

## UNITARY PLAN UPDATE REQUEST MEMORANDUM

**TO** Warren MacLennan, Manager Planning, Regional, North, West & Islands

**FROM** Brilee Parker, Graduate Planner, Regional, North, West & Islands





**DATE** 17 June 2021

**SUBJECT** **New Designation in accordance with s168(1) of the Resource Management Act 1991 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	
<b>Chapter</b>	Chapter K Designations AUP GIS Viewer
<b>Section</b>	Schedules and Designations – Vector Ltd AUP GIS Viewer
<b>Designation only</b>	
<b>Designation #8917</b>	Fred Taylor Drive, Whenuapai
<b>Locations:</b>	61 Fred Taylor Drive, Whenuapai
<b>Lapse Date</b>	10 years from date of inclusion in the Auckland Unitary Plan
<b>Purpose</b>	Electricity works (substation).
<b>Changes to text (shown in underline and strikethrough)</b>	New designation text as highlighted in Attachment B
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	New Designation 8917 at the address of 61 Fred Taylor Drive, Whenuapai
<b>Attachments</b>	Attachment A: Vector Ltd Acceptance Letter Attachment B: Updated Text Attachment C: Updated GIS Viewer

<b>Prepared by:</b> Brilee Parker Graduate Planner	<b>Text Entered by:</b> Harry Barnes Planning Technician
<b>Signature:</b> 	<b>Signature:</b> 
<b>Maps prepared by:</b> Mitesh Bhula Geospatial Specialist	<b>Reviewed by:</b> Brilee Parker Graduate Planner
<b>Signature:</b> 	<b>Signature:</b> 

**Signed off by:**

Warren MacLennan  
Manager Planning, Regional, North, West  
& Islands

**Signature:**



Warren MacLennan.

Attachment A: Vector Ltd  
Acceptance Letter

June 9, 2021

Auckland Council (North, West and Islands Planning)  
(by email)

Attn. Eryn Shields

Dear Eryn

**Re: Requirement by Vector Limited to Designate Land for the Purpose of  
“Electricity Works (Substation)” at 61 Fred Taylor Drive (Section 26 SO473252)**

Osbornehay write on behalf of their client, Vector Limited (Vector).

Vector served on Auckland Council (the Council) on about the 1<sup>st</sup> of April 2021 a Notice of Requirement to Designate land at 61 Fred Taylor Drive for the purpose of “Electricity works (substation)”.

In a decision dated 27 May 2021 Council has made its recommendation to Vector under s171 of the Resource Management Act 1991 (the Act). Council has recommended to Vector that the Designation be confirmed and has recommended sixteen conditions (pages 7 to 9 of the recommendation report).

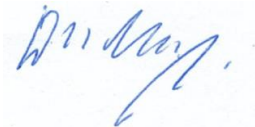
**Vector's Decision**

Pursuant to s172 of the Act, Vectors decision on the Council’s recommendation is as follows:

Vector accepts the Council’s recommendation to confirm the designation in the Auckland Unitary Plan Operative in Part subject to conditions.

Vector accepts in their entirety the sixteen recommended conditions.

Sincerely,



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

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

Attachments: -

**Attachment B: Updated Text**

## 8917 Fred Taylor Drive, Whenuapai

Designation Number	8917
Requiring Authority	Vector Ltd
Location	61 Fred Taylor Drive, Whenuapai
Lapse Date	10 years from date of inclusion in the Auckland Unitary Plan

## Purpose

Electricity works (substation).

## Conditions

### General

1. The scope and extent of the works within the designated area are to be in general accordance with the Notice of Requirement, dated March 2021, for the designation of part of the land for "Electrical Works (Substation)". For reference, the design and layout plans submitted with the Notice of Requirement are:

Plan	Drawing Number	Dated
Proposed Site Plan	4265-8020-2 Rev P3	18/2/2021
Switch room Building Elevations	4265-8150 Rev P3	18/2/2021
Transformer Room Building Elevations	4265-8350 Rev P3	18/2/2021
Typical Gate Detail	4000-8713 Rev 4	1/9/2014
Preliminary Outline and Dimensional Drawing	001/TAP20076A1Ro	06/03/2020
Proposed Site Layout Plan	4265-8013	23/04/2021
Proposed Grading and Drainage Layout Sheet 1 of 2	AKL02-C-D-04-00	16/12/2020
Proposed Grading and Drainage Layout Sheet 2 of 2	PKC05 – Building Consent	16/12/2020
Proposed Site Plan	4265-8024-2	27/04/2021
Proposed Drainage Layout Plan	4265-8016	23/04/2021
TX Room – Basement Floor Plan	4265-8310	27/04/2021
TX Room – Building Sections	4265-8340	27/04/2021

### Outline Plan

2. The works shall be undertaken in general accordance with the Notice of Requirement titled 'Notice of Requirement and OPW Waiver for Substation at 61 Fred Taylor Drive, Whenuapai' and plans received by Auckland Council on 1 April 2021. An outline plan shall not be required and is waived unless there are more than minor changes to the referenced plans in which case Vector Limited 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 Environmental Management Plan

3. The Requiring Authority must prepare a detailed CEMP for the project which is to be submitted to Auckland Council for certification. The purpose of the CEMP is to avoid, remedy or mitigate significant adverse effects associated with the construction of the substation.

### Site Access

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

**Earthworks associated with any site development**

- Appropriate sediment and erosion control measures shall be employed for any earthworks on the site.
- 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.

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

- The Requiring Authority must prepare a detailed HSEMP for the substation which is to be submitted to Auckland Council. The purpose of the HSEMP is to outline the methodologies and processes that will be adopted to ensure the risk of storing and using hazardous substations will be appropriately managed.
- The Requiring Authority must ensure that all transformers are banded. Each band shall be of sufficient capacity to contain the total volume of oil contained within each transformer.

**Construction Traffic Management Plan**

- 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 certification, in conjunction with Auckland Transport.

**Building**

- The maximum height of the substation buildings will not exceed 9m.

**Noise**

- The noise (rating) level and maximum noise level arising from the substation must not exceed 65 dB LAeq when measured or assessed within the boundary of any adjacent site zoned Business – Light Industry and the following noise limits when measured or assessed within the boundary of any site zoned residential: -

<i>Time</i>	<i>Noise level</i>
<i>Monday to Saturday 7 am – 10pm</i>	<i>55 dB LAeq</i>
<i>Sunday 9am – 6pm</i>	
<i>All other times</i>	<i>45 dB LAeq</i> <i>60 dB Leq at 63 Hz</i>

	55 dB Leq at 125 Hz
	75 B LAFmax

- Noise levels must be measured in accordance with NZS6801:2008 "Acoustics – Measurement of environmental sound" and assessed in accordance with NZS6802:2008 "Acoustics – Environmental noise" and shall be measured within the boundary of a site.

**Landscaping and visual**

- 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.

**Electric Magnetic Fields (EMF)**

- The substation shall at all times not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection 2010 (ICNIRP) at the site boundary.
- The Requiring Authority is required to undertake a one-off EMF monitoring study following the commissioning of the proposed substation to confirm compliance with the ICNIRP Guideline limits

**Lighting**

- At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes an added luminance in excess of 20 lux measured horizontally or vertically at any point along the boundary of any adjoining residential zoned site.

Advice notes

- 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.
- The requiring authority must ensure that stormwater runoff from impervious surfaces is provided with stormwater quality treatment in accordance with the Totara Creek Network Discharge Consent.

**Attachments**

No attachments.

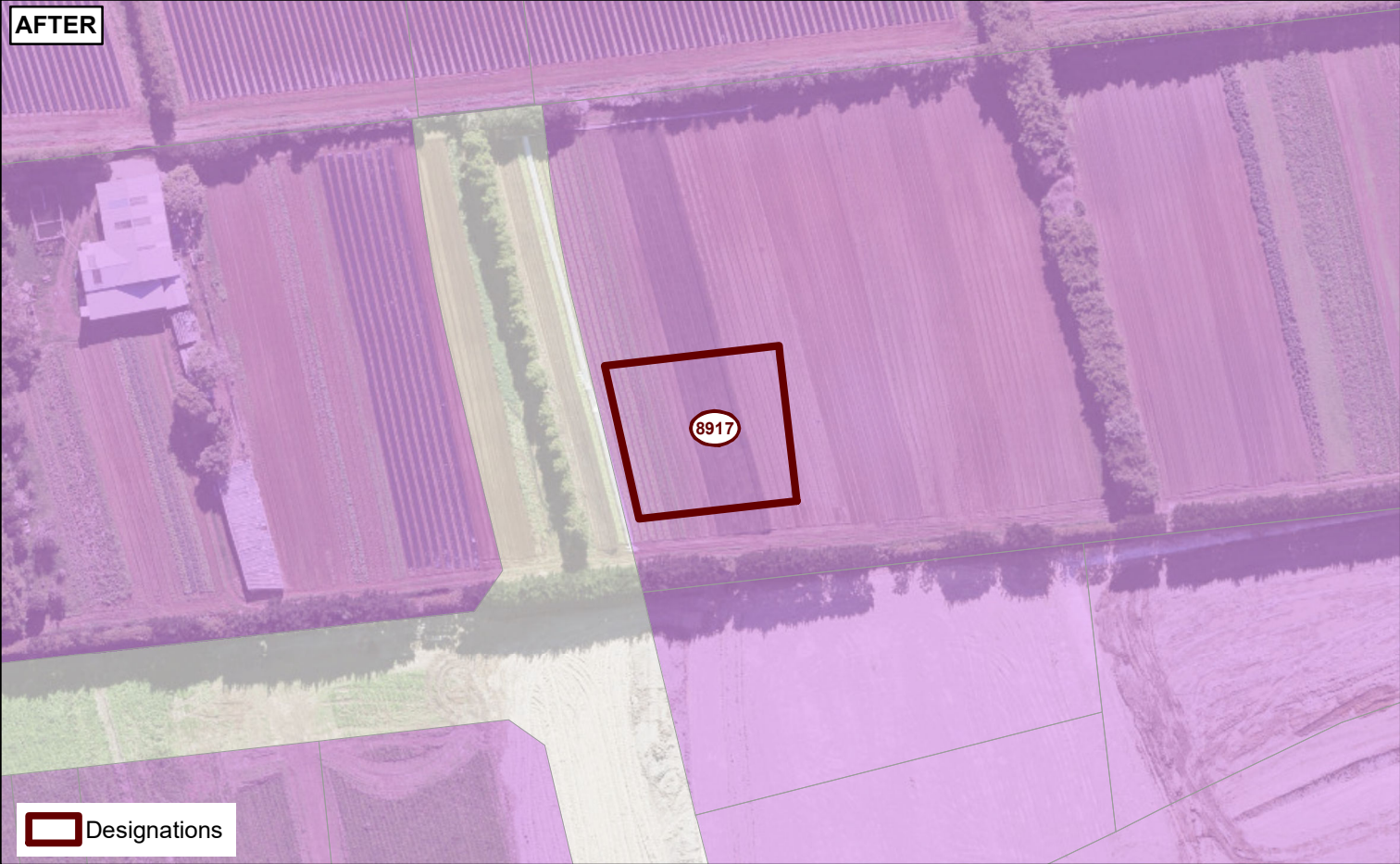


# Attachment C: Updated GIS Viewer

**BEFORE**



**AFTER**



0 5 10 20  
Metres

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: 5/07/2021

**New Designation 8917**  
**Substation - 61 Fred Taylor Drive, Whenuapai**  
**Vector Ltd**



*Plans and Places*