

Memo

2 September 2021

To: Phill Reid, Auckland-wide Manager
 From: **Jo Hart – Senior Policy Planner**

Subject: **Plan Modification: Clause 20A Amendment to Chapter K Designations of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).**

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This plan modification requires decision-making pursuant to clause 20A of the First Schedule to the Resource Management Act 1991, as corrections are required to the Auckland Unitary Plan (Operative in Part).

Rule or Section of Unitary Plan	Chapter K Designations <ul style="list-style-type: none"> • Transpower New Zealand Limited Designation 8517 – Brownhill Road to Otahuhu Underground Electricity Transmission Cables
Subject Site (if applicable)	N/A
Legal Description (if applicable)	N/A
Nature of change	<p>Administrative changes are required to correct a Transpower New Zealand Limited designation (Designation 8517) to the Operative in Part version.</p> <p>Discussion</p> <p>In accordance with section 184 of the Resource Management Act (the Act, designations lapse five years after being included in the plan unless the designation has been given effect to or the designation specified a different period when incorporated into the plan.</p> <p>A requiring authority may, within three months before the expiry of a lapse date, request Auckland Council to fix the lapse date for a longer period for designations which have not been given effect to.</p> <p>Auckland Council wrote to all requiring authorities requesting:</p> <ol style="list-style-type: none"> 1. Confirmation as to whether any designations due to expire in 2021 have been given effect to and if not whether a longer lapse period is required. <p>The requiring authorities were advised that an extension of a lapse date would need to be requested and assessed under section 184 of the Act.</p> <ol style="list-style-type: none"> 2. That they review and confirm whether the information for each of the designations in their designation schedules was correct.

Transpower has advised, that as part of the review in 2) above, that Designation 8517 has been incorrectly notated as ‘given effect to’ in the plan. Transpower has advised that it should have a lapse date in March 2025 as the works provided for by the purpose and conditions of the designation have not yet been undertaken.

An investigation has been undertaken by both Transpower and Auckland Council into both the legacy designation in the Manukau City District Plan and the subsequent rollover into the plan.

Background to Designation 8517

- The legacy designation was provided for in the Auckland Council District Plan (Manukau Section) 2002 prior to it being rolled over into the Proposed Auckland Unitary Plan. No lapse date was stated in the conditions specifically relating to Designation No. 301.
- The original notice of requirement, dated April 2007 stated that ‘the designation shall not lapse for a period of 15 years after incorporation into the Manukau City District Plan’. This designation was confirmed after a Board of Inquiry process on a suite of notices of requirement relating to the National Grid Upgrade Project.
- The designation was incorporated in the Manukau City District Plan as part of Update 10 in March 2010.
- Two rollover notices were received in line with the processes undertaken for the draft Auckland Unitary Plan and the Proposed Auckland Unitary Plan.
- The 2012 rollover notice which was used during the draft Auckland Unitary Plan using the Auckland Council template shows a conflict – status of designation ‘given effect to’ and a lapse date of 18 September 2024 (which is 15 years from the date of the BOI decision and not from when it was included in the legacy Manukau City District Plan).
- The 2013 rollover notice which was used during the Proposed Auckland Unitary Plan using the Auckland Council template – shows the designation as being ‘given effect to’ and no lapse date.
- The rollover designation has been processed through the Auckland Unitary Plan hearing process using the 2013 rollover notice and 2013 Auckland Council template. As far as the record search shows, there has been no subsequent request for an amendment to include a lapse date.
- The designation went through the Auckland Unitary Plan Hearings process as a rollover with no modifications. The Independent Hearing Panel’s recommendation states that this designation has been given effect to.
- Submissions for the designation included those from Transpower and a landowner (who supported a proposed change sought by Transpower). Transpower requested a change to the heading of its designations to be consistent with the preceding schedule and a change of ‘purpose’ to ‘description/activity’. Also, the following submission points for Designation 8517:

Submissions to 8517 by the requiring authority



- i. Amend Condition 3 to update the reference to Radiation Protection Guidelines.
- ii. Amend Condition 6 to read: "~~In designing and constructing any new works or equipment, Transpower shall give consideration to third party conductive services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation. Any new works or equipment shall be designed and constructed to comply with the Electricity Safety Regulations 2010.~~ Alternatively, delete Condition 4.
- iii. Amend Condition 37 to read: "~~The~~ Any new W-works or equipment shall be designed and constructed so as not to cause existing assets of other utilities to be non-compliant with AS/NZS 4853:2000 2012 Electrical Hazard on Metallic Pipelines."
- iv. Add an advice note to read: "Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan."
- v. Delete the maps in the Attachment and replace with a single line map.


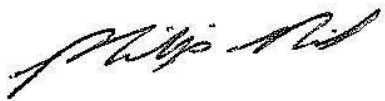
Correction through Clause 20A

A legal opinion was sought from the Auckland Council Legal team in regard to this matter and the process to correct the error.

In summary, the legal opinion finds that:

- clause 20A of Schedule 1 of the Resource Management Act 1991 is the advised approach as this provides for a correction of a 'minor error', for this designation which is in an operative policy statement or plan, without using the process under Schedule 1
- the amendment of a lapse date is considered a 'minor error' as:
 - it is a matter of fact that the work has not been carried out
 - the amendment does not have any effect on the scope or location of the designation itself
 - it is arguably a change that makes the designation more restrictive and is advantageous to the landowners as currently the designation is recorded as have no lapse date

	<ul style="list-style-type: none"> ○ there is no basis on which to dispute the fact that it has not been given effect to. • that care needs to be taken in regard to the correct lapse date as there needs to be no basis for dispute. The correct date would need to be confirmed with Transpower. • that any risk was associated with the error that was made during the IHP process and is not something that can be addressed through this process • that the error is corrected without delay. <p>The exact date of the inclusion of the designation into the Manukau City District Plan is not able to be ascertained after an extensive search through the legacy electronic files. However, both Transpower’s and Auckland Council’s records show that the designation was to be incorporated into the Manukau City District Plan in March 2010 as part of Update 10.</p> <p>Transpower has confirmed that a lapse date of 1 March 2025 is acceptable.</p>
Effect of change	<p>The change is considered to be minor in nature.</p> <p>There is no effect nor impact upon either the environment or persons. As stated above, it is considered that the change:</p> <ul style="list-style-type: none"> • does not have any effect on the scope or location of the designation • is more advantageous to affected persons with a stated lapse date than if ‘given effect to’.
Changes required to be made (text/in-text diagrams)	<p>Amend Chapter K Designations, Transpower New Zealand Limited Designation 8517 ‘Brownhill Road to Otahuhu Underground Transmission Cables’ in the Operative in Part version.</p> <p style="text-align: center;">- Given effect to (i.e. no lapse date) <u>01 March 2025</u></p>
Changes required to be made (maps)	N/A
Attachments	<p>Attachment 1: Corrections to text (strikethrough/underlines)</p> <p>Attachment 2: Corrected text</p>
Prepared by: Jo Hart Senior Policy Planner	Text Entered by: Bronnie Styles Planning Technician
Signature: 	Signature: 

Maps prepared by: Geospatial Analyst	Reviewed by: Craig Cairncross Team Leader
Signature: n/a	Signature: 
Signed off by: Phill Reid Manager Planning – Auckand-wide	
Signature: 	

Attachment 1: Corrections to text (strikethrough/
underlines)

8517 Brownhill Road to Otahuhu Underground Electricity Transmission Cables

Designation Number	8517
Requiring Authority	Transpower New Zealand Ltd
Location	143 Brownhill Road, Whitford to 26-28 Kaitawa Street, Otara
Rollover Designation	Yes
Legacy Reference	Designation 301, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	<u>1 March 2025</u>

Purpose

Electricity transmission - the construction, operation and maintenance of a double-circuit underground 220kV cable as part of the upper North Island Grid Upgrade Project, to convey electricity between the Otahuhu Substation and the substation site at Brownhill Road, and ancillary activities.

The nature of the work is described more particularly in Part VII (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).

Conditions

Documents

1. The initial works to give effect to the designation of the Brownhill to Otahuhu underground cable shall be generally in accordance with Maps 24-30 of Appendix V (see attachments).

Magnetic Fields (MF)

2. Any new works or equipment shall be designed and operated to limit the magnetic field exposures to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time varying electric, magnetic, fields (1Hz- 100kHz) (Health Physic 99(6):818-836: 2010) (ICNIRP Guidelines). That is the public exposure reference level of 200 μ T for magnetic flux density when measured at 1 metre above ground level directly above any cable under normal operating conditions. (ie, when there are no faults in the transmission system).

3. In order to reduce long-term public exposure to MFs, no habitable buildings shall be constructed within the designated corridor for the underground cable.

Radio frequency

4. 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.

Earth potential rise / induced voltages

5. The works shall be designed and constructed to comply with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.

6. Any works or equipment shall be designed and constructed so as not to cause existing assets of other utilities to be non-compliant with AS/NZS 4853: 2012 – Electrical Hazard on Metallic Pipelines.

Existing utilities

7. Transpower shall liaise with all relevant utility operators during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation and shall ensure that:

- a. it is aware of the location of all utility services existing at the time of construction in or adjacent to the designation; if necessary, exploratory excavation shall be undertaken;
- b. to the greatest extent practicable, all utility services existing at 28 May 2007 (being the date the Notice of Requirement was lodged) located in or adjacent to the designation are protected from any activity associated with the Upper North Island Grid Upgrade Project which may interfere with the proper functioning of the services;
- c. if it is not practicable to avoid a reduction in the level of service in accordance with (b) above, or if services are otherwise damaged, all utility services existing at 28 May 2007 located in or adjacent to the designation are repaired or relocated at Transpower's expense, to the reasonable satisfaction of the affected utility operator; and
- d. reasonable access to existing utility services located in or adjacent to the designation are able to be accessed during construction.

8. Nothing in condition 7(c) requires Transpower to:

- a. provide compensation to any affected utility operator for indirect costs, such as for delays and inconvenience caused; and
- b. put the owner of the utility services in a better position than if the Upper North Island Grid Upgrade Project had not been proposed or installed.

Archaeology: known sites R11/2333 and R11/2384

9. Before any works are carried out associated with the Upper North Island Upgrade Project, Transpower shall make any minor adjustments to the location of the cable trench within the corridor to ensure that the sites R11/2333 and R11/2384 are not damaged by construction of the cable trench.

Advice note:

This condition is subject to any conditions of any archaeological authority granted under the Historic Places Act 1993.

Construction Management Plan (CMP)

10. At least 30 working days prior to commencing any construction activity along the designated underground cable route, Transpower shall submit a Construction Management (CMP) to the Council for approval. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or Transpower's intended approach to:

- a. The proposed construction methodology;
- b. Storage and reuse and top soil, including stockpiling areas;
- c. On-site and off-site disposal of soil;
- d. Silt and dust control, during earthwork stages;
- e. Groundwater and stormwater management, treatment and disposal;
- f. Traffic/property access management;
- g. Contaminated land management procedures;
- h. Construction hours;
- i. Existing network utilities protocols and guidelines;
- j. Access and utilities management;
- k. Subject to other specific conditions, cultural protocols and archaeological requirements;
- l. Land stability management and water quality and sediment controls;
- m. Vegetation disturbance/removal and replacement;
- n. Management of construction activities;
- o. Contractor training, including health and safety;

- p. The intended construction programme, including staging if appropriate;
- q. Management of construction noise;
- r. Community information and liaison;
- s. Temporary activities and equipment storage in specified areas;
- t. Contractor car parking in specified areas;
- u. Security and lighting during construction; and
- v. Situations where the proposed cable depth could differ from the 1500 mm shown on Map 6 or 7 of Appendix V (see attachments), including likely reasons for differing depth and means of resolving any issues arising from that depth.

11. In preparing the CMP in accordance with condition 10, the following minimum requirements shall be met:

- a. Quality soil shall be reused, where appropriate, and suitable stockpiling areas shall be identified;
- b. Spoil which is not reused, where appropriate, and suitable stockpiling areas shall be identified;
- c. Dust on-site shall be minimised to ensure that there is no dust nuisance off-site as a result of the works. Such minimisation could include spraying with water or covering of areas;
- d. Clean stormwater shall be directed away from bare or earthworked areas and sediment laden runoff shall be properly controlled and managed to minimise any discharge of sediments into watercourses;
- e. As far as practicable, disturbance to riparian areas and stream banks and beds shall be minimised during construction;
- f. Measures for testing and removing any contaminated land along the route shall be developed;
- g. Liaison with existing utility providers with underground services within the designated route shall be undertaken;
- h. Adequate measures shall be implemented so as to avoid land slope failure;
- i. When construction is taking place within the dripline of any tree over two metres in height to be retained on a public road or other public or private land, a qualified arborist shall be engaged to advise on the best method of root pruning and for continuing long-term avoidance of root interference with the cable;
- j. Site contractors shall have available at all working times, at an accessible place along the cable route, copies of all designation and consent conditions, the approved Construction Management Plan and the Draft Protocols entitled Transpower Grid Upgrade Project Protocol for Dealing with Kōiwi or Taonga Unearthed During Construction and the Discovery of Sites of Significance, Wāhi Tapu, Heritage Sites and Archaeological Sites (or updated document). Transpower shall ensure that the contractors understand the designation conditions and consent conditions;
- k. Transpower shall notify the Council in writing at least 10 working days before commencing works (including a separate notification for works commencing in Turanga Creek, Mangemangeroa Stream and Otara Creek), and shall notify the Councils that works have been completed within 10 working days following completion of the works;
- l. Parties adjacent to the route shall be notified prior to commencement of works and shall be regularly updated;
- m. Temporary activities, such as equipment storage shall be undertaken in suitably located areas (ie, not within 20 metres of a watercourse);
- n. Contractor car parking shall be suitably located, so as not to prevent property access; and
- o. Work sites shall be secure and illuminated to restrict access as appropriate.

12. In preparing the CMP in accordance with condition 10, Housing New Zealand Corporation shall be consulted.

Advice note:

Where the CMP requires Transpower to give notice to the Council, that notice can be given

progressively, as stages of the work are complete.

Construction hours

13. Construction hours shall be as follows:

- a. Monday to Friday: 7am to 6pm;
- b. Saturday: 8am to 1pm; and
- c. Sundays and public holidays: No work.

Except where work is necessary outside the specified days or hours for the following purposes:

- i. Where work is required to be planned to be carried out at low-traffic times, for example, excavation across busy roads, or cable installation;
- ii. Delivery of large equipment;
- iii. Emergencies;
- iv. Securing of the site or removing a traffic hazard;
- v. Cable jointing in self- contained enclosures; or
- vi. Where the distance between the work and the nearest residence is 100 metres or more and all other conditions are met.

Construction and Maintenance Noise

14. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise.

15. Prior to any significant construction work taking place, a noise management plan shall be prepared, with the assistance of a suitably qualified and experienced person, that sets out the management procedures in terms of section 8 and Annex E of NZS6803:1999, and the works shall be undertaken in accordance with that noise management plan (other than emergency works).

16. The noise management plan required by condition 15 shall be submitted to the Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Advice note:

The noise management plan required by condition 15 can be incorporated into, and be part of the construction management plan required by condition 10.

Vibration

17. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Traffic / roading

18. Transpower shall prepare a Traffic Management Plan (TMP) which is generally consistent with NZTA's Code of Practice for Temporary Traffic Management (COPTTM).

19. The TMP shall be submitted to the Council's Consents Manager for approval at least 20 working days prior to commencement of underground cable construction after consultation with:

- a. The Council;
- b. The following key stakeholders:
 - i. Emergency services (including police);

- ii. Bus operators;
- iii. Schools;
- iv. Housing New Zealand Corporation;
- c. Any additional key stakeholders identified by the Council.

20. The council shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

21. The TMP prepared by Transpower shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.

22. The TMP prepared by Transpower shall address and provide details of proposed works and/or mitigation measures relating to the following matters:

- a. The likely routes for heavy construction-related traffic;
- b. Details of any necessary road closures, diversions, or deviations which are likely to be required during construction activities, including the likely date, time and duration of such actions. As far as practicable, any necessary temporary road closures should be effected during off-peak periods;
- c. Where diversions or deviations are required, information and recommendations shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, and the likely consequent effects in terms of safety and convenience. The traffic engineer shall ensure that recommended alternative routes are reasonably convenient and capable of safely accommodating diverted or deviated traffic. Transpower shall act on the recommendations of the traffic engineer in relation to alternative routes. Where traffic modelling related to specific intersections is required, the results of the modelling shall be included (see conditions 23 to 25);
- d. Details of the signage intended to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, including examples of signage for diversion routes. Such signage shall be sufficiently clear to enable easy understanding by the general public, and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays. Such signage shall include the use of trailer-mounted electronic signs near the most affected roads;
- e. Details of methods of proposed information dissemination regarding construction activities and associated traffic effects. These details shall include information regarding likely timing and duration of works, alternative routes, access to properties, and any alterations to public transport services. Methods of information dissemination shall include, but not be limited to, public notices in newspapers, radio announcements, signage, information packages, and direct contact with affected properties along those routes;
- f. Inclusion of a communications plan setting out the method of consultation and liaison with key stakeholders and affected parties regarding likely timing and duration of works, alternative routes, access to properties and any alterations to public transport services;
- g. Details of prior consultation or community liaison undertaken with affected residents, key stakeholders, schools, public transport providers, emergency services or representative groups regarding proposed road closures, diversions and delays, and any measures agreed with such groups to address any adverse effects or inconvenience that may arise;
- h. Details of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters, relating to cyclists, pedestrians, mobility impaired persons, and school children;
- i. Where the cable is proposed to be installed across major intersections and/or arterial roads carrying higher traffic volumes (such as Ti Rakau Drive, Te Irirangi Drive, Chapel Road, Springs Road, East Tamaki Road), three months prior to the commencement of construction an assessment shall be carried out by a suitably qualified and experienced traffic engineer of:
 - i. The traffic volumes using such intersections or roads;

- ii. The likely levels of delays and disruptions which may be experienced as a result of cable construction; and
- iii. Identification of locations where such installation works must be carried out in the most timely manner practicable (including where reasonably practicable, the use of alternative methods of installation other than trenching), so as to minimise delays or inconvenience to road users;
- j. Following consultation with public transport providers, details of proposed alternative temporary changes to public transport services during the construction period including but not limited to any route diversions, timetable adjustments, temporary bus stops, and methods of communicating such matters to public transport users.

23. Following consultation with the Boards and/or principals of Sir Edmund Hillary College and Sancta Maria College (and any schools subsequently established with accesses and/or egresses adjacent to the underground cable route), Transpower shall ensure, as far as practicable, that works avoid school terms so as to minimise disruption to normal school activities. Details of relevant periods shall be included in the TMP.

24. Following consultation with the New Zealand Fire Service, details shall be provided in the TMP of proposed alternative access to and egress from the fire station located at 341 East Tamaki Road.

25. Transpower shall carry out traffic modelling at the intersections of Johnstones Road/Springs Road/East Tamaki Road and Chapel Road/Accent Drive/Stancombe Road to assess the impact of the construction works on intersection capacity prior to completing the Construction Management Plan and the Traffic Management Plan as required by condition 20, and incorporate any necessary specific provisions in the CMP.

Advice note:

The traffic management plan required by condition 18 can be incorporated into, and be part of, the construction management plan required by condition 10.

Continuation of access

26. Transpower shall at all times ensure that access to any property temporarily severed by construction is maintained at a level that will enable, as far as practicable, normal operations on the property to continue.

Parking

27. Following consultation with residents, businesses and other directly affected persons, Transpower shall ensure that adequate temporary alternative car parking is provided for residents, businesses and other directly affected persons along or adjacent to the cable route, in the event that construction activity prevents or hinders usual parking. Such arrangements are to be made and advised to affected parties at least five working days prior to the commencement of the work that causes the effect.

Remediation of property, roads and footpaths

28. Other than as provided in condition 29, Transpower shall:

- a. within 10 working days of completion of construction on any land, reinstate any private or public land and property (excluding works in road reserves) as far as practicable to its pre-existing state. Such remediation shall include fences, gardens (excluding trees and grass) and other surface equipment or materials; and
- b. as soon as practicable after the completion of construction, re-grass areas that were previously grassed.

29. As soon as practicable after the completion of construction, Transpower shall repair any damage

to public carriageways and footpaths (and associated road components) resulting from the impacts of construction. Such repair may involve short-term maintenance to allow for settling and consolidation of carriageways prior to final repair.

Cultural/Spiritual

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

- a. Works in the immediate vicinity of the site that has been exposed shall cease;
- b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
- c. The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, the Auckland Council and, in the case of human remains, the New Zealand Police; and
- d. The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Future roading

31. Cable installed in the vicinity of:

- a. The Redoubt Road extension between Regis Lane and Ormiston Road (as shown on maps 49-50, Manukau City Council Operative District Plan 2002 (see attachments); and
- b. The possible future road connection between the Scenic Drive and Brownhill Road (as shown on Map 31 of Appendix V (see attachments)); shall be buried to a depth that does not prevent construction of those roads due to the presence of the cables, in the locations shown on those plans, in the future.

Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

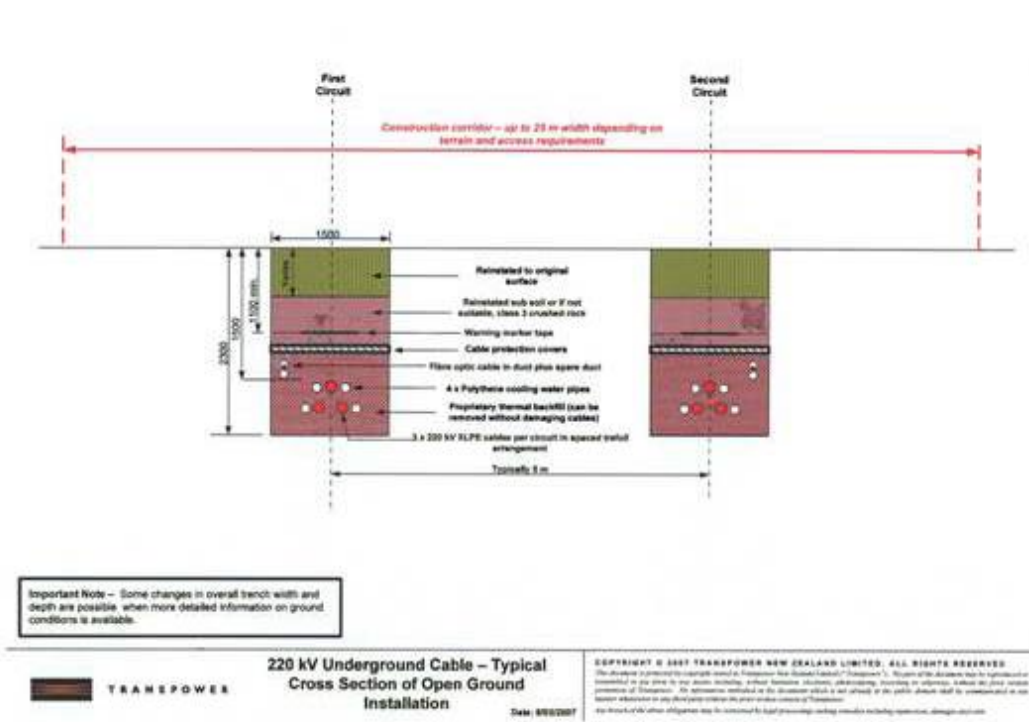
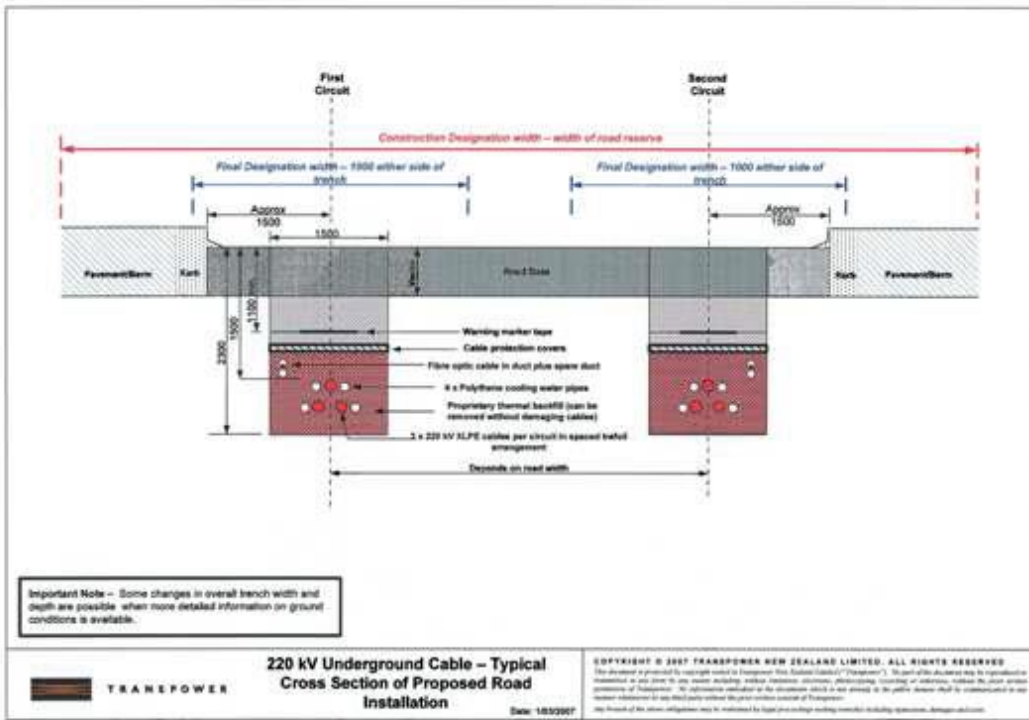
Attachments

Maps from Appendix V of the Board of Inquiry

INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS

SET 4

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INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS

SET 6

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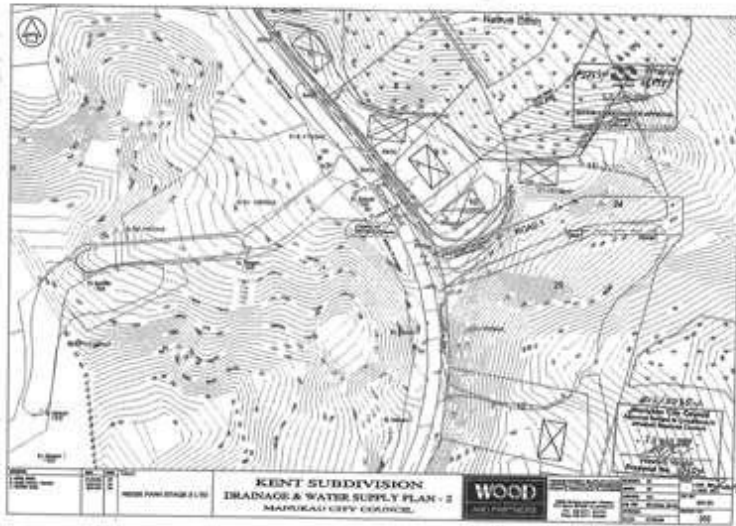








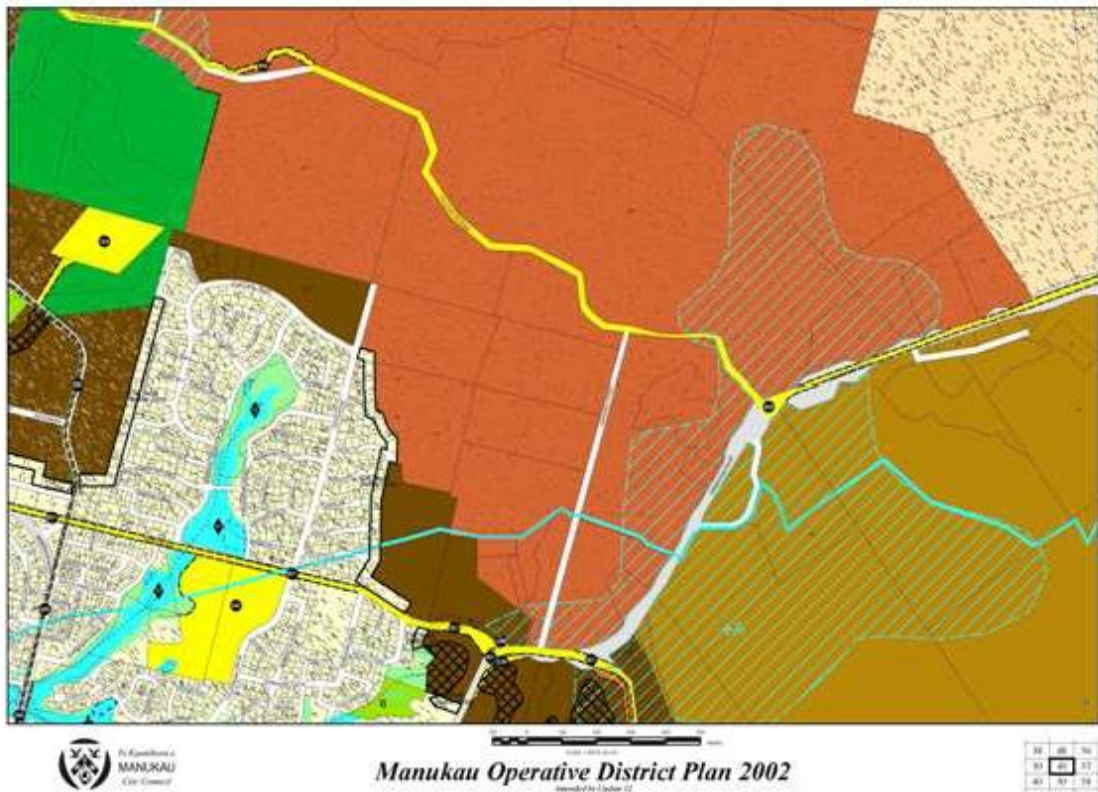




MAP 31

31

Maps 49-50, Manukau City Council Operative District Plan 2002



Manukau Operative District Plan 2002



DOCUMENTATION FOR DISTRICT PLAN MAP 49

Amended by Update 11

Designations

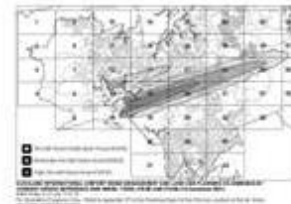
ID No.	Also on Map	Description of Designation	Underlying Zone	Requiring Authority
10		Road Widening - /See Diagram 7 in Appendix A6 of the Planning Manual/ During works	Flat Bush Countrywide Transition	Manukau City Council
11		Watercare Services Ltd. Water Supply Purposes - Reservoir and associated structures	Public Open Space 2	Watercare Services Ltd
12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32		Gas Transmission Purposes - East Tamaki Gas Pipeline	Various	Vector Gas Ltd
33		Jaffa Road Schoolsite for Year Levels 3-10 and Early Childhood Centre	Flat Bush Residential 2	Minister of Education
37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52		Broomfield Substation to Pakuranga Substation Underground Electricity Cables	Various	Transpower
53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		Broomfield Substation to Otahuhu Substation (Underground) Electricity Cables	Various	Transpower

Proposed Road Widening

Also on Map	Road Name	Description of Affected Properties	Depth of Land Required for Road Widening Purposes
38, 40, 39	Marzha Road	West side - Lot 2 DP123377 to Lot 1 DP102549 inclusive East side - Lot 2 DP147543 to Lot 2 DP154210 inclusive	3.64m

Stormwater Management Areas

ID No.	Also on Map	Description of Affected Properties	Underlying Zone
1	38, 40, 41, 42, 39, 31	All Properties identified as Stormwater Management Area outlined due to nearest parking area	Refer to Rule 6.6.3.2





Manukau Operative District Plan 2002

39	40	41
42	43	44
45	46	47

Manukau Operative District Plan 2002



DOCUMENTATION FOR DISTRICT PLAN MAP 50

Amended by Update 11

Designations

ID No.	Also on Map	Description of Designation	Underlying Zone	Requiring Authority
41, 42, 43, 44, 51, 52, 54, 55, 56, 57, 75, 76, 81, 84	Yes	Airborne Archaeology Protection Measures Properties shown on this Planning Map may be subject to controls outlined in Designation 204. Refer to Appendix B of the Planning Maps and Schedule 54.	Various	Airborne Report Ltd
39, 40, 41, 49, 51, 52	Yes	Gas Transmission Purpose Mains - East Taranaki Gas Pipeline	Various	Water Gas Ltd
58	Yes	Brownhill Substation	Wildland Rural A	Transpower
39, 39, 49	Yes	Brownhill Substation to Otahuhu Substation Underground Electricity Cable	Various	Transpower

Proposed Road Widening

Also on Map	Road Name	Description of Affected Properties	Depth of Land Required for Road Widening Purposes
45	Omission Road	North side - Allotment 318 Parish of Puketanga to Lot 8 DP151124 inclusive South side - Lot 1 DP151124 to Lot 8 DP154522 inclusive	4.6km
36, 45, 49	Murphy's Road	West side - Lot 2 DP-123377 to Lot 1 DP103348 inclusive East side - Lot 2 DP147643 to Lot 2 DP164216 inclusive	3.6km

Stormwater Management Areas

ID No.	Also on Map	Description of Affected Properties	Underlying Zone
39, 40, 41, 49, 50, 51	Yes	All Properties identified as Stormwater Management Area (shaded blue on relevant planning maps)	Refer to Rule 9.8.3.2



Schedule of Legal Descriptions

Parcel ID / Appellation

Lot 38 DP 122457	5214767
Lot 39 DP 122457	5258386
5213395	Lot 1 DP 205294
Lot 44 DP 122457	5226343
Lot 45 DP 122457	Lot 26 DP 615
5220406	Lot 28 DP 317068
5229707	Sec 3 SO 70224
5234114	5212610
5234115	5218779
5242071	5263414
5245483	6755102
5247685	6868736
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5209287	Lot 2 DP 348822
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5235744	6755102
5245975	5247056
5259209	5237233
Lot 185 DP 50993	5218750
Allot 355 Parish of Pakuranga	Lot 1 DP 370733
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5267324	5208695
Lot 279 DP 50344	5225858
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5256686	5257455
5208934	5257462
5245707	5259600
5210416	7060314
Lot 500 DP 436444	Lot 2 DP 182255
Reclaimed Crown Foreshore Survey Office Plan 47238	Lot 3 DP 348822

Attachment 2: Corrected text

8517 Brownhill Road to Otahuhu Underground Electricity Transmission Cables

Designation Number	8517
Requiring Authority	Transpower New Zealand Ltd
Location	143 Brownhill Road, Whitford to 26-28 Kaitawa Street, Otara
Rollover Designation	Yes
Legacy Reference	Designation 301, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	1 March 2025

Purpose

Electricity transmission - the construction, operation and maintenance of a double-circuit underground 220kV cable as part of the upper North Island Grid Upgrade Project, to convey electricity between the Otahuhu Substation and the substation site at Brownhill Road, and ancillary activities.

The nature of the work is described more particularly in Part VII (excluding section 12 in relation to suggested conditions), and also in Parts II and X of the Notices of Requirement Documentation (dated April 2007).

Conditions

Documents

1. The initial works to give effect to the designation of the Brownhill to Otahuhu underground cable shall be generally in accordance with Maps 24-30 of Appendix V (see attachments).

Magnetic Fields (MF)

2. Any new works or equipment shall be designed and operated to limit the magnetic field exposures to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time varying electric, magnetic, fields (1Hz- 100kHz) (Health Physic 99(6):818-836: 2010) (ICNIRP Guidelines). That is the public exposure reference level of 200 μ T for magnetic flux density when measured at 1 metre above ground level directly above any cable under normal operating conditions. (ie, when there are no faults in the transmission system).

3. In order to reduce long-term public exposure to MFs, no habitable buildings shall be constructed within the designated corridor for the underground cable.

Radio frequency

4. 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.

Earth potential rise / induced voltages

5. The works shall be designed and constructed to comply with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.

6. Any works or equipment shall be designed and constructed so as not to cause existing assets of other utilities to be non-compliant with AS/NZS 4853: 2012 – Electrical Hazard on Metallic Pipelines.

Existing utilities

7. Transpower shall liaise with all relevant utility operators during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation and shall ensure that:

- a. it is aware of the location of all utility services existing at the time of construction in or adjacent to the designation; if necessary, exploratory excavation shall be undertaken;
- b. to the greatest extent practicable, all utility services existing at 28 May 2007 (being the date the Notice of Requirement was lodged) located in or adjacent to the designation are protected from any activity associated with the Upper North Island Grid Upgrade Project which may interfere with the proper functioning of the services;
- c. if it is not practicable to avoid a reduction in the level of service in accordance with (b) above, or if services are otherwise damaged, all utility services existing at 28 May 2007 located in or adjacent to the designation are repaired or relocated at Transpower's expense, to the reasonable satisfaction of the affected utility operator; and
- d. reasonable access to existing utility services located in or adjacent to the designation are able to be accessed during construction.

8. Nothing in condition 7(c) requires Transpower to:

- a. provide compensation to any affected utility operator for indirect costs, such as for delays and inconvenience caused; and
- b. put the owner of the utility services in a better position than if the Upper North Island Grid Upgrade Project had not been proposed or installed.

Archaeology: known sites R11/2333 and R11/2384

9. Before any works are carried out associated with the Upper North Island Upgrade Project, Transpower shall make any minor adjustments to the location of the cable trench within the corridor to ensure that the sites R11/2333 and R11/2384 are not damaged by construction of the cable trench.

Advice note:

This condition is subject to any conditions of any archaeological authority granted under the Historic Places Act 1993.

Construction Management Plan (CMP)

10. At least 30 working days prior to commencing any construction activity along the designated underground cable route, Transpower shall submit a Construction Management (CMP) to the Council for approval. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or Transpower's intended approach to:

- a. The proposed construction methodology;
- b. Storage and reuse and top soil, including stockpiling areas;
- c. On-site and off-site disposal of soil;
- d. Silt and dust control, during earthwork stages;
- e. Groundwater and stormwater management, treatment and disposal;
- f. Traffic/property access management;
- g. Contaminated land management procedures;
- h. Construction hours;
- i. Existing network utilities protocols and guidelines;
- j. Access and utilities management;
- k. Subject to other specific conditions, cultural protocols and archaeological requirements;
- l. Land stability management and water quality and sediment controls;
- m. Vegetation disturbance/removal and replacement;
- n. Management of construction activities;
- o. Contractor training, including health and safety;

- p. The intended construction programme, including staging if appropriate;
- q. Management of construction noise;
- r. Community information and liaison;
- s. Temporary activities and equipment storage in specified areas;
- t. Contractor car parking in specified areas;
- u. Security and lighting during construction; and
- v. Situations where the proposed cable depth could differ from the 1500 mm shown on Map 6 or 7 of Appendix V (see attachments), including likely reasons for differing depth and means of resolving any issues arising from that depth.

11. In preparing the CMP in accordance with condition 10, the following minimum requirements shall be met:

- a. Quality soil shall be reused, where appropriate, and suitable stockpiling areas shall be identified;
- b. Spoil which is not reused, where appropriate, and suitable stockpiling areas shall be identified;
- c. Dust on-site shall be minimised to ensure that there is no dust nuisance off-site as a result of the works. Such minimisation could include spraying with water or covering of areas;
- d. Clean stormwater shall be directed away from bare or earthworked areas and sediment laden runoff shall be properly controlled and managed to minimise any discharge of sediments into watercourses;
- e. As far as practicable, disturbance to riparian areas and stream banks and beds shall be minimised during construction;
- f. Measures for testing and removing any contaminated land along the route shall be developed;
- g. Liaison with existing utility providers with underground services within the designated route shall be undertaken;
- h. Adequate measures shall be implemented so as to avoid land slope failure;
- i. When construction is taking place within the dripline of any tree over two metres in height to be retained on a public road or other public or private land, a qualified arborist shall be engaged to advise on the best method of root pruning and for continuing long-term avoidance of root interference with the cable;
- j. Site contractors shall have available at all working times, at an accessible place along the cable route, copies of all designation and consent conditions, the approved Construction Management Plan and the Draft Protocols entitled Transpower Grid Upgrade Project Protocol for Dealing with Kōiwi or Taonga Unearthed During Construction and the Discovery of Sites of Significance, Wāhi Tapu, Heritage Sites and Archaeological Sites (or updated document). Transpower shall ensure that the contractors understand the designation conditions and consent conditions;
- k. Transpower shall notify the Council in writing at least 10 working days before commencing works (including a separate notification for works commencing in Turanga Creek, Mangemangeroa Stream and Otara Creek), and shall notify the Councils that works have been completed within 10 working days following completion of the works;
- l. Parties adjacent to the route shall be notified prior to commencement of works and shall be regularly updated;
- m. Temporary activities, such as equipment storage shall be undertaken in suitably located areas (ie, not within 20 metres of a watercourse);
- n. Contractor car parking shall be suitably located, so as not to prevent property access; and
- o. Work sites shall be secure and illuminated to restrict access as appropriate.

12. In preparing the CMP in accordance with condition 10, Housing New Zealand Corporation shall be consulted.

Advice note:

Where the CMP requires Transpower to give notice to the Council, that notice can be given

progressively, as stages of the work are complete.

Construction hours

13. Construction hours shall be as follows:

- a. Monday to Friday: 7am to 6pm;
- b. Saturday: 8am to 1pm; and
- c. Sundays and public holidays: No work.

Except where work is necessary outside the specified days or hours for the following purposes:

- i. Where work is required to be planned to be carried out at low-traffic times, for example, excavation across busy roads, or cable installation;
- ii. Delivery of large equipment;
- iii. Emergencies;
- iv. Securing of the site or removing a traffic hazard;
- v. Cable jointing in self- contained enclosures; or
- vi. Where the distance between the work and the nearest residence is 100 metres or more and all other conditions are met.

Construction and Maintenance Noise

14. All construction work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise.

15. Prior to any significant construction work taking place, a noise management plan shall be prepared, with the assistance of a suitably qualified and experienced person, that sets out the management procedures in terms of section 8 and Annex E of NZS6803:1999, and the works shall be undertaken in accordance with that noise management plan (other than emergency works).

16. The noise management plan required by condition 15 shall be submitted to the Council's Consents Manager for approval, at least 20 working days prior to the works commencing. The Council's Consents Manager shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

Advice note:

The noise management plan required by condition 15 can be incorporated into, and be part of the construction management plan required by condition 10.

Vibration

17. Vibration from all construction activities shall not exceed the limits of, and shall be measured and assessed in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Traffic / roading

18. Transpower shall prepare a Traffic Management Plan (TMP) which is generally consistent with NZTA's Code of Practice for Temporary Traffic Management (COPTTM).

19. The TMP shall be submitted to the Council's Consents Manager for approval at least 20 working days prior to commencement of underground cable construction after consultation with:

- a. The Council;
- b. The following key stakeholders:
 - i. Emergency services (including police);

- ii. Bus operators;
- iii. Schools;
- iv. Housing New Zealand Corporation;
- c. Any additional key stakeholders identified by the Council.

20. The council shall respond within 20 working days indicating whether approval is given or refused. Approval shall not be unreasonably withheld.

21. The TMP prepared by Transpower shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.

22. The TMP prepared by Transpower shall address and provide details of proposed works and/or mitigation measures relating to the following matters:

- a. The likely routes for heavy construction-related traffic;
- b. Details of any necessary road closures, diversions, or deviations which are likely to be required during construction activities, including the likely date, time and duration of such actions. As far as practicable, any necessary temporary road closures should be effected during off-peak periods;
- c. Where diversions or deviations are required, information and recommendations shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, and the likely consequent effects in terms of safety and convenience. The traffic engineer shall ensure that recommended alternative routes are reasonably convenient and capable of safely accommodating diverted or deviated traffic. Transpower shall act on the recommendations of the traffic engineer in relation to alternative routes. Where traffic modelling related to specific intersections is required, the results of the modelling shall be included (see conditions 23 to 25);
- d. Details of the signage intended to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, including examples of signage for diversion routes. Such signage shall be sufficiently clear to enable easy understanding by the general public, and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays. Such signage shall include the use of trailer-mounted electronic signs near the most affected roads;
- e. Details of methods of proposed information dissemination regarding construction activities and associated traffic effects. These details shall include information regarding likely timing and duration of works, alternative routes, access to properties, and any alterations to public transport services. Methods of information dissemination shall include, but not be limited to, public notices in newspapers, radio announcements, signage, information packages, and direct contact with affected properties along those routes;
- f. Inclusion of a communications plan setting out the method of consultation and liaison with key stakeholders and affected parties regarding likely timing and duration of works, alternative routes, access to properties and any alterations to public transport services;
- g. Details of prior consultation or community liaison undertaken with affected residents, key stakeholders, schools, public transport providers, emergency services or representative groups regarding proposed road closures, diversions and delays, and any measures agreed with such groups to address any adverse effects or inconvenience that may arise;
- h. Details of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters, relating to cyclists, pedestrians, mobility impaired persons, and school children;
- i. Where the cable is proposed to be installed across major intersections and/or arterial roads carrying higher traffic volumes (such as Ti Rakau Drive, Te Irirangi Drive, Chapel Road, Springs Road, East Tamaki Road), three months prior to the commencement of construction an assessment shall be carried out by a suitably qualified and experienced traffic engineer of:
 - i. The traffic volumes using such intersections or roads;

- ii. The likely levels of delays and disruptions which may be experienced as a result of cable construction; and
- iii. Identification of locations where such installation works must be carried out in the most timely manner practicable (including where reasonably practicable, the use of alternative methods of installation other than trenching), so as to minimise delays or inconvenience to road users;
- j. Following consultation with public transport providers, details of proposed alternative temporary changes to public transport services during the construction period including but not limited to any route diversions, timetable adjustments, temporary bus stops, and methods of communicating such matters to public transport users.

23. Following consultation with the Boards and/or principals of Sir Edmund Hillary College and Sancta Maria College (and any schools subsequently established with accesses and/or egresses adjacent to the underground cable route), Transpower shall ensure, as far as practicable, that works avoid school terms so as to minimise disruption to normal school activities. Details of relevant periods shall be included in the TMP.

24. Following consultation with the New Zealand Fire Service, details shall be provided in the TMP of proposed alternative access to and egress from the fire station located at 341 East Tamaki Road.

25. Transpower shall carry out traffic modelling at the intersections of Johnstones Road/Springs Road/East Tamaki Road and Chapel Road/Accent Drive/Stancombe Road to assess the impact of the construction works on intersection capacity prior to completing the Construction Management Plan and the Traffic Management Plan as required by condition 20, and incorporate any necessary specific provisions in the CMP.

Advice note:

The traffic management plan required by condition 18 can be incorporated into, and be part of, the construction management plan required by condition 10.

Continuation of access

26. Transpower shall at all times ensure that access to any property temporarily severed by construction is maintained at a level that will enable, as far as practicable, normal operations on the property to continue.

Parking

27. Following consultation with residents, businesses and other directly affected persons, Transpower shall ensure that adequate temporary alternative car parking is provided for residents, businesses and other directly affected persons along or adjacent to the cable route, in the event that construction activity prevents or hinders usual parking. Such arrangements are to be made and advised to affected parties at least five working days prior to the commencement of the work that causes the effect.

Remediation of property, roads and footpaths

28. Other than as provided in condition 29, Transpower shall:

- a. within 10 working days of completion of construction on any land, reinstate any private or public land and property (excluding works in road reserves) as far as practicable to its pre-existing state. Such remediation shall include fences, gardens (excluding trees and grass) and other surface equipment or materials; and
- b. as soon as practicable after the completion of construction, re-grass areas that were previously grassed.

29. As soon as practicable after the completion of construction, Transpower shall repair any damage

to public carriageways and footpaths (and associated road components) resulting from the impacts of construction. Such repair may involve short-term maintenance to allow for settling and consolidation of carriageways prior to final repair.

Cultural/Spiritual

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

- a. Works in the immediate vicinity of the site that has been exposed shall cease;
- b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
- c. The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, the Auckland Council and, in the case of human remains, the New Zealand Police; and
- d. The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence on the exposed site.

Future roading

31. Cable installed in the vicinity of:

- a. The Redoubt Road extension between Regis Lane and Ormiston Road (as shown on maps 49-50, Manukau City Council Operative District Plan 2002 (see attachments); and
- b. The possible future road connection between the Scenic Drive and Brownhill Road (as shown on Map 31 of Appendix V (see attachments)); shall be buried to a depth that does not prevent construction of those roads due to the presence of the cables, in the locations shown on those plans, in the future.

Advice note

1. Any new works or equipment means those works which were not existing prior to the notification of the Auckland Unitary Plan.

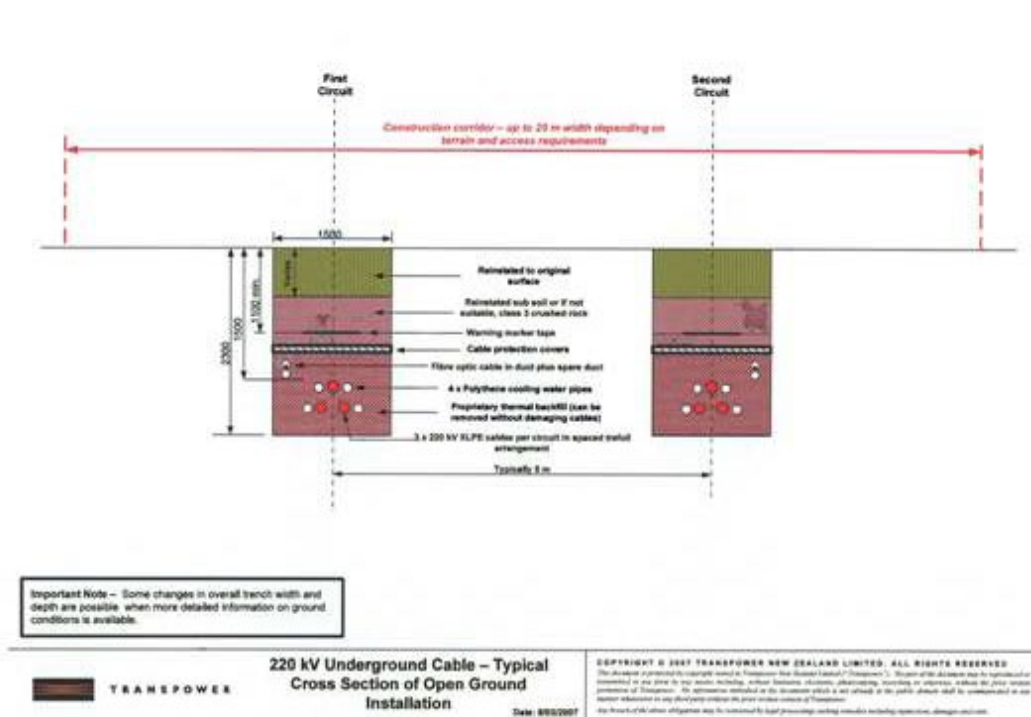
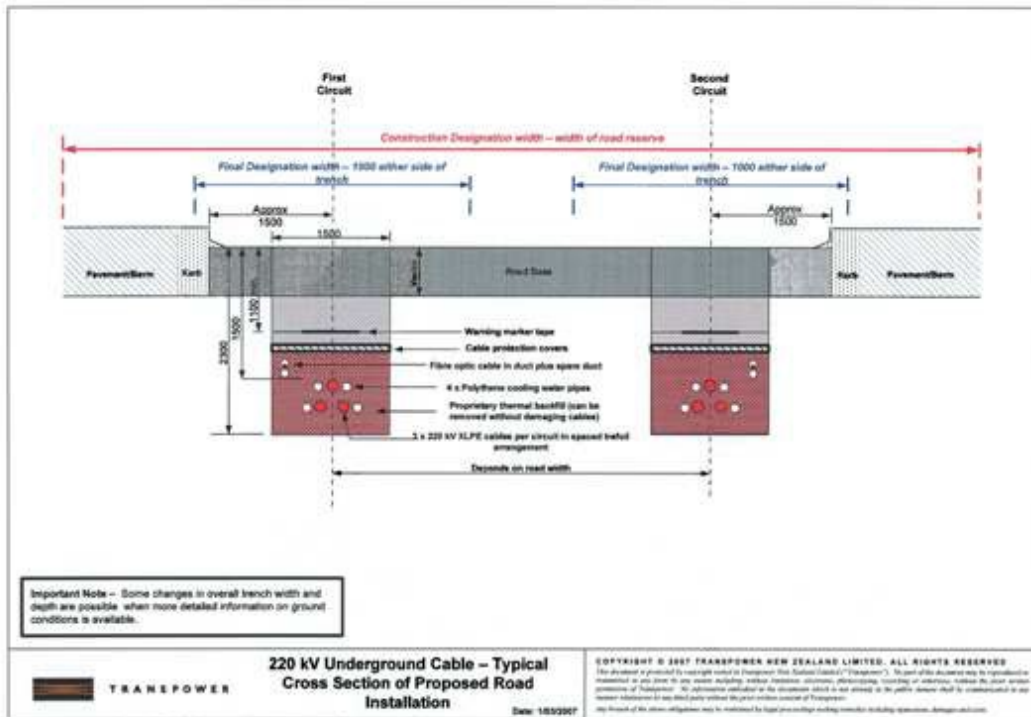
Attachments

Maps from Appendix V of the Board of Inquiry

INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS

SET 4

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INDEX OF MAPS AND PLANS REFERRED TO IN PROPOSED DESIGNATION CONDITIONS

SET 6

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Map 31	Kent Subdivision, Drainage & Water Supply Plan - 2, Manukau City Council, issued 07/08/06	31











MAP 28

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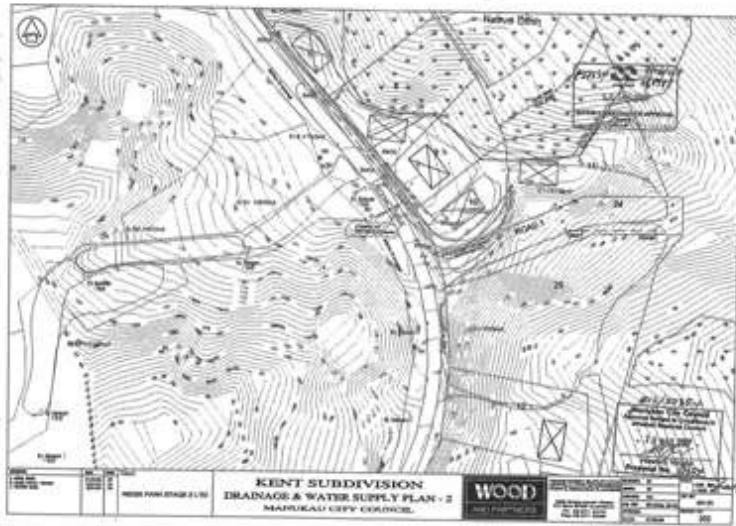
MAP 5

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MAP 30

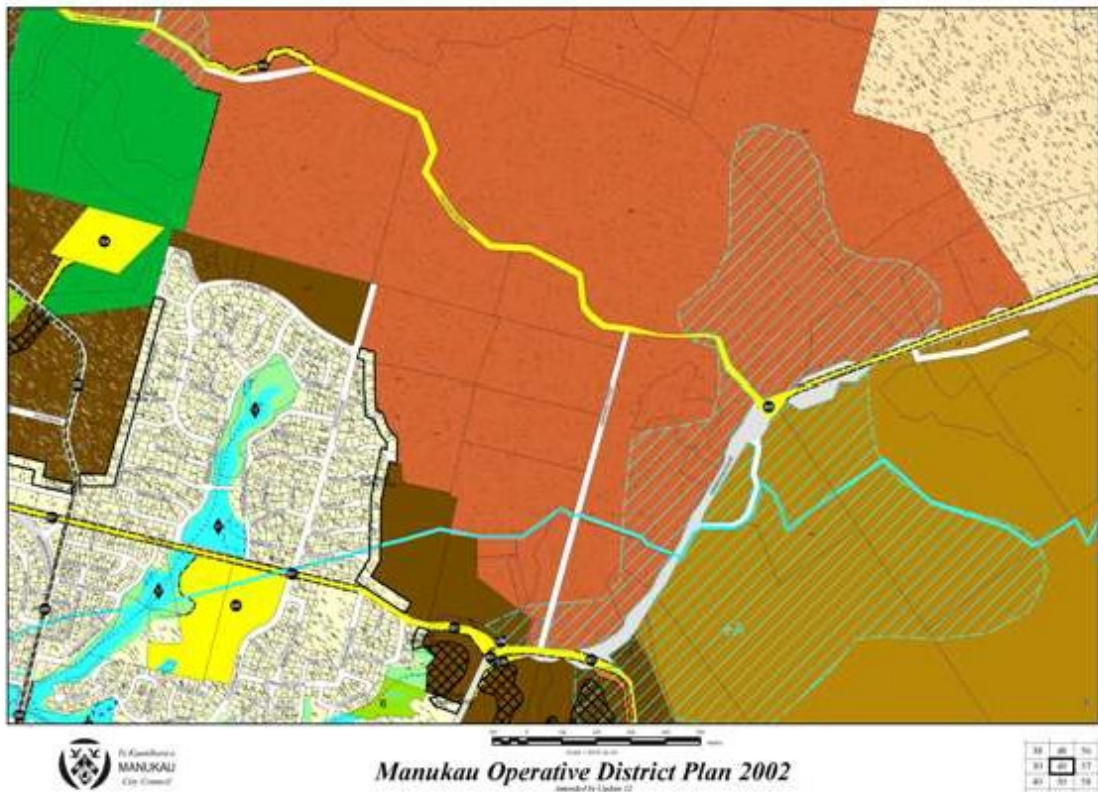
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MAP 31

31

Maps 49-50, Manukau City Council Operative District Plan 2002



Manukau Operative District Plan 2002



DOCUMENTATION FOR DISTRICT PLAN MAP 49

Amended by Update 11

Designations

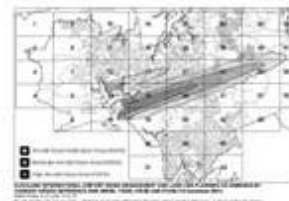
ID No.	Also on Map	Description of Designation	Underlying Zone	Requiring Authority
38		Road Widening - (See Diagram 2 in Appendix A8 of the Planning Map) Varying Widths	Flat Bush Countrywide Transition	Manukau City Council
39		Watercare Services Ltd. Water Supply Purposes - Reservoir and associated structures	Public Open Space 2	Watercare Services Ltd
40, 41, 42, 43, 44	35, 36, 37, 38, 39, 40, 41, 42, 43, 44	Gas Transmission Purposes - Reservoir - East Tamaki Gas Pipeline	Various	Vector Gas Ltd
45		Jeffs Road School for Year Levels 1-10 and Early Childhood Centre	Flat Bush Residential 2	Minister of Education
46, 47, 48	37, 38, 40, 57, 58	Broomhill Substation to Pakuranga Substation Underground Electricity Cable	Various	Transpower
49		Broomhill Substation to Oranui Substation Underground Electricity Cable	Various	Transpower

Proposed Road Widening

Also on Map	Road Name	Description of Affected Properties	Depth of Land Required for Road Widening Purposes
38, 40, 50	Murphy Road	West side - Lot 2 DP123377 to Lot 1 CP102549 inclusive East side - Lot 2 CP347543 to Lot 2 DP54210 inclusive	3.04m

Stormwater Management Areas

ID No.	Also on Map	Description of Affected Properties	Underlying Zone
50	40, 41, 42, 50, 51	All Properties identified as Stormwater Management Area (outlined blue on relevant planning maps)	Refer to Rule 9.6.3.2





Manukau Operative District Plan 2002



Manukau Operative District Plan 2002



DOCUMENTATION FOR DISTRICT PLAN MAP 50

Amended by Update 11

Designations

ID No.	Also on Map	Description of Designation	Underlying Zone	Requiring Authority
41, 42, 43, 44, 51, 52, 56, 58, 59, 67, 75, 76, 81, 84		Airborne Aerodrome Protection Measures Properties shown on this Planning Map may be subject to controls outlined in Designation 204. Refer to Appendix B of the Planning Maps and Schedule 5A.	Various	Airborne Report Ltd
39, 40, 41, 49, 51, 52		Gas Transmission Purpose Motewera - East Tamaki Gas Pipeline	Various	Vector Gas Ltd
58		Brownhill Substation	Whitford Rural A	Transpower
20, 29, 49		Brownhill Substation to Otahuhu Substation Underground Electricity Cables	Various	Transpower

Proposed Road Widening

Also on Map	Road Name	Description of Affected Properties	Depth of Land Required for Road Widening Purposes
40	Omission Road	North side - Allotment 318 Parish of Patetere to Lot 8 DP53843 inclusive South side - Lot 1 DP151124 to Lot 8 DP54522 inclusive	4.6km
38, 40, 49	Murphy's Road	West side - Lot 2 DP-123277 to Lot 1 DP103348 inclusive East side - Lot 2 DP347643 to Lot 2 DP54210 inclusive	3.8km

Stormwater Management Areas

ID No.	Also on Map	Description of Affected Properties	Underlying Zone
39, 40, 41, 49, 50, 51		All Properties identified as Stormwater Management Area (shaded blue on relevant planning maps)	Refer to Rule 9.8.3.2



Schedule of Legal Descriptions

Parcel ID / Appellation

Lot 38 DP 122457	5214767
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