

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Warren MacLennan, Manager North West & Islands Unit


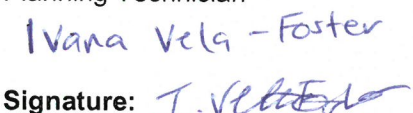
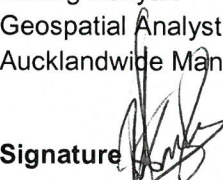
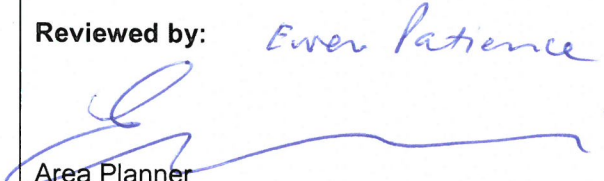
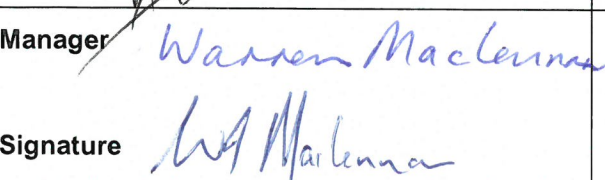
FROM Ewen Patience

DATE 17 January 2108

SUBJECT New substation designation, Hobsonville Point



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

Reason for update – <i>Designation decision received 15 January 2018 from Vector (non-notified process, all conditions agreed, no appeal/s). Therefore, designation can now be added to AUP pursuant to Section 175(2) of the RMA 1991 ('as soon as practicable')</i>	
Chapter	Chapter K Designations
Section	Vector Limited designations (PDF)
Designation only	
Designation #	8912
Location:	439 Hobsonville Road (aka 98 Buckley Ave)
Lapse Date	10 years from inclusion in AUP
Type of Designation	New
Purpose	"Electricity works (substation)"
Changes to text (shown in underline and strikethrough)	Insert new designation (#8912) at the end of the Vector Ltd PDF of designations, Chapter K Designations, AUP-OIP. The relevant text follows on next page:
Changes to diagrams	NA
Changes to spatial data	Show 439 Hobsonville Road as designated, with new designation number 8912 (Sec 1 SO 450384)- refer to aerial photo, Appendix A to this 'update notice'.
Attachments	NA
Prepared by: Ewen Patience Area Planner  Signature:	Text entered by: Planning Technician Ivana Vela - Foster  Signature:
Maps prepared by: Aching Konyak – Geospatial Analyst Aucklandwide Manager  Signature	Reviewed by: Ewen Patience  Area Planner Signature:
Manager Warren MacLennan  Signature	16/3/18

1. Add to the end of the 'Vector' Designation schedule (of Chapter K of the AUP) as follows:

Designation Schedule - Vector Ltd

Number	Purpose	Location
8912	Electricity works (substation)	439 Hobsonville Road, Hobsonville Point (also known as 98 Buckley Avenue)

2. Add the following text to the end of the listing of Vector designations (of Chapter K of the AUP):

8912 Hobsonville Point substation

Designation number	8912
Requiring authority	Vector Limited
Location	439 Hobsonville Road, Hobsonville Point (also known as 98 Buckley Avenue)
Rollover designation	No
Legacy reference	N/A
Lapse date	10 years from date of inclusion in the Auckland Unitary Plan

Purpose

Electricity works (substation)

Conditions

General

1. The designation shall lapse 10 years from the date of inclusion in the Auckland Unitary Plan in accordance with section 184(1)(c) of the Resource Management Act 1991 (RMA).
2. 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 (Vector) shall clearly identify these changes and the Council may then require an outline plan of works to be submitted for approval in terms of section 176A of the RMA.
3. Any intended 'upgrading' of the substation (as referred to on page 11 of the lodged notice of requirement, Form 18 – 'notice') shall be advised to the Council's relevant officer enabling a timely determination as to the significance of the changes. A determination shall be made by the Council as to whether an 'alteration' in terms of section 181 RMA, or an outline plan, is necessitated. The advice to Council shall demonstrate that continued compliance with all operational conditions can continue to be achieved, or if not, the extent to which this would not occur.

Construction and maintenance of substation

4. The substation shall proceed in general accordance with the Vector notice of requirement lodged 6 September 2017 subject to those updated drawings and particular matters referred to below, and subject also to all other conditions of the designation:
 - a. The layout of the site and landscaping and planting shall be as detailed in the updated drawings received 23 November 2017, being Vector drawing numbers 4260-8031 (rev 3) and 4260-8034 (rev 2), which demonstrate:
 - i. A western side yard of at least three metres which is to be landscape planted to achieve a maturity height of approximately five metres along the northern half of the western site boundary (as generally depicted in drawing number 4260-8060, received 23 November 2017);
 - ii. Landscaping and planting outside the front fenceline;
 - iii. A perimeter palisade fence (apart from the western boundary) and a gated entrance;

- iv. A new length of timber fence on the western boundary of the site, which is to match that which exists;
 - v. A new length of footpath across the frontage of the site; and
 - vi. A vehicle crossing to Buckley Avenue (which is not authorized by these conditions and which is subject to separate processes and approval by Auckland Transport).
- b. The exterior finish of the substation buildings and structures shall be in general accordance with Vector drawing V4-SK03.
 - c. The landscaping and planting shall be implemented and completed in the first planting season after the construction of the substation.
 - d. All electricity lines and all other service lines into the site shall be underground.
 - e. All site works and construction work will be carried out in compliance with all relevant legislative requirements or Council standards, and only after any necessary Council (or other) approvals have been obtained.
5. A Site Management Plan – Ground Contamination in line with the draft in the notice shall be submitted to Council’s relevant officer for approval and implemented at the time of site works. The ‘principal contractor’ shall be advised to Council at least two weeks prior to the start of any site works.
 6. A Sediment and Erosion Control Plan in line with drawing RZ029900-ECC-DRG-010 shall be submitted to Council’s relevant officer for approval and implemented during the site works (and bulk earthworks) operation to Council’s satisfaction.
 7. A Construction Noise Management Plan (CNMP) shall be prepared by an appropriately qualified person, and approved by Council’s relevant officer prior to construction commencing, and shall be implemented and complied with throughout the construction period to Council’s satisfaction. The plan shall demonstrate any departure from the noise levels of E27.6.27 (Construction noise levels in all zones except Business – City Centre Zone and the Business – Metropolitan Centre Zone) of the Auckland Unitary Plan and give reasons for any departure.
 8. The CNMP shall be prepared in accordance with the Noise Management Plan requirements of Annex E2 of NZS 6803:1999 Acoustics - Construction Noise and shall describe the measures adopted to, as far as practicable, meet the relevant noise limits for construction, subject to E27.6.27 of the Auckland Unitary Plan.
 9. A Construction Traffic Management Plan (CTMP) shall be submitted for the approval of Council’s relevant officer, in conjunction with Auckland Transport, and the approved CTMP shall be adhered to throughout the duration of construction to the satisfaction of Auckland Transport.

Ongoing operation of substation

10. Operational noise from the substation shall not exceed the following noise limits when measured within the boundary of a residential zone site:

Monday to Saturday 7:00 am to 10:00 pm and Sundays 9am to 6pm	At all other times
55 dB L _{Aeq}	45dB L _{Aeq} , 75dB L _{AFmax}

11. Noise levels shall be measured in accordance with the provisions of New Zealand Standard NZS 6801:2008 "Acoustics - Measurement of environmental sound" and assessed in accordance with the provisions of New Zealand Standard NZS 6802:2008 "Acoustics - Environmental noise".
12. Vector shall within 6 months of the substation commencing operation provide an acoustic report from a suitably qualified and experienced acoustics expert demonstrating compliance with the above noise level limits, as evidenced by noise recordings at various compliance points. The report shall be submitted to Council’s relevant officer. In the event of any non-compliance, the report shall demonstrate how compliance can be achieved and the timeframes for completion.

13. 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).
14. Vector shall within 6 months of the substation commencing operation 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 shall be submitted to Council's relevant officer. In the event of any non-compliance, the report shall demonstrate how compliance can be achieved and the timeframes for completion.
15. All landscaping and planting (Vector drawing 4260-8034 rev 2) 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 the next planting season.
16. All general and security lighting on the site visible from off the site shall be installed and maintained thereafter in good working order at all times to ensure that any off-site light spill effects are kept to within acceptable limits for a residential area.

Attachments

No attachments. Refer to the 'notice of requirement' documentation and further drawings referred to in the conditions above.

Appendix A

Designation site

New designation 8912





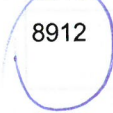
Designation Schedule - Vector Ltd

Number	Purpose	Location
8800	Electricity works (substation)	285 East Tamaki Road, Otara
8801	Electricity works (substation)	10 Udys Road, Pakuranga
8802	Electricity works (substation)	103 Wiri Station Road, Manukau
8803	Electricity works (substation)	1 Laxon Avenue, Otara
8804	Electricity works (substation)	80 Raglan Street, Papatoetoe
8805	Electricity works (substation)	140R-142 Boundary Road, Otara
8806	Electricity works (substation)	39 Whitford Road, Howick
8807	Electricity works (substation)	142 Maraetai Drive, Maraetai
8808	Electricity works (substation)	28 Weymouth Road, Manurewa
8809	Electricity works (substation)	15 Nandina Avenue, Greenmount
8810	Electricity works (substation)	418 Roscommon Road, Manurewa
8811	Electricity works (substation)	72 Hutchinson Road, Howick
8812	Electricity works (substation)	2 Canning Crescent, Mangere
8813	Electricity works (substation)	1 Gillies Avenue, Epsom
8814	Electricity works (substation)	355 Rosebank Road, Avondale
8815	Electricity works (substation)	867B New North Rd, Mt Albert
8816	Electricity works (substation)	2-4 Minto Road, Remuera
8817	Electricity works (substation)	60 College Road, St Johns
8818	Electricity works (substation)	98 Franklin Road, Freemans Bay
8819	Electricity works (substation)	12 Dundonald Street, Eden Terrace
8820	Electricity works (substation)	27-29 Ruskin Street, Parnell
8821	Electricity works (substation)	4 Thatcher Street, Mission Bay
8822	Electricity works (substation)	58-60 Kesteven Avenue, Glendowie
8823	Electricity works (substation)	1094 Great North Road, Point Chevalier
8824	Electricity works (substation)	1A Central Road Kingsland
8825	Electricity works (substation)	83 West Tamaki Road, Glen Innes
8826	Electricity works (substation)	250 Balmoral Road, Sandringham
8827	Electricity works (substation)	3 Chalmers Street, Avondale
8828	Electricity works (substation)	249 Mount Albert Road, Sandringham
8829	Electricity works (substation)	11 McNab Street, Penrose
8830	Electricity works (substation)	62-66 The Drive, Epsom
8831	Electricity transmission purposes: Penrose Portal (Gavin Street), Penrose to Hobson Street tunnel for the purposes of conveying electricity to the CBD	19 Gavin Street, Ellerslie
8832	Electricity works (substation)	111 Mount Wellington Highway, Mount Wellington
8833	Electricity works (substation)	36-38 White Swan Road Mount Roskill
8834	Electricity works (substation)	66-70 Rockfield Road, Penrose
8835	Electricity works (substation)	77 Selwyn Street and Arthur Street

		intersection, Onehunga
8836	Electricity works (substation)	120 Mays Road, Te Papapa
8837	Electricity works (substation)	805 Great South Road, Mount Wellington
8838	Electricity works (substation)	115 Carbine Road, Mount Wellington
8839	Electricity works (substation)	16 Hans Street, Otahuhu
8840	Electricity works (substation)	21-29 Liverpool Street, Auckland Central
8842	The installation, maintenance, repair, replacement, inspection and operation of one 110kV underground electricity transmission line ...	410 Albany Highway to State Highway 1 (Constellation Drive), Rosedale and along Currys Lane, Wairau Valley
8843	Electricity works (substation)	375 Glenvar Road, Torbay
8844	Electricity works (substation)	135 McLeod Road, Te Atatu South
8845	Electricity works (substation)	8 Woodford Avenue, Henderson
8846	Electricity works (substation)	14 Titirangi Road, New Lynn
8847	Electricity works (substation)	6 Clinker Place, New Lynn
8848	Electricity works (substation)	15 Waikaukau Road, Glen Eden
8849	Electricity works (substation)	140-142 Henderson Valley Road, Henderson
8850	Electricity works (Henderson Branch Depot)	45-49 Keeling Road, Henderson
8851	Electricity works (substation)	515 South Titirangi Road, Titirangi
8852	Electricity works (substation)	647 West Coast Road, Oratia
8853	Electricity works (substation)	37 Don Buck Road, Massey
8854	Electricity works (substation)	44-50 Sabulite Road, Kelston
8855	Electricity works (substation)	28 Royal View Road, Te Atatu
8856	Electricity works (substation)	1 Trig Road, Whenuapai
8857	Electricity works (substation)	606 Swanson Road, Swanson
8858	Electricity works (substation)	173-183 Triangle Road, Massey
8859	Electricity works (substation)	86 Atkinson Road, Titirangi
8860	Electricity works (substation)	171 Simpson Road, Henderson
8861	Electricity works (substation)	449 Huia Road, Laingholm
8862	Electrical works (substation)	496 Mill Road, Ardmore
8863	Electrical works (substation)	6 Smiths Avenue, Papakura
8864	Electricity works (substation)	32A Red Beach Road, Red Beach
8865	Electricity works (substation)	1 Wyn Close, Kaukapakapa
8866	Electricity works (substation)	Mahurangi East Road (Lot 1 DP 426584), Snells Beach
8867	Electricity works (substation)	1 Don McKinnon Drive, Albany
8868	Electricity works (substation)	179 Bush Road, Rosedale
8869	Electricity works (substation)	59 Andersons Road, Albany
8870	Electricity works (substation)	161-167 Bayswater Avenue, Takapuna
8871	Electricity works (substation)	82A Eskdale, Birkenhead
8872	Electricity works (substation)	5A Balmain Road, Birkenhead
8873	Electricity works (substation)	16-18 Plumer Street, Auckland Central

8874	Electricity works (substation)	13-21 Hobson Street, Auckland Central
8875	Electricity works (substation)	497 East Coast Road, Mairangi Bay
8876	Electricity works (substation)	27 James Street, Glenfield
8877	Electricity works (substation)	220 Kyle Road, Greenhithe
8878	Electricity works (substation)	1B Jutland Road, Takapuna
8879	Electricity works (substation)	18 Highbury Bypass, Birkenhead
8880	Electricity works (substation)	2B East Coast Road, Milford
8881	Electricity works (substation)	51 Lake Road, Northcote
8882	Electricity works (substation)	228 Sunset Road, Mairangi Bay
8883	Electricity works (substation)	27 Northcote Road, Northcote
8884	Electricity works (substation)	40A Glenvar Road, Torbay
8885	Electricity works (substation)	4A Wairau Road, Takapuna
8886	Electricity works (substation)	53 Carlisle Road, Browns Bay
8887	Electricity works (substation)	248A East Coast Road, Forrest Hill
8888	Electricity works (substation)	29 Huron Street, Takapuna
8889	Electricity works (substation)	Pakiri Block Road (Pt Sec 9 SO 45197), Tomarata
8890	Electricity works (substation)	1423 State Highway 1, Wellsford
8891	Electricity works (substation)	Leigh Road (Pt Allot 31 SO 64696), Big Omaha
8892	Electricity works (substation)	Matakana Road (Pt Allot 37 SO 1150), Warkworth
8893	Electricity works (substation)	23 Dawson Road, Snells Beach
8894	Electricity works (substation)	140 West Hoe Heights, Orewa
8895	Electricity works (substation)	East Coast Road (Pt Allot 207 SO 40267), Silverdale
8896	Electricity works (substation)	42-44 Homestead Road, Whangaparaoa
8897	Electricity works (substation)	91 Gulf Harbour Drive, Hobbs Bay
8898	Electricity works (substation)	52-56 Awaroa and 139-143 Rautawhiri Roads, Helensville
8899	Electricity works (substation)	Horseshoe Bush Road (Pt Allot 141 SO 46462), Dairy Flat
8900	Electricity works (substation)	Glenmore Road (Pt Allot 619 SO 47367), Coatesville
8901	Electricity works (substation)	1 Factory Road, Waimauku
8902	Electricity works (substation)	Riverhead Road (Lot 2 DP 152051), Riverhead
8903	Electricity works (substation)	99 Lincoln Street, Ponsonby
8904	Communications hut (radio)	505 and 509A Dairy Flat Highway (State Highway 17), Lucas Heights
8905	Electricity works (substation)	115 Rosedale Road, Rosedale
8906	Electricity works (substation)	105 Hillsborough Road, Hillsborough
8907	Electricity works (substation)	10 Nicholas Street, Auckland Central
8908	Electricity works (substation)	3 Bethells Road, Waitakere Village

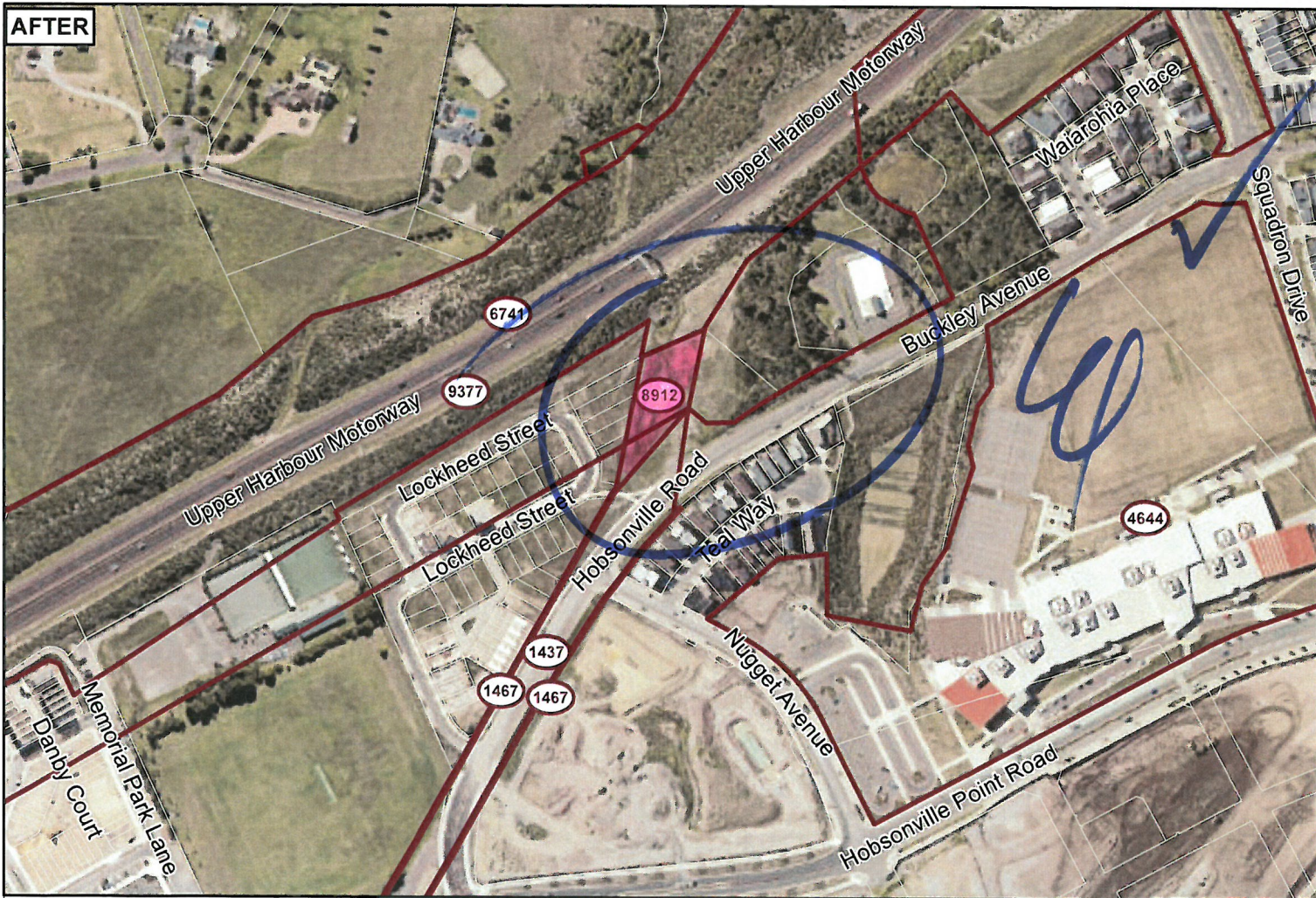
8909	Electricity works (substation)	5 Glenmore Drive, Warkworth
8910	Electricity works (substation)	1 Westgate Drive, Westgate
8911	Electricity works (substation)	1 Papakura-Clevedon Road, Papakura
8912	Electricity works (substation)	439 Hobsonville Road, Hobsonville Point (also known as 98 Buckley Avenue)



BEFORE



AFTER



0 30 60 120 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: 15/03/2018

NEW Designation 8912 added



Plans and Places

8912 Hobsonville Point Substation

Designation Number	8912
Requiring Authority	Vector Ltd
Location	439 Hobsonville Road, Hobsonville Point (also known as 98 Buckley Avenue)
Rollover Designation	No
Lapse Date	10 years from date of inclusion in the Auckland Unitary Plan

Purpose

Electricity works (substation)

Conditions

General

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Ongoing operation of substation

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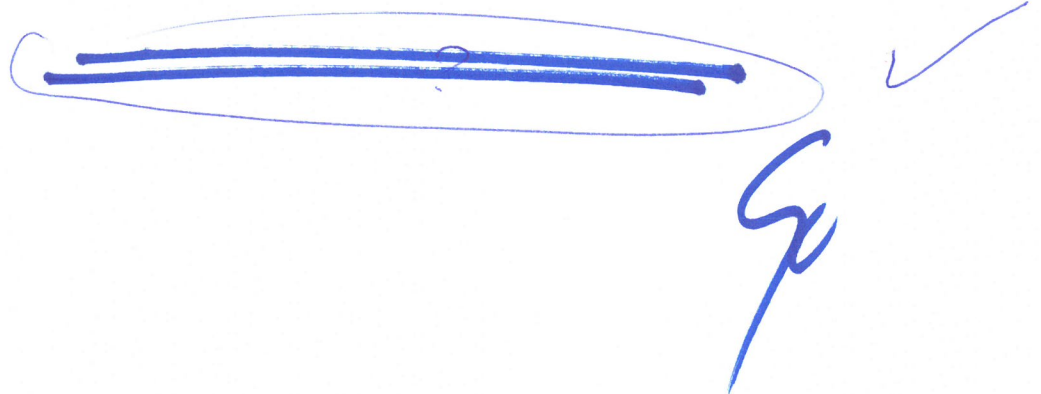
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accordance with the provisions of New Zealand Standard NZS 6802:2008 "Acoustics - Environmental noise".

12. Vector shall within 6 months of the substation commencing operation provide an acoustic report from a suitably qualified and experienced acoustics expert demonstrating compliance with the above noise level limits, as evidenced by noise recordings at various compliance points. The report shall be submitted to Council's relevant officer. In the event of any non-compliance, the report shall demonstrate how compliance can be achieved and the timeframes for completion.
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Attachments

No attachments.

A large, horizontal, hand-drawn blue oval scribble is present, partially overlapping the text 'No attachments.'. To the right of the oval, there is a blue checkmark and a large, stylized blue signature or initials.