

UNITARY PLAN UPDATE REQUEST MEMORANDUM

Celia Davison, Manager Central and South Planning

TO

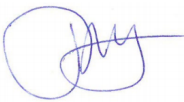

FROM Jo Hart, Senior Policy Planner, Regional, North West and Islands Planning




DATE 26 January 2021

SUBJECT **New Designation in accordance with s168 of the Resource Management Act in the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**

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

Reason for update – New designation	
Chapter	AUP(OP) GIS Viewer Chapter K Designations
Section	Schedules and Designations – Counties Power
Designation 3010	Barber Road Substation – Counties Power Ltd
Locations:	Barber Road, Bombay (part of Lot 2 DP 504664)
Lapse Date	Five years from inclusion in the AUP(OP)
Purpose	Electricity supply purposes
Changes to text (shown in underline and strikethrough)	Update to Chapter K Designations – Schedules and Designations – Counties Power, to include new designation 3010 Refer to Attachment 2 for updated text
Changes to diagrams	N/A
Changes to spatial data	Update the AUP GIS Viewer – Unitary Plan Management Layers – to include new designation 3010 Refer to Attachment 3 for extent of spatial changes
Attachments	Attachment 1: Requiring Authority acceptance letter Attachment 2: Updated text Attachment 3: Updated GIS Viewer

Prepared by: Jo Hart Senior Policy Planner Regional North West and Islands Planning	Text Entered by: Sophia Coulter Planning Technician
Signature: 	Signature: 

Maps prepared by: Aching Konyak Geospatial Analyst	Reviewed by: Jo Hart Senior Policy Planner Regional North West and Islands Planning
Signature: 	Signature: 
Signed off by: Celia Davison Manager Planning – Central and South	
Signature: 	

Attachment 1: Requiring Authority acceptance
letter



20 January 2021

Sent by Email

Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

For: Jo Hart – Senior Policy Planner

E-mail: jo.hart@aucklandcouncil.govt.nz

C O U N T I E S P O W E R

Dear Jo

Counties Power Bombay Substation – Notice of Requirement Modification

We Counties Power Ltd. (“the Requiring Authority”) lodged a Notice of Requirement (NoR) with Auckland Council (“AC”) on 7 October 2020. The NoR was for a designation under Section 168(2) of the Resource Management Act 1991 (Act) for Counties Power Barber Road Substation for ‘Electricity supply purposes’.

In a ‘recommendation’ dated 16 December 2020, AC has imposed 28 conditions to the NoR under s 171(2) of the Resource Management Act (“RMA”).

The Requiring Authority has reviewed the imposed conditions. Pursuant to Section 172(1) of the Act, the Requiring Authority advises AC that they accept the conditions 1 to 16 and 18 to 28 of the recommendation but rejects the condition 17 in part and seeks to modify the condition as follows and for the following reasons:

17. The Requiring Authority must ensure that all transformers ~~are banded~~ containing more than 1000L of oil are banded. Each bund shall be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.

The above changes seek to ensure consistency is maintained between the NoR and the Industrial Trade Activities Rules within Chapter E33 of the Auckland Unitary Plan (AUP (OP)) as electrical substation that contain 1000 litres or less of oil, are not considered to be an industrial or trade activity for the purposes of the AUP (OP).

Please do not hesitate to contact the author if you have any queries, or wish to discuss.

Yours sincerely

Tim Logan on behalf of Counties Power Ltd.

tim.logan@countiespower.com

Counties Power Limited

14 Glasgow Road, Private Bag 4, Pukekohe, 2340, New Zealand

PH 0800 100 202, FAX 09 238 5120

www.countiespower.com

Attachment 2: Updated text

Designation Schedule - Counties Power 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	Electricity supply purposes	Cornwall Road (part of Lot 2 DP 384042), Waiuku
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	Electrical supply purposes	Whitham Road (Lot 1 DP 175576), Glenbrook
3009	Electrical supply purposes	201 Quarry Road, Drury
3010	Electrical supply purposes	Barber Road, Bombay (part of Lot 2 DP 504664)

3010 Counties Power Barber Road Substation

Designation Number	3010
Requiring Authority	Counties Power 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 Power Limited (Counties Power) 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 Power 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.

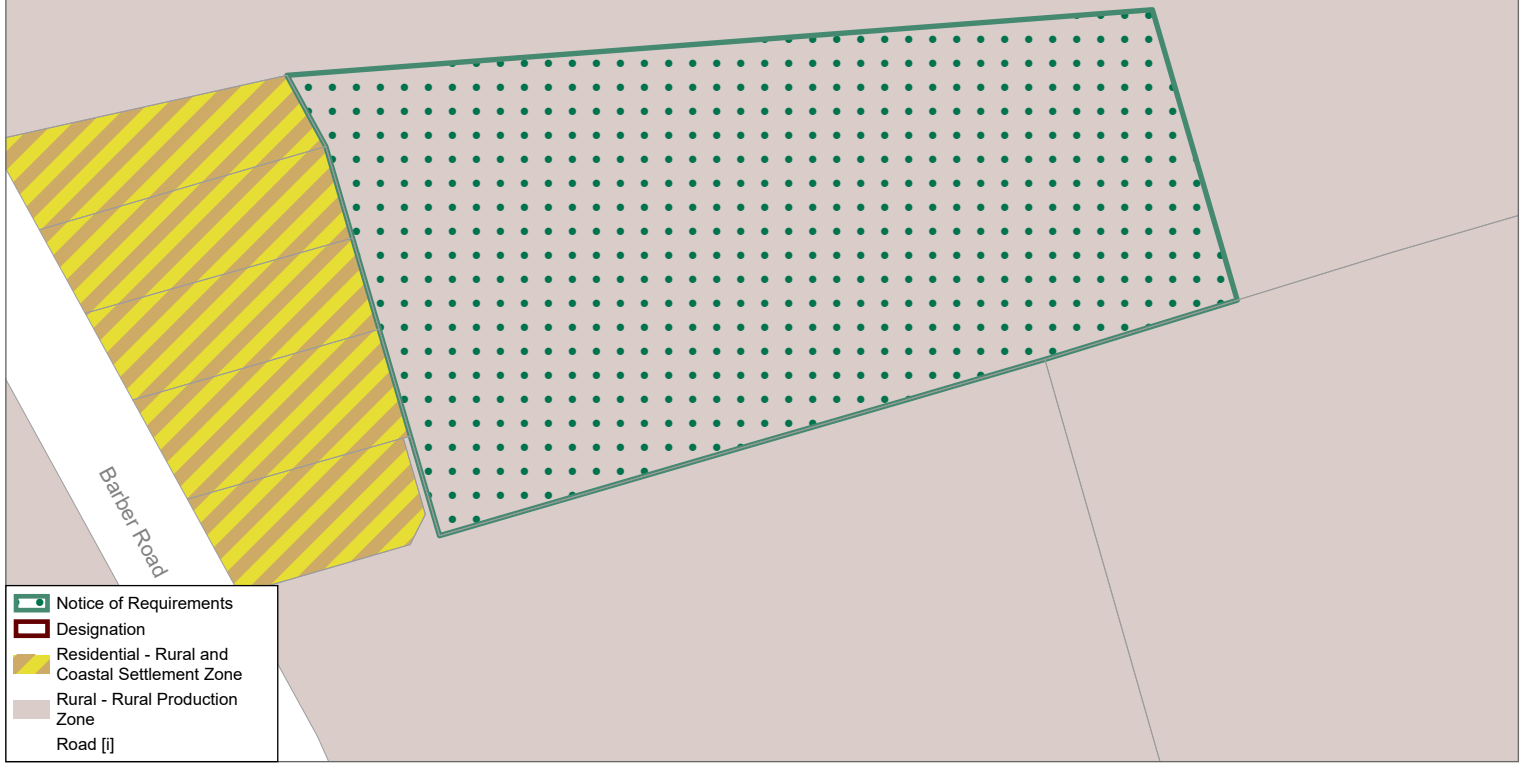
Earthworks associated with any site development

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.

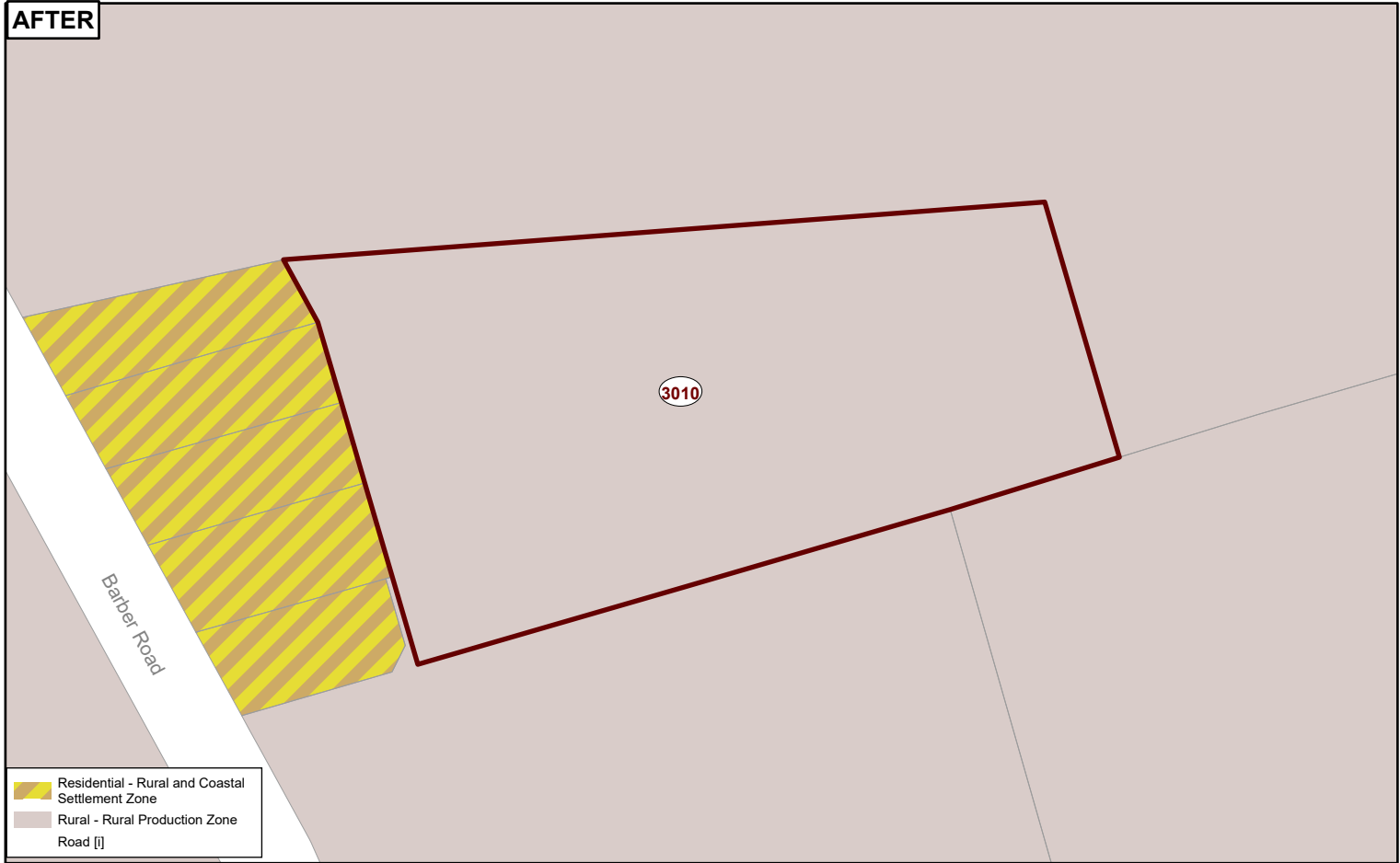
24. All existing drainage systems must be protected from any release of silt, accidental or otherwise from the site. This also involves measures to prevent soil being spread onto the road and access way.
25. All earthworks and areas of bare earth shall be re-vegetated or re-grassed within 3 months of 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.

Attachment 3: Updated GIS Viewer

BEFORE



AFTER



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

Date: 6/01/2021

New Designation - ID 3010



Plans and Places