at their cost to clean/repair the road or reimburse the Auckland Transport for the expenses of cleaning and/or reinstating the damaged road.

10. All earthworks must occur between the hours of 7.00am and 6.00pm Monday to Saturday.

#### Overland Flow

11. The finished land level and grade of the earthworks and land forming must be such that it does not impede, restrict or block the existing overland flow from adjacent properties and that an adequate flow path over the site shall be maintained.

12. The finished land level and grade of the earthworks and land forming must be such that it does not divert, redirect and concentrate runoff onto adjacent properties.

#### Lighting

13. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties and public roads so as to minimise the level of spill light and glare.

#### Hazardous Substances

14. The requiring authority must ensure that any transformer oil storage areas are bunded. Bunds shall be sufficient capacity to contain the release from the total volume of all storage vessels located in each bunded area.

#### Surface Water

15. The requiring authority must maintain and regularly clean all storm water catch pits, channels, grates, pipes and other storm water collection systems to ensure they operate in an effective manner.

#### Electrical Interference

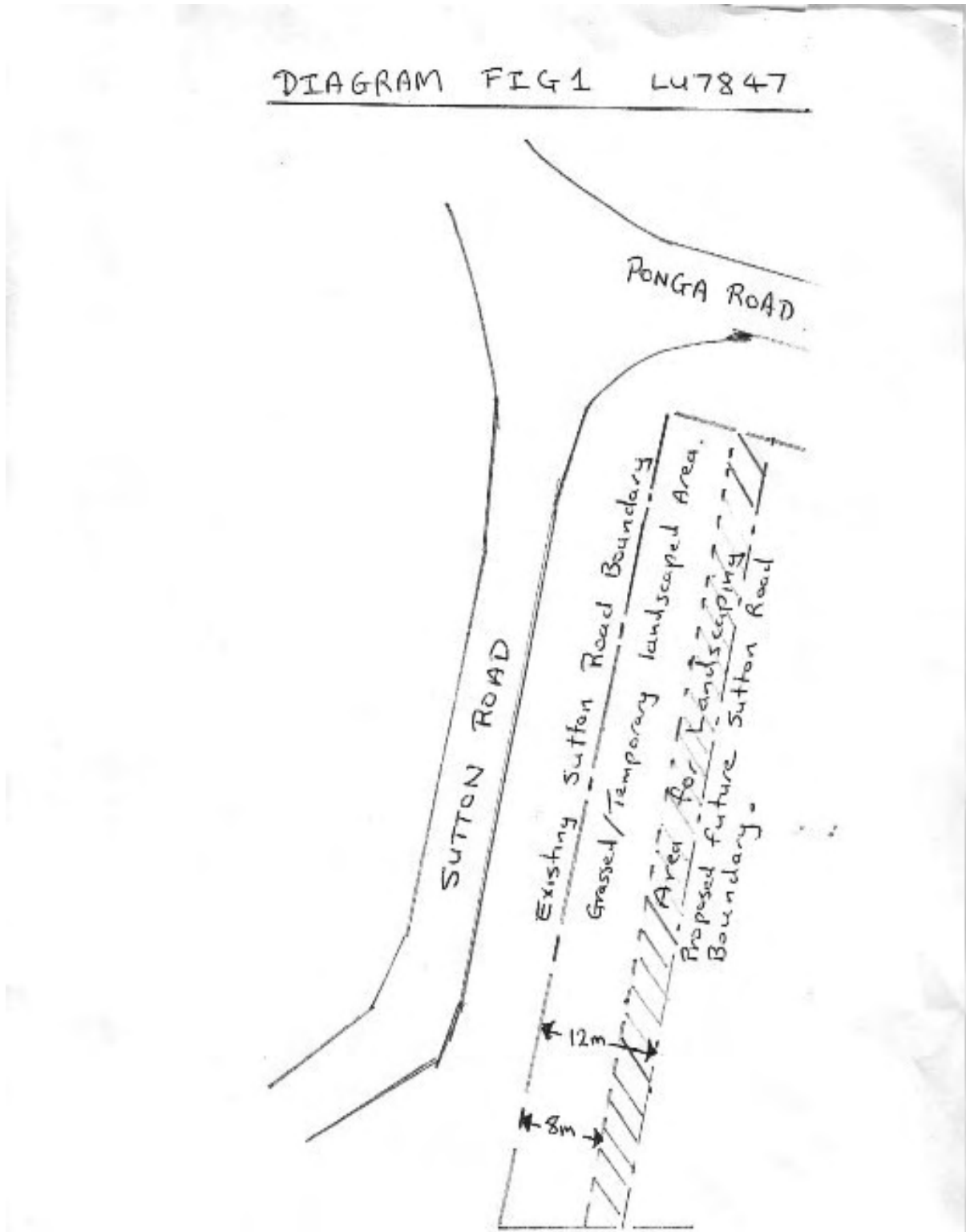
16. The requiring authority must make every reasonable effort to ensure that the electrical supply substation is operated, managed and controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radiocommunications Act 1989, the Radiocommunications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), and relevant Gazetted Notices.

#### Advice Note

1. It is noted that the submitted and approved Outline Plan of Works for the establishment of the substation includes a landscape plan that identifies the possible need for the alteration or removal of trees at 9 Ponga Road in a specified area and such work can be undertaken as part of the designated works to enable emergency maintenance or for the planned installation, upgrade or replacement of equipment which cannot be installed for the existing vehicle entrance.

## Attachments

Figure 1 - Diagram prepared by former Papakura District Council to record the Council's proposed road widening and the impact of this on the layout of substation fencing and landscaping





## 3008 Glenbrook Substation

Designation Number	3008
Requiring Authority	Counties Energy Ltd
Location	Whitham Road (Lot 1 DP 175576), Glenbrook
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	31 August 2027, unless given effect to prior

## Purpose

Electricity supply purposes.

## Conditions

### General

1. For the purposes of section 184(1)(c) Resource Management Act 1991, the designation will lapse on the 31 August 2027 unless given effect to.
2. Any additional consents/approvals (for example, National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, matters requiring regional consent) will be obtained prior to works commencing.
3. Unless Section 176A(2) applies, an Outline Plan of Works shall be submitted to the territorial authority to allow the territorial authority to request changes before construction commences. The Outline Plan of Works will include:
  - a. The height, shape, and bulk of the public work, project, or work; and
  - b. the location on the site of the public work, project, or work; and
  - c. The likely finished contour of the site; and
  - d. the vehicular access, circulation, and the provision for parking; and
  - e. The landscaping proposed; and
  - f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment
4. In addition to the matters set out in Condition 3, the Outline Plan will also include, commensurate to the scale of works proposed, a Construction Management Plan which addresses the following:
  - a. The proposed earthworks methodology including (as applicable) storage and reuse of topsoil; on- and off-site disposal of soil and silt and dust control;
  - b. Traffic management for delivery of equipment, materials and general construction activities;
  - c. Any temporary equipment storage;
  - d. Methods of complying with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; and
  - e. a liaison plan formulated to advise New Zealand Steel Limited of the nature and duration of works.
5. Counties Energy shall liaise with Transpower during the detailed design and

subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed works are integrated and managed in a manner suitable to both parties including appropriate access to the Transpower property.

#### Accidental Discovery Protocols

6. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (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 tangata 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.
  - e. Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the NZ Historic Places Trust is obtained

#### Amenity

7. The works shall be designed and constructed to limit the EMF exposure 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, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998, 74(4): 494–522) (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100  $\mu$ T for magnetic flux density at the designation boundary under maximum normal operating conditions (ie, when there are no faults in the transmission system).

8. All works 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.

9. Any masts, antennas, aerials and the other radiocommunication facilities shall at all times comply with NZS2772.1 1999 and any subsequent amendments to that standard

#### Bulk and Location Controls

10. All buildings over 5m<sup>2</sup> and fenced substation yards shall be set back by at least 35m from the frontage to Mission Bush Road and 5m from the frontage to Whitham Road. Other elements such as electricity poles, landscape mitigation areas and minor works can be located within these nominated yards.

#### Operational Noise

11. Any new equipment (such as transformers, fans and circuit breakers) shall be designed and operated to ensure that the following noise limits shall not be exceeded:
- a. LAeq(15 min) 70dB at the boundary of Lot 1 DP 202203 and Allotment 363 and 343, Parish of Waiuku, East Blocks X XIII Awhitu SD.

All noise levels must be measured in accordance with the New Zealand Standard on the Measurement of Environmental Sound (NZS 6801: 2008) and assessed in accordance with the New Zealand Standard on Acoustic - Environmental Noise (NZS 6802: 2008).

#### Construction Noise

12. 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.

13. The noise limits set out in Condition 12 above shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects.

### **Attachments**

No attachments.

## 3009 Drury South Substation

Designation Number	3009
Requiring Authority	Counties Energy Ltd
Location	201 Quarry Road, Drury
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	21 June 2034

## Purpose

Electricity supply purposes.

## Conditions

### Outline Plan

1. Prior to commencement of construction, the requiring authority must submit an Outline Plan to the territorial authority in accordance with section 176A of the RMA to allow the territorial authority to request changes before construction commences. The Outline Plan will include:
  - a) The height, shape, and bulk of the public work, project, or work; and
  - b) the location on the site of the public work, project, or work; and
  - c) The likely finished contour of the site; and
  - d) the vehicular access, circulation, and the provision for parking; and
  - e) The landscaping proposed; and
  - f) any other matters to avoid, remedy, or mitigate any adverse effects on the environment.
2. The outline plan or plans are also to include the following management plans for the development:
  - a) Construction Environmental Management Plan ("CEMP") as detailed in condition 7;
  - b) Erosion and Sediment Control Management Plan ("ESCMP") as detailed in condition 11;
  - c) Environmental Management Plan for Hazardous Substances; as detailed in condition 32.

### Construction conditions

3. Where a management plan is required as listed in Condition 3 above, the management plan shall be implemented, complied with, and maintained throughout the duration of the construction period.
4. Counties Energy shall liaise with Transpower during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed works are integrated and managed in a manner suitable to both parties.
5. Any additional consents/approvals will be obtained prior to works commencing.

Advice note:

This may include but not be limited to:

- Regional earthworks;
- Regional streamworks;
- Industrial and trade activities;
- Hazardous substances.

### **Construction Environmental Management Plan (CEMP)**

6. The purpose of the CEMP is to avoid, remedy or mitigate adverse effects associated with the construction works associated with the Project. The CEMP must contain the following:
  - a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
  - b) Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
  - c) Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place within the boundaries of the designation;
  - d) The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
  - e) Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - f) Information on designated staff parking areas for construction workers; and
  - g) Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
  - h) Environmental incident and emergency management procedures (including spills);
  - i) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other management plans which address the management of adverse effects during construction.
7. 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 NZS 6803:1999 Construction Noise at locations set out in section 6.2 of that standard.
8. In accordance with NZS 6803:1999 Construction Noise, construction activities are to occur between 7.30am and 6.00pm Monday to Saturday, with no construction to occur on Sundays or public holidays unless otherwise authorised through the CNVMP.
9. The noise limits set out in Condition 9 above shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects.

### **Erosion and Sediment Control Management Plan (ESCMP)**

10. The purpose of the ESCMP is to describe the methods and practices to be implemented to minimise the effects of sediment generation and yield on the receiving environment associated with the construction phase. The ESCMP shall be prepared in accordance with the council's *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guideline Document 2016/005 (GD05)* and any subsequent updates. The requiring authority must undertake construction in accordance with ESCMP and must contain the following;
  - a) Specific erosion and sediment control works for each stage (location, dimensions, capacity) in accordance with industry best practice as well as GD05;
  - b) supporting calculations and design drawings;
  - c) details of construction methods;

- d) monitoring and maintenance requirements;
  - e) catchment boundaries and contour information; and
  - f) details relating to the management of exposed areas (e.g. grassing, mulch).
11. No earthworks activity on the subject site shall commence until confirmation from the council is provided that the ESCMP satisfactorily meets the requirements of GD05, and the erosion and sediment control measures referred to in that plan have been constructed or certified.

**Advice note:**

For the purpose of compliance with this condition, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact the Team Leader Monitoring South at [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.

12. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of this Notice of Requirement or by a certified ESCMP are to be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
13. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath outside the construction site resulting from earthworks activity on the project route.
14. In the event that such deposition does occur, it is to be removed immediately. In no instance are roads and/or footpaths to be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the public stormwater drainage system, watercourses and/or receiving waters.
15. On completion or abandonment of earthworks on the site all areas of bare earth must be permanently stabilised against erosion to the satisfaction of council.
16. The sediment and erosion controls at the site of the works are to be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record is to be maintained of the date, time and any maintenance undertaken in association with this condition which is to be forwarded to the council on request.
17. All earthworks must occur between the hours of 7.30am and 6.00pm Monday to Saturday.

**Advice note:**

Given the proximity of the works to the stream, regional earthworks consents may be required for the works in addition to other regional consents. If required these will need to be obtained prior to works commencing on the site.

**Site Access**

18. The site must be safe and secure from unauthorised public access at all times during construction and operation.

**Accidental Discovery Protocols**

19. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (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 tangata 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.
- e) Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the NZ Historic Places Trust is obtained.

## **General conditions**

### **Amenity**

20. All buildings with a gross floor area over 5m<sup>2</sup> shall be set back by at least 5m from the frontage to Quarry Road and at least 10m from the boundary between the site and Lot 2 DP 120014. Other elements such as electricity poles, landscape mitigation areas and minor works can be located within these nominated yards.
21. The security fence at the front of the site shall be at least 3m from the boundary and shall be no more than 2m in height.

### **Landscaping**

22. All of the trees outside of the proposed substation development area at 201 Quarry Road are to be retained and maintained for as long as the activity, building and termination poles that are being screened remain on the site.

For the avoidance of doubt the proposed substation development area means any area where works are practicably required to be undertaken to establish the safe operation of the substation on the site. This includes but is not limited to earthworks for the building platform and flood mitigation areas.

23. Prior to construction commencing, a detailed Landscape Plan based on the mitigation suggestions (section 5.2 of the LVA prepared by Align) must be submitted and certified by the Council's Compliance Monitoring Officer. The purpose of this plan is to demonstrate how mitigation of effects from the substation and fence will be achieved and should show:
- Plant species schedule and quantity;
  - Plant locations and heights;
  - Vegetation to be retained on site.
24. All landscaping and planting shall be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter shall be replaced no later than the next planting season.
25. All areas within the 3m front yard shall be planted with *Phorium tenax* (flax) except for areas where underground cabling or other features are required for the safe operation of the substation which would otherwise limit planting. If any other plant species is used this shall be agreed to between the Requiring Authority and Auckland Council prior to construction.

### **Electric Magnetic Fields (EMF)**

26. The works shall be designed and constructed to limit the EMF exposure at or beyond the boundary of Allot 356 Parish of Opaheke to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz)(Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June, 2007).
27. Within 6 months of the substation commencing operation the Requiring Authority shall engage an electrical engineer to confirm compliance with the CNIRP guidelines as evidenced by actual measurement of electric and magnetic fields at relevant locations. The engineer's report shall be submitted to council's relevant officer. In the event of any non-compliance, the report shall demonstrate how compliance will be achieved and the timeframes for completion.

### **Electrical Interference**

28. The Requiring Authority must make every reasonable effort to ensure that the substation is operated, managed and controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004) and relevant Gazetted Notices.

### **Operational Noise**

29. Any new equipment (such as transformers, fans and circuit breakers) shall be designed and operated to ensure that the following noise limits shall not be exceeded: 65dB LAeq at the boundary of Allot 356 Parish of Opaheke. All noise levels must be measured in accordance with the New Zealand Standard on the Measurement of Environmental Sound (NZS 6801: 2008) and assessed in accordance with the New Zealand Standard on Acoustic - Environmental Noise (NZS 6802: 2008).

### **Lighting**

30. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties and public roads so as to minimise the level of spill light and glare.

### **Hazardous Substances Environmental Management Plan (HSEMP)**

31. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority for the duration of the operation of the electrical substation.

The HSEMP forms part of the comprehensive suite of management plans that have been prepared for the construction phase of the Requiring Authority's substation project.

The HSEMP shall contain the following:

- a) the appropriate hazardous substance methodologies for:
  - Storage;
  - Handling;
  - Transport; and
  - Disposal.
- b) provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
- c) Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
- d) Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
- e) The document management system for administering the HSEMP, including review and Requiring Authority / constructor / council requirements;
- f) Environmental incident and emergency management procedures (including spills);
- g) Environmental complaint management procedures;



- h) Methods to provide for the safety of the general public.
32. The Requiring Authority must ensure that all transformers are bunded. Each bund shall be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.
33. The proposed bunding around the transformers must be at least 30m from the edge of the watercourse flowing through the site.

### **Surface Water**

34. The Requiring Authority must maintain and regularly clean all stormwater catch pits, channels, grates, pipes and other stormwater collection systems to ensure they operate in an effective manner.

### **Wastewater**

35. A septic tank shall be installed on the site to collect all wastewater prior to the operation of the substation, this shall be located outside of the existing floodplain.
36. At such a time that a public wastewater connection is available to the site, the sites wastewater shall be connected to the public system, and the existing septic tank shall be disconnected and made safe or removed from the site.

### **Transport**

37. Any new vehicle crossing shall be designed and formed in accordance with the Auckland Transport Code of Practice and the vehicle crossing standards 2017.
38. Prior to the operation of the substation, all redundant vehicle crossings shall be removed and reinstated with grass.
39. The requiring authority must upgrade the road berm of Quarry Road in front of the designated site to an urban standard and shall include the following elements, plus any additional specifications/amendments required by the engineering plan approval:
- Curb and channel on the frontage of the designated site;
  - Footpaths;
  - Carriageway;
  - Roadside stormwater;
  - Street lighting;
  - Street trees;
  - Signage and road markings.

Provided that this condition is not required to be carried out:

- a) Until such a time as Auckland Transport serves notice of its intention to upgrade Quarry Road fronting the property; or
- b) If the alignment of Quarry Road is moved from its current location.

Advice note:

Works within the road reserve require prior approval from Auckland Transport. This includes vehicle crossings, reinstatement of kerbing and temporary occupation of the footpath/verge/berm during construction. The requiring authority is to contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

### **Operational Floor Level**

- 40. The finished operational floor level of the substation shall be located above the 100-year annual return interval floodplain.

Advice note:

For the avoidance of doubt, the level of the cable basements can be located below the 100-year ARI floodplain level.

### **Floodplain**

- 41. The Requiring Authority must undertake the flood management of the site in general accordance with one of the three methods presented in the Tonkin + Taylor report titled '201 Quarry Road Substation – Concept development of flood management options', version 1, dated April 2019.

If for any reason one the solutions identified in the above report cannot be implemented, then a different solution can be used subject to approval from the council.

Advice note:

For the purpose of compliance with this condition, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact the Team Leader Monitoring South at [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer

## **Attachments**

No attachments.

## 3010 Counties Energy Barber Road Substation

Designation Number	3010
Requiring Authority	Counties Energy Limited
Location	Barber Road, Bombay (part of Lot 2 DP 504664)
Lapse Date	5 years from date of inclusion in the Auckland Unitary Plan

### Purpose

Electricity supply purposes

### Conditions

#### General

1. The designation shall lapse 5 years from the date of inclusion in the Auckland Unitary Plan (Operative in Part) in accordance with section 184(1)(c) of the Resource Management Act 1991 (RMA).
2. Any additional matters requiring regional consents or approvals, (e.g. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) must be obtained prior to works commencing.

#### Outline Plan

3. The works shall be undertaken in general accordance with the Notice of Requirement titled 'Notice of Requirement and OPW Waiver for Substation at Barber Road, Bombay' and plans received by Auckland Council on 8 October 2020. An outline plan shall not be required, and is waived, unless there are more than minor changes to the referenced plans in which case Counties Energy Limited (Counties Energy) shall clearly identify these changes and Auckland Council may then require an outline plan of works to be submitted for approval in terms of section 176A of the RMA.

#### Construction conditions

4. Counties Energy shall liaise with Transpower during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed works are integrated and managed in a manner suitable to both parties.

#### Construction Environmental Management Plan

5. The purpose of the CEMP is to avoid, remedy or mitigate adverse effects associated with the construction works associated with the Project. The CEMP must contain the following:
  - a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
  - b) Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
  - c) Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place

within the boundaries of the designation;

- d) The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
- e) Information on designated staff parking areas for construction workers; and
- f) Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
- g) Environmental incident and emergency management procedures (excluding spills);
- h) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other management plans which address the management of adverse effects during construction.

### **Site Access**

- 6. The site must be safe and secure from unauthorised public access at all times during construction and operation.

### **Accidental Discovery Protocols**

- 7. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (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 tangata whenua, the Heritage New Zealand Pouhere Taonga, 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.

Works shall not commence in the immediate vicinity of the archaeological site until any approval required from Heritage New Zealand Pouhere Taonga is obtained.

### **Landscaping and visual**

- 8. During or before the planting season following the substation commencing operation, the requiring authority must complete the landscaping shown in the plan prepared by Align Limited, dated 30/09/20 to the satisfaction of the Auckland Council's Monitoring Team Leader.
- 9. All landscaping and planting shall be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter shall be replaced no later than the next planting season.
- 10. The substation building is required to have exterior cladding and colours that are recessive, such as grey or earthy tones, so that it modulates its form and surfaces.

The purpose of this condition is to ensure that the substation building does not appear excessively

mono-textural and/or monolithic.

### **Electric Magnetic Fields (EMF)**

11. The operation of the substation shall at all times comply with the International Commission on Non-ionising Radiation Protection Guidelines (ICNIRP) for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).

### **Electrical Interference**

12. The Requiring Authority must make every reasonable effort to ensure that the substation is operated, managed and controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004) and relevant Gazetted Notices.

### **Lighting**

13. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties so as to minimise the level of light spill and glare.

### **Surface water**

14. The requiring authority must maintain and regularly clean all stormwater catch pits, channels, grates, pipes and other stormwater collection systems in accordance with the site specific operation and maintenance plan (OMP) to ensure they operate in an effective manner.
15. The requiring authority must ensure that the on-site overland flowpath can flow unimpeded through the site in the event of a flood event.

### **Hazardous Substances Environmental Management Plan (HSEMP)**

16. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority for the duration of the operation of the electrical substation. The HSEMP shall be submitted to Auckland Council prior to operation and contain the following:
  - a. the appropriate hazardous substance methodologies for:
    - i. Storage;
    - ii. Handling;
    - iii. Transport; and
    - iv. Disposal.
  - b. provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
  - c. Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - d. Training requirements for employees, sub-contractor and visitors on construction

procedures, environmental management and monitoring;

- e. The document management system for administering the HSEMP, including review and Requiring Authority / constructor / council requirements;
  - f. Environmental incident and emergency management procedures (including spills);
  - g. Environmental complaint management procedures; Auckland Unitary Plan Operative in part 6
  - h. Methods to provide for the safety of the general public.
17. The Requiring Authority must ensure that all transformers containing more than 1000L of oil are banded. Each band shall be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.

### **Vehicle Crossing**

18. The vehicle crossing for the sub-station must be designed and formed in accordance with either the GD020A Rural Vehicle Crossing standard set out in Auckland Transport's Code of Practice (ATCOP) or VX0303 Rural Crossing Standards set out in Auckland Transport's Transport Design Manual (TDM), whichever is operative at the time of construction.
19. Prior to operation of the substation, the berm must be re-instated to Auckland Council's "Code of Practice for Working in the Road" (<https://at.govt.nz/about-us/working-on-the-road>).
20. The design of the vehicle crossing must demonstrate through an assessment of vehicle tracking that the access to and from the site can operate safely without having an effect on or generate potential vehicle movement conflicts with the adjacent existing vehicle accesses at 149 Barber Road and 153 Barber Road.

### **Construction Traffic Management Plan**

20. The Requiring Authority must prepare a detailed Construction Traffic Management Plan (CTMP) for the project by a suitably qualified person to be submitted as part of the Construction Environmental Management Plan (CEMP) to Auckland Council for approval, in conjunction with Auckland Transport.

#### *Advice notes*

*The Requiring Authority will need to submit details on the vehicle crossing for approval by Auckland Transport prior to construction.*

### **Earthworks associated with any site development**

21. All retaining walls, earthworks, reinforcements and stability works must be constructed and completed immediately after cutting and or prior to filling to minimise the likelihood of any instability.
22. Prior to commencing any earthworks the requiring authority must install all necessary erosion and sediment control as shown in the Auckland Council's GD05 and be responsible for preventing, controlling and stopping the loss of soil and silt and any damage caused by the earthworks on adjacent properties. All necessary erosion and sediment measures once installed are to be maintained to ensure continual operation until the development has been completed and fully stabilised.
23. The requiring authority must control runoff, mitigate and prevent soil erosion, sediment loss and trap pollutants from entering adjacent lands, street curb and channels/natural and artificial water bodies.

24. All existing drainage systems must be protected from any release of silt, accidental or otherwise from the site. This also involves measures to prevent soil being spread onto the road and access way.
25. All earthworks and areas of bare earth shall be re-vegetated or re-grassed within 3 months of completion of the earthworks. Where regeneration of the grass is not sufficient, areas of bare soil shall be 'hydro-seeded' or otherwise sown with the appropriate ground cover vegetation.
26. The requiring authority must limit the dispersal of dust from the earthworks to adjacent sites by implementing a watering regime in order to ensure that the areas of bare soil are dampened (up until the bare soil is revegetated).
27. In the event of any excavated material being spilled on a public road, the requiring authority must take immediate action at their cost to clean/repair the road or reimburse Auckland Transport for the expenses of cleaning and/or reinstating the damaged road.
28. All earthworks must occur between the hours of 7.00am and 6.00pm Monday to Saturday.

## 3011 Counties Energy Whangapouri Road Substation

Designation Number	3011
Requiring Authority	Counties Energy Limited
Location	Whangapouri Road, Karaka
Lapse Date	10 years from date of inclusion in the Auckland Unitary Plan

## Purpose

Electricity supply purposes

## Conditions

### Outline Plan(s)

1. Prior to commencement of construction, the Counties Energy must submit an Outline Plan of Works to Auckland Council in accordance with section 176A of the Act. The Outline Plan of Works must show:
  - a. The height, shape, and bulk of the public work, project, or work;
  - b. The location on the site of the public work, project, or work;
  - c. The likely finished contour of the site;
  - d. The vehicular access crossings, circulation, and the provision for parking;
  - e. The landscaping proposed; and
  - f. Any other matters to avoid, remedy, or mitigate any adverse effects on the environment.
2. In addition to the matters set out in Condition 1 the Outline Plan must:
  - a. include the extent of any stormwater discharges to the road reserve;
  - b. demonstrate how the proposal will be compliant with the conditions;
  - c. include the outcome of the consultation required by Conditions 3, 4 and 5;
  - d. include a detailed landscape plan as detailed in Condition 15; and
  - e. include the following management plans, each prepared by a suitable qualified and experienced professional:
    - i. Construction Environmental Management Plan as detailed in Condition 6;
    - ii. Construction Noise and Vibration Management Plan as detailed in condition 9;
    - iii. Construction Traffic Management Plan as detailed in condition 7;
    - iv. Erosion and Sediment Control Management Plan as detailed in conditions 34 to40; and



- v. Environmental Management Plan for Hazardous Substances as detailed in condition 28.

#### **Consultation with Waka Kotahi NZ Transport Agency**

3. Counties Energy shall liaise with Waka Kotahi NZ Transport Agency during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed works are integrated and managed in a manner suitable to both parties.

#### **Consultation with Ngāti Tamaoho**

4. Counties Energy shall consult with Ngāti Tamaoho during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed design addresses their suggestions about switch room colour and finish.

#### **Consultation with Adjoining Owners**

5. Counties Energy shall consult with the owners of 5 and 14 Whangapouri Road during the detailed design process to ensure that their suggestions and preferences are taken into account when preparing the detailed Landscaping Plan required by Condition 2.

#### **Construction Environmental Management Plan (CEMP)**

6. The purpose of the CEMP required by Condition 2 is to avoid, remedy or mitigate adverse effects associated with the construction works associated with the Project. The CEMP must contain the following:
  - a. Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
  - b. Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
  - c. Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place within the boundaries of the designation;
  - d. The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
  - e. Information on designated staff parking areas for construction workers;
  - f. Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
  - g. Environmental incident and emergency management procedures (excluding spills); and
  - h. An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other management plans which address the management of adverse effects during construction.

7. A Construction Traffic Management Plan (CTMP) must be prepared by a suitably qualified person and must include any feedback from Auckland Transport and Waka Kotahi NZ Transport Agency and an explanation where any of their recommendations have not been adopted within the plan.
8. All construction work (as defined in NZS 6803:1999) must be designed, managed and conducted to ensure that construction noise from the site does not exceed the limits in NZS 6803:1999 Acoustics - Construction Noise at locations set out in section 6.2 of that standard.
9. A Construction Noise and Vibration Management Plan (CNVMP) must be prepared, with the assistance of a suitably qualified and experienced professional, that sets out the management procedures in terms of Section 8 and Annex E of NZS 6803:1999 and the works must be undertaken in accordance with that CNVMP.
10. In accordance with NZS 6803:1999 Acoustics - Construction Noise, construction activities are to occur between 7.30am and 6.00pm Monday to Saturday, with no construction to occur on Sundays or public holidays unless otherwise authorised through the CNVMP required by Condition 9.
11. The noise limits set out in Condition 8 above shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effect.

#### **Operational Noise**

12. Noise from the substation must not exceed the following noise limits when measured within the notional boundary of all adjacent properties:
  - a. 55 dB LAeq between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm and
  - b. 45 dB LAeq/75 dB LAm<sub>ax</sub> for all other times

*Advice note: The noise limits set out in this Condition shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effect.*

#### **Site access**

13. The site must be safe and secure from unauthorised public access at all times during construction and operation.

#### **Accidental Discovery Protocols**

14. If any archaeological sites, 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 tangata whenua, the Heritage New Zealand Pouhere Taonga, the Auckland Council and, in the case of human remains, the New Zealand Police;
- 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; and
- e. Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the Heritage New Zealand Pouhere Taonga is obtained.

### **Landscaping and visual**

- 15. The purpose of the Detailed Landscape Plan required in Condition 2 is to ensure planting around the substation mitigates the adverse visual and amenity effects of the substation on the neighbouring properties and wider environment by creating a dense screen of permanent vegetation around the perimeter of the substation. The detailed landscape plan must be prepared by an experienced and qualified landscape architect or landscape professional and must:
  - a. Provide sufficient space and depth of planting – incorporating at least two rows of taller planting along the perimeter of the substation opposite Karaka Road, Whangapouri Road and between the substation and the proposed right of way on the north part of the site – of a species that will achieve an average height of 7m after 10 years and complete canopy closure in that time.
  - b. Retain the existing Pittosporum hedge adjacent to the boundary between the proposed right of way and 14 Whangapouri Road or replaced with alternative screen planting agreed with the owners of 14 Whangapouri Road.
  - c. Detail the type of species to be planted, their spacing, and their size at the time of planting; and
  - d. Ensure the planting required by clauses a) and c) is set back on the southwestern corner of the site to ensure compliance with Condition 18.
  - e. Provide an indicative planting programme with the objective of achieving planting, or staged areas of planting, at the earliest possible time after the site design details have been completed.
- 16. No later than the planting season immediately following the completion of bulk earthworks on the site, the Requiring Authority must implement the detailed landscape plan required by Condition 2.
- 17. The existing Pittosporum hedge (or an alternative acceptable to the 14 Whangapouri Road property owner) along the boundary with 14 Whangapouri Road is to be retained for no less than 8 years after the planting between the substation and the proposed right of way has been implemented in accordance with the detailed landscape plan required by Condition 2.
- 18. No landscaping, planting or other objects exceeding 80 centimetres in height shall be located within a right-angled triangular area with sides of 5 metres length located on the southwestern corner of the site as measured from the Waka Kotahi NZ Transport Agency road widening designation existing on 31 March 2022.
- 19. All landscaping and planting shall be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter shall be replaced no later than the next planting season.

20. The substation switchroom is required to have exterior cladding and colours that are recessive, such as grey or earthy tones, and to employ colours and materiality that modulates its form and surfaces, ensuring that the substation building does not appear excessively mono-textural and/or monolithic. The only exception to this requirement is to accommodate specific design input from Ngāti Tamaoho forming part of the Outline Plan of Works in accordance with Condition 4.

#### **Maximum Height of Structures**

21. The maximum height of poles (excluding insulators) and support structures within the designated area shall be 17m, and all other buildings must not exceed 15m in height.

#### **Setbacks**

22. Buildings and structures exceeding 10m<sup>2</sup> must not be located within 10m of the Whangapouri Road boundary.

#### **Electric Magnetic Fields (EMF)**

23. The operation of the substation shall at all times comply with the International Commission on Non- ionising Radiation Protection Guidelines (ICNIRP) for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).
24. Within 6 months of the substation commencing operation the Requiring Authority must engage an electrical engineer to confirm compliance with the ICNIRP guidelines as evidenced by actual measurement of electric and magnetic fields at relevant locations. The engineer's report must be submitted to council's manager compliance and monitoring. In the event of any non-compliance, the report shall demonstrate how compliance will be achieved and the timeframes for completion.

#### **Electrical Interference**

25. Every reasonable effort must be made to ensure that the substation is operated, managed or controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), NZ Standard for Radiofrequency Fields Part 1 (1999) and relevant Gazetted Notices.

#### **Lighting**

26. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties and public roads, to minimise the level of light spill and glare.

#### **Surface water**

27. The Requiring Authority must maintain and regularly clean all stormwater catch pits, channels, grates, pipes and other stormwater collection systems to ensure they operate in an effective manner.

#### **Hazardous Substances Environmental Management Plan (HSEMP)**

28. The purpose of the HSEMP required by Condition 2 is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority

for the duration of the operation of the electrical substation. The HSEMP must contain the following:

- a. The appropriate hazardous substance methodologies for:
    - Storage;
    - Handling;
    - Transport; and
    - Disposal.
  - b. Provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
  - c. Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - d. Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
  - e. The document management system for administering the HSEMP, requirements;
  - f. Environmental incident and emergency management procedures (including spills);
  - g. Environmental complaint management procedures; and
  - h. Methods to provide for the safety of the general public.
29. The Requiring Authority must ensure that all transformers containing more than 1000L of oil are banded. Each band must be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.

#### **Vehicle crossings**

30. The vehicle crossing for the sub-station must be designed and formed in accordance with either the GD020A Rural Vehicle Crossing standard set out in Auckland Transport's Code of Practice (ATCOP) or VX0303 Rural Crossing Standards set out in Auckland Transport's Transport Design Manual (TDM), whichever is operative at the time of construction.
31. Any vehicle crossing access to Whangapouri Road must be located a minimum of 10 metres beyond the Waka Kotahi NZ Transport Agency road widening designation 6705 boundary. If the road widening designation no longer applies to the site, then any vehicle crossing access to Whangapouri Road must be located a minimum of 10 metres from the boundary of the site and Karaka Road.
32. No motor vehicle access (beyond vehicle access to support efficient maintenance of the substation grounds and buildings) is to be obtained from Karaka Road.
33. Prior to operation of the substation, the berm must be re-instated to Auckland Council's "Code of Practice for Working in the Road" (<https://at.govt.nz/aboutus/working-on-the-road>).

#### **Erosion and Sediment Control Management Plan (ESCMP)**

34. The purpose of the ESCMP required by Condition 2 is to describe the methods and practices to be implemented to minimise the effects of sediment generation and yield on the receiving environment associated with the construction phase. The ESCMP shall be prepared in accordance with the council's Erosion and Sediment Control Guide for Land Disturbing

Activities in the Auckland Region Guideline Document 2016/005 (GD05) and any subsequent updates. The requiring authority must undertake construction in accordance with the ESCMP and must contain the following:

- a. Specific erosion and sediment control works for each stage (location, dimensions, capacity) in accordance with industry best practice as well as GD05;
  - b. Supporting calculations and design drawings;
  - c. Details of construction methods;
  - d. Monitoring and maintenance requirements;
  - e. Catchment boundaries and contour information; and
  - f. Details relating to the management of exposed areas (e.g. grassing, mulch).
35. No earthworks activity on the subject site shall commence until confirmation from the council is provided that the ESCMP satisfactorily meets the requirements of GD05, and the erosion and sediment control measures referred to in that plan have been constructed or certified.

*Advice note: For the purpose of compliance with this condition, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact the Team Leader Monitoring South at [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.*

36. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of this Notice of Requirement or by a certified ESCMP are to be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
37. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath outside the construction site resulting from earthworks activity on the project route.
38. In the event that such deposition does occur, it is to be removed immediately. In no instance are roads and/or footpaths to be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the public stormwater drainage system, watercourses and/or receiving waters.
39. The sediment and erosion controls at the site of the works are to be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record is to be maintained of the date, time and any maintenance undertaken in association with this condition which is to be forwarded to the council on request.
40. All earthworks must occur between the hours of 7.30am and 6.00pm Monday to Saturday.

## Attachments

No attachments.

## 3012 Counties Energy Waiau Pa Substation

Designation Number	3012
Requiring Authority	Counties Energy Limited
Location	Kingseat Road, Kingseat
Lapse Date	10 years from date of inclusion in the Auckland Unitary Plan

## Purpose

“Electricity supply purposes”

## Conditions

### Outline Plan(s)

1. Prior to commencement of construction, Counties Energy must submit an Outline Plan of Works to Auckland Council in accordance with section 176A of the Act. The Outline Plan of Works must show:
  - a. The height, shape, and bulk of the public work, project, or work; and
  - b. The location on the site of the public work, project, or work; and
  - c. The likely finished contour of the site; and
  - d. The vehicular access crossings, circulation, and the provision for parking conforming with the relevant Auckland Transport standards and guidelines; and
  - e. A detailed Landscape Plan generally in accordance with the Proposed Planting Plan Drawing No. COUNT0058-DRG-LA-100 Revision C prepared by a suitably qualified person;
2. In addition to the matters set out in Condition 1 the Outline Plan of Works must show:
  - a. Outcomes from the consultation undertaken with Ngāti Te Ata and Ngāti Tamaoho during the detailed design phase; and
  - b. Evidence that the substation has been designed so that it can continue to operate during 1% annual exceedance probability (AEP) flood events.
  - c. Evidence that all necessary consents required by any Regional Plan or National Environmental Standard have been applied for; and
  - d. Any other matters to avoid, remedy, or mitigate any adverse effects on the environment including compliance with the following Rules of the Auckland Unitary Plan as they were worded at 7 June 2023;
    - i. Rule E26.2.5.2(6) Electricity transmission and distribution (Electric and magnetic fields).
    - ii. Rule E26.2.5.2(7) Radio Frequency Fields (RF fields).
    - iii. Rule E26.2.5.3(2) Noise from substations.

- iv. Rule E24.6.1 General standards for Lighting.
- v. Rule E25.6.27 Construction noise
- vi. Rule E25.6.30 Vibration
- vii. Rule E26.5 Earthworks all zones and roads.

### **Consultation with Ngāti Tamaoho and Ngāti Te Ata**

- 3. Counties Energy must consult with Ngāti Tamaoho and Ngāti Te Ata during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed design addresses their suggestions about stormwater treatment and planting.
- 4. Counties Energy must consult with Ngāti Tamaoho and Ngāti Te Ata during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure an appropriate cultural induction and blessing of the site is carried out.

### **Accidental Discovery Protocols**

- 5. If any archaeological sites, urupā, traditional sites, taonga (significant artefacts), or kōiwi (human remains) are exposed during site works, then the following procedures must apply:
  - a. Works in the immediate vicinity of the site that has been exposed must cease;
  - b. The site supervisor must immediately secure the area in a way that ensures that any remains or artefacts are untouched;
  - c. The site supervisor must notify representatives of relevant tangata whenua, Heritage New Zealand Pouhere Taonga, Auckland Council and, in the case of human remains, New Zealand Police; and
  - d. The notification in (c) above must allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.
  - e. Works must not commence in the immediate vicinity of the archaeological site until any approval required from the Heritage New Zealand Pouhere Taonga is obtained.

### **Landscaping and Visual**

- 6. A Detailed Landscape Plan must be prepared to ensure planting around the substation mitigates the adverse visual and amenity effects of the substation on the neighbouring properties and wider environment. The detailed landscape plan must be prepared by an experienced and qualified landscape architect or landscape professional and must:
  - a. Provide sufficient space and depth of planting, incorporating at least two rows of taller native evergreen planting generally in accordance with the Proposed Planting Plan Drawing No. COUNT0058-DRG-LA-100 Revision C. This planting is to comprise species that will achieve a minimum height of 8m after 10 years and complete canopy closure in that time, together with smaller native shrubs and underplanting.
  - b. Detail the type of species to be planted, their spacing, and their size at the time of planting; and



- c. Provide an indicative planting programme with the objective of achieving planting, or staged areas of planting, at the earliest possible time after the site design details have been completed.
7. No later than the planting season immediately following the completion of bulk earthworks on the site, the Requiring Authority must implement the detailed landscape plan required by Condition 6.
8. All landscaping and planting must be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter must be replaced no later than the next planting season.
9. The substation switchroom and firewalls are required to have exterior cladding and surfaces that modulate its form and/or colours that are recessive, such as grey or earthy tones. The purpose of this condition is to ensure that the substation building does not appear excessively mono-textural and/or monolithic.

### **Maximum Height of Structures**

10. The maximum height of buildings and structures must not exceed 8.5m.

### **Setbacks**

11. Buildings must not be located within:
  - a. 10m of the Kingseat Road boundary.
  - b. 20m of streams

### **Operational Floor Level**

12. The finished operational floor level of the substation must be located above the 1 per cent (AEP) level.

**Advice note:** For the avoidance of doubt, the level of the cable basements can be located below the 1 per cent (AEP) floodplain level.

### **Flood Plain**

13. The Requiring Authority must undertake the flood management of the site in general accordance with Flood Risks Assessment Report prepared by Awa Environmental Ltd.

In the event flood management on the site cannot be implemented, an updated Flood Risks Assessment Report must be submitted to the council for certification.

14. The substation must be designed and constructed so that it can continue to operate during 1% annual exceedance probability (AEP) flood events.
15. Septic storage tank must be located outside any flood plain.

### **Noise**

16. Noise from the substation must not exceed the following noise limits when measured within the notional boundary of all adjacent properties:

- a. 55 dB LAeq between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm and
- b. 45 dB LAeq/75 dB LAm<sub>ax</sub> for all other times

**Advice note:** The noise limits set out in this Condition shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effect.

### **Electric Magnetic Fields (EMF)**

17. The operation of the substation must at all times comply with the International Commission on Non-ionising Radiation Protection Guidelines (ICNIRP) for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).
18. The Requiring Authority must engage a suitably qualified electrical engineer to confirm compliance with the ICNIRP guidelines as evidenced by actual measurement of electric and magnetic fields at the sites boundaries at the following times:
  - a. within one month of the substation commencing operation
  - b. under the maximum load based on calculated scaling from actual recorded measurements.

The engineer's report must be submitted to council's manager of compliance and monitoring. In the event of any non-compliance, the report must demonstrate how compliance will be achieved and the timeframes for completion.

### **Electrical Interference**

19. Every reasonable effort must be made to ensure that the substation is operated, managed or controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), NZ Standard for Radiofrequency Fields Part 1 (1999) and relevant Gazetted Notices.

### **Hazardous Substances Environmental Management Plan (HSEMP)**

20. A Hazardous Substances Environmental Management Plan (HSEMP) must be prepared by a suitably qualified person. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority for the duration of the operation of the electrical substation. The HSEMP must contain the following:
  - a. The appropriate hazardous substance methodologies for:
    - i. Storage;
    - ii. Handling;
    - iii. Transport; and

- iv. Disposal.
  - b. Provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
  - c. Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - d. Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
  - e. The document management system for administering the HSEMP, requirements;
  - f. Environmental incident and emergency management procedures (including spills);
  - g. Environmental complaint management procedures;
  - h. Methods to provide for the safety of the general public; and
  - i. Flood mitigation methods to ensure hazardous substances are contained if the substation is inundated.
- 21. The Requiring Authority must ensure that all transformers containing more than 1000L of oil are banded. Each band must be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater, and designed to avoid inundation within the banded areas during a 1% AEP flood event.

### **Lighting**

- 22. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties to minimise the level of light spill and glare.

### **Construction Management Plan**

- 23. A Construction Management Plan (CMP) is required to avoid, remedy or mitigate adverse effects, inclusive of those on the transport network, associated with the Project's construction works to ensure that the construction activities, including vehicle movements, are appropriately managed by the Requiring Authority for the duration of the construction works. The CMP must contain the following:
  - a. Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
  - b. Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
  - c. Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place within the boundaries of the designation;

- d. The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
- e. Information on designated staff parking areas for construction workers; and
- f. An outline of the construction programme of the work, including construction hours of operation, indicating linkages to any other management plans including the Transport Assessment.
- g. Construction Traffic Management Plan (in accordance with Auckland Transport standards) to address general construction activities and traffic movements including for safety and the delivery of equipment and materials.

### **Traffic**

- 24. The site layout must provide sufficient space for all vehicles using the site to be able to turn around within the site so that vehicles can enter and exit the site in a forward direction.

**Advice Note:** Where large vehicles are required for one off operations e.g. delivery of a transformer, a site specific Temporary Traffic Management Plan may be acceptable.

- 25. The vehicle crossing onto Kingseat Road, including any mitigation measures, must be constructed prior to construction activities occurring on the site or the operation of the site.

**Advice Note:** The requirement for the construction of the vehicle crossing shall not apply to those activities required for the construction of the vehicle crossing itself, including any enabling works for the vehicle crossing.

- 26. The vehicle crossing onto Kingseat Road must be located approximately 2m south of the northern boundary of the site (or as otherwise agreed in writing with Auckland Transport).
- 27. In the event that the Sydney Owen Road intersection is upgraded as per the resource consent engineering plan approval ENG60338906, the vehicle crossing must be constructed to tie into the Kingseat Road upgrade finish level being 30cm higher than the existing Kingseat Road level (as of April 2023).
- 28. In the event that the Sydney Owen Road intersection has not been upgraded, the design of the vehicle crossing, including any levels within the site, must allow for the future upgrade of the vehicle crossing to the finished levels for the intersection upgrade.

### **Erosion and Sediment Control Plan (ESCMP)**

- 29. An Erosion and Sediment Control Management Plan (ESCMP) is required. The purpose of the ESCMP is to describe the methods and practices to be implemented to minimise the effects of sediment generation and yield on the receiving environment associated with the construction phase. The ESCMP must be prepared in accordance with the council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guideline Document 2016/005 (GD05) and any subsequent updates. The requiring authority must undertake construction in accordance with the ESCMP and must contain the following:
  - a. Specific erosion and sediment control works for each stage (location, dimensions, capacity) in accordance with industry best practice as well as GD05;

- b. Supporting calculations and design drawings;
  - c. Details of construction methods;
  - d. Monitoring and maintenance requirements;
  - e. Catchment boundaries and contour information; and
  - f. Details relating to the management of exposed areas (e.g. grassing, mulch).
30. No earthworks activity on the subject site shall commence until confirmation from the council is provided that the ESCMP satisfactorily meets the requirements of GD05, and the erosion and sediment control measures referred to in that plan have been constructed or certified.
- Advice note:** For the purpose of compliance with this condition, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact the Team Leader Monitoring South at [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.
31. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of this Notice of Requirement or by a certified ESCMP are to be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
32. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath outside the construction site resulting from earthworks activity on the project route.
33. In the event that such deposition does occur, it is to be removed immediately. In no instance are roads and/or footpaths to be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the public stormwater drainage system, watercourses and/or receiving waters.
34. The sediment and erosion controls at the site of the works are to be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record is to be maintained of the date, time and any maintenance undertaken in association with this condition which is to be forwarded to the council on request.
35. All earthworks must occur between the hours of 7.30am and 6.00pm Monday to Saturday.

## Attachments

No attachments.

### 3013 Counties Energy Glenbrook Beach Substation

Designation Number	3013
Requiring Authority	Counties Energy Limited
Location	117 McLarin Road, Glenbrook
Lapse Date	10 years from date of inclusion in the Auckland Unitary Plan

## Purpose

“Electricity supply purposes”

## Conditions

### Outline Plan

1. Prior to commencement of construction, the Counties Energy must submit an Outline Plan of Works to Auckland Council in accordance with section 176A of the Act. The Outline Plan of Works must show:
  - (a) The height, shape, and bulk of the public work, project, or work; and
  - (b) The location on the site of the public work, project, or work; and
  - (c) The likely finished contour of the site; and
  - (d) The vehicular access crossings, circulation, and the provision for parking conforming with the relevant Auckland Transport standards and guidelines; and
  - (e) A detailed Landscape Plan generally in accordance with the landscape concept plan set out in Figure 3 of the Glenbrook Substation Visual Simulations prepared by Align Ltd, prepared by a suitably qualified person; and
  - (f) Outcomes from the consultation undertaken with Ngāti Te Ata and Ngāti Tamaoho during the detailed design phase; and
  - (g) A Construction Management Plan in accordance with the Auckland Code of Practice for Land Development and Subdivision (Version 1.0: December 2016); and
  - (h) Evidence that all necessary consents required by any Regional Plan or National Environmental Standard have been applied for; and
  - (i) Any other matters to avoid, remedy, or mitigate any adverse effects on the environment including compliance with the following Rules of the Auckland Unitary Plan;
    - i. Rule E26.2.5.2(6) Electricity transmission and distribution (Electric and magnetic fields).
    - ii. Rule E26.2.5.2(7) Radio Frequency Fields (RF fields).
    - iii. Rule E26.2.5.3(2) Noise from substations.

- iv. Rule E24.6.1 General standards for Lighting.
- v. Rule E25.6.27 Construction noise
- vi. Rule E25.6.30 Vibration
- vii. Rule E26.5 Earthworks all zones and roads.

### **Consultation with Ngāti Te Ata and Ngāti Tamaoho**

- 2. Counties Energy must consult with Ngāti Te Ata and Ngāti Tamaoho during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation to ensure that the proposed design addresses their suggestions. This must include the suggestions found within the Cultural Impact Assessment by Ngāti Te Ata Waiohua, dated September 2022.

### **Accidental Discovery Protocols**

- 3. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (human remains) are exposed during site works, then the following procedures must apply:
  - (a) Works in the immediate vicinity of the site that has been exposed must cease;
  - (b) The site supervisor must immediately secure the area in a way that ensures that any remains or artefacts are untouched;
  - (c) The site supervisor must notify representatives of relevant tangata whenua, the Heritage New Zealand Pouhere Taonga, the Auckland Council and, in the case of human remains, the New Zealand Police; and
  - (d) The notification in (c) above must allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.
  - (e) Works must not commence in the immediate vicinity of the archaeological site until any approval required from the Heritage New Zealand Pouhere Taonga is obtained.

### **Maintenance of Site**

- 4. Prior to the construction of the substation and the implementation of proposed landscaping and proposed maintenance of that landscaping, the designation area must be maintained in good condition.

### **Landscaping and Visual**

- 5. A Detailed Landscape Plan must be prepared to ensure planting around the substation mitigates the adverse visual and amenity effects of the substation on the neighbouring properties and wider environment. The detailed landscape plan must be prepared by an experienced and qualified landscape architect or landscape professional and must:
  - (a) Detail the type of species to be planted, their spacing, and their size at the time of planting, including a minimum of 11 specimen trees comprised of native species, that will attain a minimum height of 8m upon maturity, planted at a minimum grade of Pb 150; and
  - (b) Provide an indicative planting programme with the objective of achieving planting, or staged areas of planting, at the earliest possible time after the site design details have been completed.

6. The Requiring Authority must implement the proposed landscaping in accordance with the detailed landscape plan and programme required by Condition 5, and prior to operation of the substation.
7. All landscaping and planting must be maintained in good condition for the term of the designation in accordance with the Landscape Plan, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter must be replaced no later than the next planting season.
8. The substation switchroom and concrete firewalls must have exterior cladding and surfaces that modulate their form and/or colours that are recessive, such as grey or earthy tones. The purpose of this condition is to ensure that the substation building does not appear excessively mono-textural and/or monolithic.

#### **Maximum Height of Structures**

9. The maximum height of buildings must not exceed the maximum 8m height limit for buildings in the Residential - Single House Zone.

#### **Setbacks**

10. Buildings must not be located within 10m of streams and wetland zoned Open Space - Informal Recreation
11. Buildings must not be located within 1m of the side and rear boundaries of the site.

#### **Noise**

12. Noise from the substation must not exceed the following noise limits when measured within the boundary of all adjacent properties:
  - (a) 55 dB LAeq between Monday to Saturday 7am to 10pm and Sundays 9am to 6pm; and
  - (b) 45 dB LAeq/75 dB LAmax for all other times.

#### **Advice note:**

The noise limits set out in this Condition shall not apply to emergency work required to re-establish continuity of supply, work urgently required to prevent loss of life or other personal injury, or commissioning works at the substation site, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effect. Noise levels arising from substation 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.

13. At the request of the Council, and within 40 working days of that request, a suitably qualified acoustic professional engaged by the Requiring Authority must provide to the Council a report that:
  - (a) Measures and assesses noise emitted from the substation;
  - (b) Determines the extent of any compliance or breach of the noise limits specified in Condition 12; and
  - (c) recommends specific actions, and timeframes for those actions, in the event of a breach, that will ensure compliance with the noise limits specified in Condition 12.



14. All specific actions outlined in the report provided by the suitably qualified acoustic professional in accordance with Condition 13 must be implemented, to the satisfaction of the Council, within 40 working days from the provision of that report.

### **Electric Magnetic Fields (EMF)**

15. The operation of the substation must at all times comply with the International Commission on Non-ionising Radiation Protection Guidelines (ICNIRP) for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).
16. The Requiring Authority must engage a suitably qualified electrical engineer to confirm compliance with the ICNIRP guidelines as evidenced by actual measurement of electric and magnetic fields at the site's boundaries at the following times:
  - (a) within 40 working days of the substation commencing operation; and
  - (b) under the maximum load based on calculated scaling from actual recorded measurements.

The engineer's report must be submitted to the Council. In the event of any non-compliance, the report must demonstrate how compliance will be achieved and the timeframes for completion.

### **Electrical Interference**

17. Every reasonable effort must be made to ensure that the substation is operated, managed or controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radio Communications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), NZ Standard for Radiofrequency Fields Part 1 (1999) and relevant Gazetted Notices.

### **Lighting**

18. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties to minimise the level of light spill and glare.

### **Erosion and Sediment Control Plan (ESCMP)**

19. An Erosion and Sediment Control Management Plan (ESCMP) is required. The purpose of the ESCMP is to describe the methods and practices to be implemented to minimise the effects of sediment generation and yield on the receiving environment associated with the construction phase. The ESCMP must be prepared in accordance with the Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guideline Document 2016/005' (GD05) and any subsequent updates. The requiring authority must undertake construction in accordance with the ESCMP and must contain the following:
  - (a) Specific erosion and sediment control works for each stage (location, dimensions, capacity) in accordance with industry best practice as well as GD05;
  - (b) Supporting calculations and design drawings;
  - (c) Details of construction methods;
  - (d) Monitoring and maintenance requirements;

- (e) Catchment boundaries and contour information; and
  - (f) Details relating to the management of exposed areas (e.g. grassing, mulch).
20. No earthworks activity on the subject site must commence until confirmation from the council is provided that the ESCMP satisfactorily meets the requirements of GD05, and the erosion and sediment control measures referred to in that plan have been constructed or certified.

**Advice note:**

For the purpose of compliance with this condition, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact the Team Leader Monitoring South at [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.

21. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of this Notice of Requirement or by a certified ESCMP are to be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
22. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath outside the construction site resulting from earthworks activity on the project route.
23. In the event that such deposition does occur, it is to be removed immediately. In no instance are roads and/or footpaths to be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the public stormwater drainage system, watercourses and/or receiving waters.
24. The sediment and erosion controls at the site of the works are to be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record is to be maintained of the date, time and any maintenance undertaken in association with this condition which is to be forwarded to the council on request.
25. All earthworks must be limited to the period between 7.30am and 6.00pm Monday to Saturday.

**Construction Management Plan**

26. A Construction Management Plan (CMP) is required to avoid, remedy or mitigate adverse effects, inclusive of those on the transport network, associated with the Project’s construction works to ensure that the construction activities, including vehicle movements, are appropriately managed by the Requiring Authority for the duration of the construction works. The CMP must contain the following:
- (a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
  - (b) Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
  - (c) Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal/ storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place within the boundaries of the designation;

- (d) The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
- (e) Information on designated staff parking areas for construction workers; and
- (f) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to any other management plans.
- (g) Construction Traffic Management Plan (in accordance with Auckland Transport standards) to address general construction activities and traffic movements including for safety and the delivery of equipment and materials.

### **Notification of Adjoining Owners**

27. The Requiring Authority must ensure the owners of 115 McLarin Road are advised in writing no less than seven days prior to the construction works on the shared accessway commencing. The written advice must include a brief description of the works, details of the location of the works, the duration of the works, mitigation measures and contact details for any complaints or enquiries. Notification details must be recorded in the CMP required by Condition 26.

### **Hazardous Substances Environmental Management Plan (HSEMP)**

28. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure that the risks of storing and using hazardous substances within the subject site will be appropriately managed by the Requiring Authority for the duration of the operation of the electrical substation. The HSEMP must be submitted to Auckland Council prior to operation and contain the following:
- (a) The appropriate hazardous substance methodologies for:
    - i. Storage;
    - ii. Handling;
    - iii. Transport; and
    - iv. Disposal.
  - (b) Provide information to regulatory authorities to demonstrate that the possible risks as a result of storage and use of hazardous substances have been considered and will be appropriately managed by the Requiring Authority;
  - (c) Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
  - (d) Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
  - (e) The document management system for administering the HSEMP, including review and Requiring Authority / constructor / council requirements;
  - (f) Environmental incident and emergency management procedures (including spills);
  - (g) Environmental complaint management procedures;
  - (h) Methods to provide for the safety of the general public.

29. The Requiring Authority must ensure that all transformers containing more than 1,000L of oil are banded. Each band must be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.

## Attachments

No attachments.