

TO Celia Davison, Manager Planning, Central / South

FROM Vanessa Leddra Policy Planner, Central / South


DATE 3 May 2024

SUBJECT **Update requested to the Auckland Unitary Plan
(Operative in Part 2016) (AUP)**



I request an update to the AUP as outlined below:

Reason for update	Extension to lapse date for designation.
Chapter(s)	Chapter K Designations
Designation only	
Designation #	3009 Counties Energy Ltd
Location:	201 Quarry Road Drury
Lapse Date	21 June 2024
Purpose	Electricity supply purposes
Changes to text (shown in underline and strikethrough)	Lapse date 21 June 2024 <u>21 June 2034</u>
Changes to diagrams	N/A
Changes to spatial data	N/A
Attachments	Attachment A: Counties Energy Ltd s184 application Attachment B: Commissioner's decision Attachment C: updated text (strikethrough & underlined) Attachment D: Updated text (clean)

Maps prepared by: N/A Geospatial Specialist	Text Entered by: Sarah El Karamany Planning Technician
Signature:	Signature: 
prepared by: Vanessa Leddra Policy Planner	Authorised by: Celia Davison Manager Planning – Central/ South
Signature:	Signature:

Meada

pp

A handwritten mark in blue ink, consisting of a large, stylized loop on the left and a horizontal line extending to the right.

**Attachment A: Counties Energy Ltd s184
application**

January 19, 2024

Auckland Council
Plans and Places
Private Bag 92300
Auckland 1142

Attn. Craig Cairncross
(Sent by email – craig.cairncross@aucklandcouncil.govt.nz)

Dear Craig,

**Re: Section 184(1)(b) Application for Counties Energy Limited Designation 3009
Drury South Substation (201 Quarry Road, Drury)**

Osbornehay write on behalf of their client, Counties Energy Limited (“**Counties Energy**”).

Counties Energy is the requiring authority for Designation 3009 in the Auckland Unitary Plan – Operative in Part (“**AUPOP**”) and is the owner of 201 Quarry Road, Drury. The purpose of this designation is “Electricity Supply Purposes”, and the designation has a lapse date of 21 June 2024.

Pursuant to s184(1)(b) of the Resource Management Act 1991 (“**the Act**”), Counties Energy seeks to extend the lapse date of this designation by 10 years to 21 June 2034. Please accept this letter as the application by Counties Energy under s184(1)(b).

This application is being made more than three months before the designation lapsing.

The designation (including its conditions) from the AUPOP is attached as Attachment One. Attachment Two includes the AUPOP Map showing the designation. The designation allows for the construction and operation of an electricity substation (referred to as the Drury South Substation). The substation has not been constructed to date and the site remains undeveloped and predominantly in pasture.

In 2019, when the site was acquired,¹ and the designation was included in the AUP(OP),² Counties Energy planned to have the substation constructed and operational before 2022 to meet the expected load growth from two potential high energy intensity customers. This is reflected in the Counties Energy 2019 Asset Management Plan. These potential customers were in the final stages of shortlisting the sites for their new facilities, and the Drury South precinct was understood to be the leading contender for both facilities (and therefore the requirement for a new substation to service the Drury South precinct). Ultimately both potential customers located their facilities in other regions and in 2020 the design and construction of the substation was deferred accordingly. The change in circumstances was outside of Counties Energy’s control and explains why the project has been subject to a relatively short interruption. Despite the change in circumstances, Counties Energy has continued to make substantial efforts towards giving effect to the designation and intends to develop the site as a substation as explained further in the assessment below.

Statutory Context

Existing designations which have not yet been given effect to can be extended under s184 of the Act, which reads:

184 Lapsing of designations which have not been given effect to

¹ 30 April 2019

² 21 June 2019

- (1) *A designation lapses on the expiry of 5 years after the date on which it is included in the district plan unless—*
- (a) *it is given effect to before the end of that period; or*
 - (b) *the territorial authority determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made and fixes a longer period for the purposes of this subsection; or*
 - (c) *the designation specified a different period when incorporated in the plan.*

This designation has a specified lapse date of 21 June 2024.

Assessment Against Section 184(1)(b)

In accordance with the requirements of section 184(1)(b) of the Act, Counties Energy has made substantial progress and effort towards giving effect to the designation and continues to do so. This includes:

- 1 Counties Energy has run a number of forecast scenarios to help manage the uncertainty involved in predicting future behaviour patterns, such as electric vehicle uptake and land development progress in Drury South, and therefore electricity demand. Current modelling by Counties Energy confirms that the Drury South Substation is required to be constructed and online between 2029 and 2032 based on various scenarios.
- 2 The Counties Energy 2023 Asset Management Plan budgeted \$38.5m for 2023-2031 for the Drury South Substation project. A similar figure is being allowed for in the Counties Energy 2024 Asset Management Plan which due to be published in March 2024. The final business case for the Drury South Substation construction is due to go to the Counties Energy Board in early 2024.
- 3 Although no physical works have occurred on the site, substantial progress or effort has been made towards giving effect to the designation. A design team was appointed in 2018 as part of the site selection process and worked on the substation design until 2020 when the project was deferred due to circumstances outside Counties Energy's control. The design team was re-appointed in 2022. The design is at the feasibility phase which includes the earthworks design, site layout optioneering, network planning studies, resource consenting and designation requirement reviews, an ecological study, flooding assessment, cable studies and procurement planning. To date, 13 substation layout options have been investigated by the design team and the preferred layout option will be presented as part of the final business case.
- 4 The project will move into the detailed design phase in early to mid-2024. This includes the detailed design, consenting and procurement.
- 5 Subtransmission cable routes (required for the Drury South Substation) through the surrounding area have been finalised and an easement has been obtained for the portions through private property. Key portions of this cable will be installed shortly, which aligns with the timeframes for the development of the relevant land holdings.
- 6 As at December 2023, Counties Energy has spent over \$3,000,000 on the Drury South Substation project including the site acquisition, due diligence and design work. The significant sum demonstrates the substantial progress or effort that Counties Energy has taken towards giving effect to the designation.
- 7 Counties Energy has not identified any reasons why this site may no longer be appropriate or practical for the new Drury South Substation.
- 8 As stated above, current modelling by Counties Energy confirms that the Drury South Substation is required to be constructed and online between 2029 and 2032. The lapse date for the designation must be extended ten years to 2034 to accommodate this timeframe.

Overall, the assessment above demonstrates the substantial progress and effort that Counties Energy has made, and continues to make, towards giving effect to this designation.

Conclusion

Based on the above, there is no reason precluding Auckland Council from extending the lapse date of Designation 3009 by ten years to 21 June 2034, in line with section 184(1)(b) of the Act.

I would be grateful if you could please confirm receipt of this application and advise when you expect a determination to be made. Please do not hesitate to contact me if you have any queries in respect to this application.

Sincerely,



David Hay
Planning Consultant
Mobile: 027 425-0234

Copy to: Counties Energy Limited, Attn. Mr Tim Logan (by email)

Attachments: Designation Information

Attachment One: Designation Information from the AUPOP**3009 Drury South Substation**

Designation Number	3009
Requiring Authority	Counties Energy Ltd
Location	201 Quarry Road, Drury
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	21 June 2024

Purpose

Electricity supply purposes.

Conditions**Outline Plan**

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

Construction conditions

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

Advice note:

This may include but not be limited to:

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

Construction Environmental Management Plan (CEMP)

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

Erosion and Sediment Control Management Plan (ESCMP)

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

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

Advice note:

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

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

Advice note:

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

Site Access

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

Accidental Discovery Protocols

19. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (human remains) are exposed during site works, then the following procedures shall apply:
- a) Works in the immediate vicinity of the site that has been exposed shall cease;
 - b) The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
 - c) The site supervisor shall notify representatives of relevant tangata whenua, the New Zealand Historic Places Trust, the Auckland Council and, in the case of human remains, the New Zealand Police; and
 - d) The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence

- on the exposed site.
- e) Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the NZ Historic Places Trust is obtained.

General conditions

Amenity

20. All buildings with a gross floor area over 5m² shall be set back by at least 5m from the frontage to Quarry Road and at least 10m from the boundary between the site and Lot 2 DP 120014. Other elements such as electricity poles, landscape mitigation areas and minor works can be located within these nominated yards.
21. The security fence at the front of the site shall be at least 3m from the boundary and shall be no more than 2m in height.

Landscaping

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

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

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

Electric Magnetic Fields (EMF)

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

Electrical Interference

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

Operational Noise

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

Lighting

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

Hazardous Substances Environmental Management Plan (HSEMP)

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

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

The HSEMP shall contain the following:

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

h) Methods to provide for the safety of the general public.

32. The Requiring Authority must ensure that all transformers are banded. Each band shall be of sufficient capacity to contain the total volume of oil contained within each transformer plus an allowance for rainwater.
33. The proposed banding around the transformers must be at least 30m from the edge of the watercourse flowing through the site.

Surface Water

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

Wastewater

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

Transport

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

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

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

Advice note:

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

Operational Floor Level

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

Advice note:

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

Floodplain

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

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

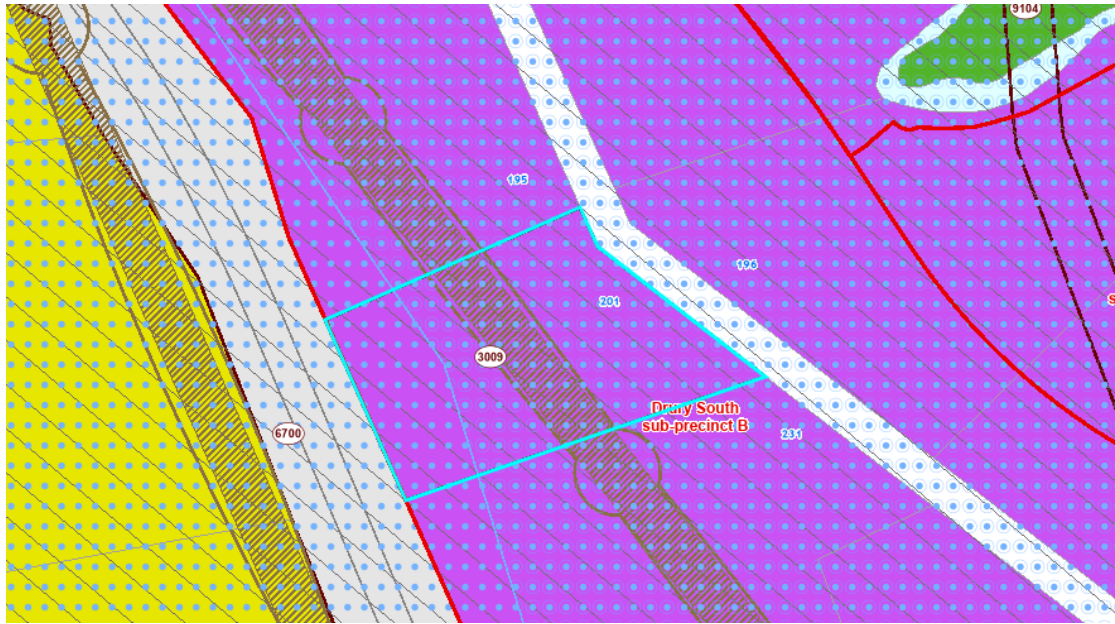
Advice note:

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

Attachments

No attachments.

Attachment Two: AUPOP Map



Attachment B: Commissioner's decision

Decision on application to extend the lapse period under section 184 of the Resource Management Act 1991



Decision of Commissioner on an application to extend the lapse period of Designation 3009 Drury South Sub Station – 201 Quarry Road Drury, in the Auckland Unitary Plan (Operative in Part).

The proposed extension to the lapse period of Designation 3009 Drury South Sub Station – 201 Quarry Road Drury by ten years is **APPROVED**.

Introduction

1. This recommendation is made on behalf of the Auckland Council (“**the Council**”) by Independent Hearing Commissioner Janine Bell (sitting alone) appointed and acting under delegated authority under section 34A of the Resource Management Act 1991 (“**the RMA**”).
2. The Council has received a request from Osborne Hay on behalf of Counties Energy Ltd for an application under section 184(1) of the Resource Management Act 1991 (RMA), to extend the lapse period of Designation 3009 Drury South Sub Station – 201 Quarry Road Drury (Legal description: Allot 356 Parish of Opaheke), by 10 years from 21 June 2024 to 21 June 2034.

References

Designation number	3009
Purpose	Electricity supply purposes purposes
Location	201 Quarry Road, Drury
Date of request to extend lapse date:	21 June 2024
Requiring authority:	Counties Energy Ltd

3. The purpose of Designation 3009 Drury South Substation is for ‘Electricity Supply Purposes’ and allows for the construction and operation of an electricity substation. The designation covers a 1.8424 ha area of land, and the designation is subject to 41 conditions covering a range of matters such as Outline Plan expectations, construction conditions, various environmental management plans, site access, amenity, landscaping, electromagnetic field exposure management, electrical interference, operational noise, lighting, surface water, wastewater, transport, operational floor level requirements, and flood management.

4. Counties Energy Ltd is the owner of the designated land at 201 Quarry Road, Drury (Legal description: Allot 356 Parish of Opaheke). The designation site lies on the south- western side of Quarry Road, adjacent to State Highway, Drury.
5. Figure 1 and 2 shows the zoning of the site and the surrounding area in the Auckland Unitary Plan. The following overlays apply to the site:
 - Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Drury Sand Aquifer
 - Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Bombay Drury Kaawa Aquifer
 - Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Drury Sand Aquifer
 - Infrastructure: National Grid Corridor Overlay - National Grid Yard Uncompromised.
6. The designation is currently shown in the AUP maps as follows:

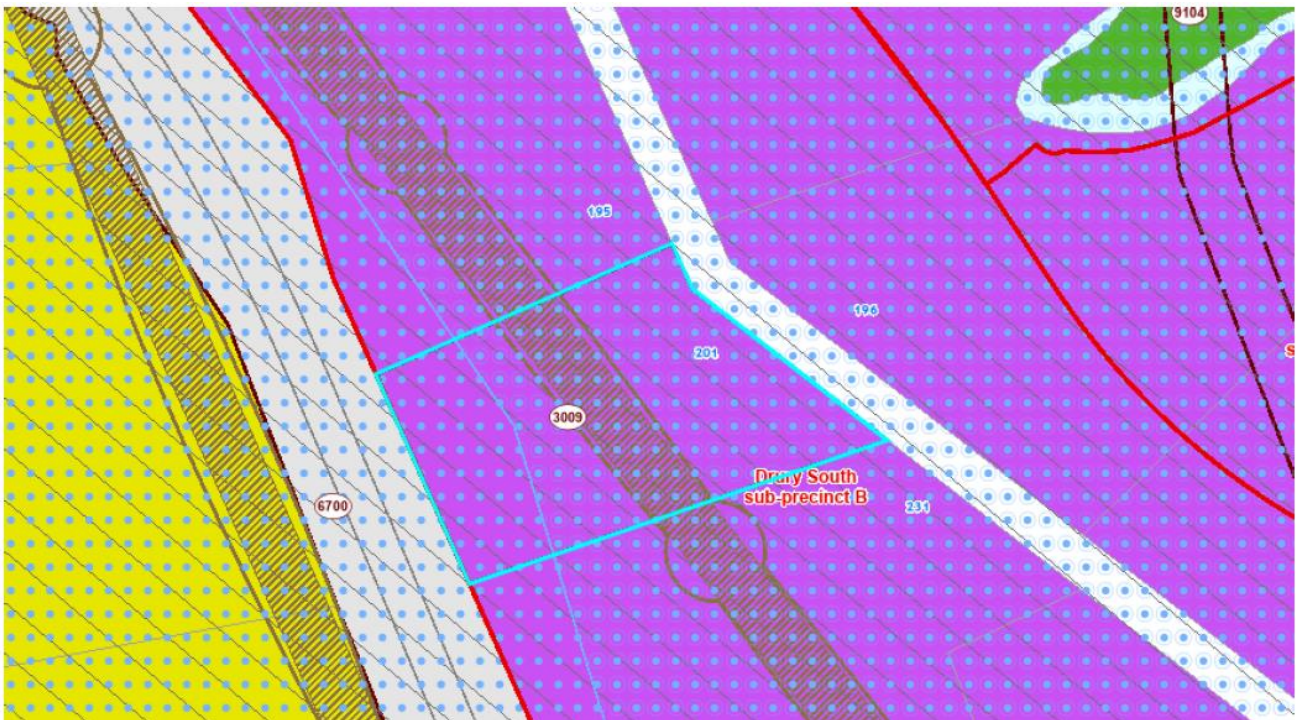


Figure 1 – Designation 3009 Location between SH1 (Designation 6700) and Quarry Road, Drury South

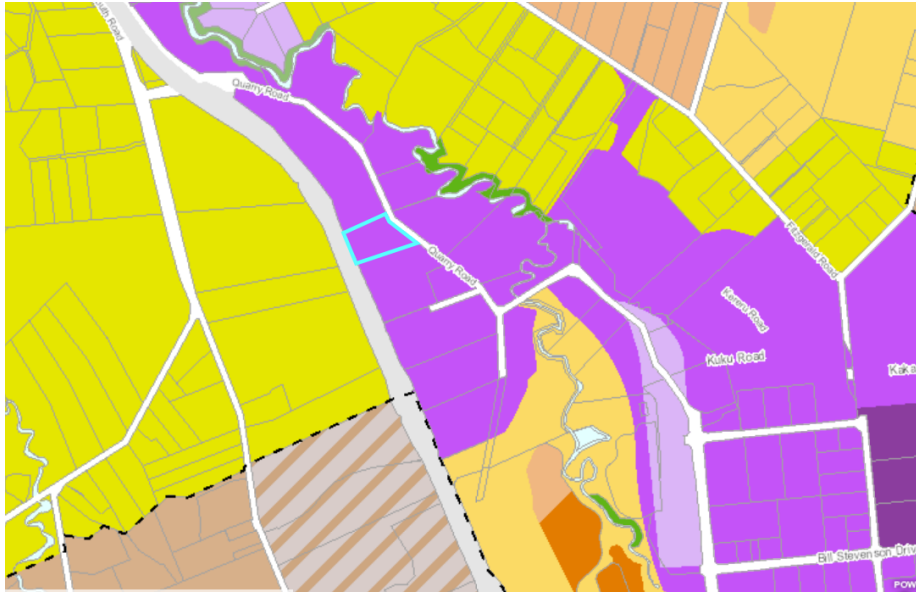


Figure 2 – Local Zoning Context

7. The site sits within an area zoned for industrial development – specifically within sub precinct B of the Drury Industrial Precinct – but a substation has yet to be constructed and the site remains predominantly in pasture. Designation 3009 has a lapse date of 21 June 2024.
8. The designation has a lapse date of 21 June 2024 in accordance with s184(1)(b) of the Resource Management Act 1991 (RMA).

Relevant Statutory Provisions

9. Section 184 of the RMA, states:
 - (1) *A designation lapses on the expiry of 5 years after the date on which it is included in the district plan unless—*
 - (a) *it is given effect to before the end of that period; or*
 - (b) *the territorial authority determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made and fixes a longer period for the purposes of this subsection; or*
 - (c) *the designation specified a different period when incorporated in the plan.*
 - (2) *Where paragraph (b) or paragraph (c) of subsection (1) applies in respect of a designation, the designation shall lapse on the expiry of the period referred to in that paragraph unless—*
 - (a) *it is given effect to before the end of that period; or*

(b) the territorial authority determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made and fixes a longer period for the purposes of this subsection.

Assessment

10. Section 184 of the RMA states that a designation will lapse on the expiry of 5 years after the date of its inclusion in a plan unless it has been given effect to before the end of that period, or if the territorial authority determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and fixes a longer period.
11. In terms of s184(2)(b) the application has been made by Counties Power within 3 months before the expiry of the designation lapse period and sets out the progress and effort that has been made and continues to be made towards giving effect to the designation¹.
12. Originally Counties Energy planned to have the substation constructed and operational before 2022 to meet the expected load growth from two potential high energy intensity customers. Ultimately both potential customers located their facilities in other regions and in 2020 the design and construction of the substation was deferred accordingly. The change in circumstances was outside of Counties Energy's control and explains why the project has been interrupted. Despite the change in circumstances, Counties Energy has continued to make substantial efforts towards giving effect to the designation and intends to develop the site as a substation.
13. The letter of application (dated 19 January 2024) outlines the progress that has been made, and continue to be made, to give effect to the designation. A detailed description of the progress that has been completed or partly completed is provided on pages 2 and 3 of the application letter. In summary this includes:
 - Counties Energy has confirmed through modelling that the substation is required to be constructed and online between 2029 and 2032.
 - Counties Energy's 2023 Asset Management Plan budgeted for the project, and this will be confirmed in the 2024 Asset Management. The final business case for the substation construction will go to Counties Energy Board in 2024.
 - Although no physical works have taken place, Counties Energy indicate that their design team have been working on the substation design which is now at the feasibility stage.

¹The application was lodged on 19 January 2024. Auckland Council acknowledged receipt of the application at that time, but advised Counties Energy Ltd that as the application was made early (being more than three months before the designation would lapse), the application would be 'held' and dealt with at the appropriate time i.e., post 21 March 2024, in line with the legal requirements.

- The preferred option would be considered as part of the final business case and would move to the detailed design phase by mid 2024 which would include consenting and procurement.
 - Counties Energy indicate that over \$3 million has been spent on site acquisition, due diligence and design work which also confirms the substantial progress and effort that Counties Energy have taken towards giving effect to the designation.
 - Counties Energy has not identified any reasons why this site may no longer be appropriate or practical for the new Drury South Substation.
 - Current modelling by Counties Energy confirms that the Drury South Substation is required to be constructed and online between 2029 and 2032. The lapse date for the designation must be extended ten years to 2034 to accommodate this timeframe.
 - It is considered that the evidence that Counties Energy has set out in their application regarding the substation can be considered as ongoing work and continues to be work in progress.
14. The Council officers have reviewed the application and are satisfied that the requiring authority has made and continues to make substantial effort / progress towards giving effect to the designation and therefore recommends extending the lapse period by ten years to 21 June 2034.

Conclusion

15. The designation allows for the construction and operation of an electricity substation. While the substation has not been constructed to date and the site remains undeveloped, Counties Energy has continued to make substantial efforts towards giving effect to the designation and still intends to develop the site as a substation. Counties Energy has spent over \$3,000,000 on the Drury South Substation project including the site acquisition, due diligence and design work. Current modelling by Counties Energy confirms that the Drury South Substation is required to be constructed and online between 2029 and 2032. The additional ten years sought is considered adequate by the requiring authority to give effect to the designation. Therefore, the proposed extension to the lapse period for Designation 3009 Drury South Substation from 21 June 2024 to 21 June 2034 is appropriate.

Decision

That pursuant to Section 184 of the Resource Management Act 1991 that the extension to the lapse date of Designation 3009 Drury South Substation from 21 June 2024 to 21 June 2034 be **approved**.

Approved

Janine A. Bell
Independent Hearing Commissioner

Signature :

A handwritten signature in blue ink, appearing to read 'J. Bell', with a horizontal line underneath the name.

Date 12 April 2024.

**Attachment C: updated text
(~~stri~~through & underlined)**

3009 Drury South Substation

Designation Number	3009
Requiring Authority	Counties Energy Ltd
Location	201 Quarry Road, Drury
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	21 June 2024 <u>2034</u>

Purpose

Electricity supply purposes.

Conditions

Outline Plan

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

Construction conditions

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

Advice note:

This may include but not be limited to:

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

Construction Environmental Management Plan (CEMP)

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

Erosion and Sediment Control Management Plan (ESCMP)

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

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

Advice note:

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

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

Advice note:

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

Site Access

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

Accidental Discovery Protocols

19. If any archaeological sites, urupa, traditional sites, taonga (significant artefacts), or koiwi (human remains) are exposed during site works, then the following procedures shall apply:
- a) Works in the immediate vicinity of the site that has been exposed shall cease;
 - b) The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
 - c) The site supervisor shall notify representatives of relevant tangata whenua, the New Zealand Historic Places Trust, the Auckland Council and, in the case of human remains, the New Zealand Police; and
 - d) The notification in (c) above shall allow such persons being given a reasonable time to record and recover archaeological features discovered before work may recommence

- on the exposed site.
- e) Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the NZ Historic Places Trust is obtained.

General conditions

Amenity

20. All buildings with a gross floor area over 5m² shall be set back by at least 5m from the frontage to Quarry Road and at least 10m from the boundary between the site and Lot 2 DP 120014. Other elements such as electricity poles, landscape mitigation areas and minor works can be located within these nominated yards.
21. The security fence at the front of the site shall be at least 3m from the boundary and shall be no more than 2m in height.

Landscaping

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

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

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

Electric Magnetic Fields (EMF)

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

Electrical Interference

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

Operational Noise

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

Lighting

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

Hazardous Substances Environmental Management Plan (HSEMP)

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

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

The HSEMP shall contain the following:

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

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

Surface Water

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

Wastewater

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

Transport

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

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

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

Advice note:

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

Operational Floor Level

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

Advice note:

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

Floodplain

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

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

Advice note:

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

Attachments

No attachments.

Attachment D: Updated text (clean)

3009 Drury South Substation

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

Purpose

Electricity supply purposes.

Conditions

Outline Plan

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

Construction conditions

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

Advice note:

This may include but not be limited to:

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

Construction Environmental Management Plan (CEMP)

6. The purpose of the CEMP is to avoid, remedy or mitigate adverse effects associated with the construction works associated with the Project. The CEMP must contain the following:
 - a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
 - b) Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
 - c) Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place within the boundaries of the designation;
 - d) The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
 - e) Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances;
 - f) Information on designated staff parking areas for construction workers; and
 - g) Training requirements for employees, sub-contractor and visitors on construction procedures, environmental management and monitoring;
 - h) Environmental incident and emergency management procedures (including spills);
 - i) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other management plans which address the management of adverse effects during construction.
7. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the site does not exceed the limits in NZS 6803:1999 Construction Noise at locations set out in section 6.2 of that standard.
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10. The purpose of the ESCMP is to describe the methods and practices to be implemented to minimise the effects of sediment generation and yield on the receiving environment associated with the construction phase. The ESCMP shall be prepared in accordance with the council's *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guideline Document 2016/005 (GD05)* and any subsequent updates. The requiring authority must undertake construction in accordance with ESCMP and must contain the following:
 - a) Specific erosion and sediment control works for each stage (location, dimensions, capacity) in accordance with industry best practice as well as GD05;
 - b) supporting calculations and design drawings;
 - c) details of construction methods;

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

Advice note:

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

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General conditions

Amenity

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21. The security fence at the front of the site shall be at least 3m from the boundary and shall be no more than 2m in height.

Landscaping

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

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

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- Plant species schedule and quantity;
 - Plant locations and heights;
 - Vegetation to be retained on site.
24. All landscaping and planting shall be maintained in good condition for the term of the designation, and any plantings that clearly fail to thrive in the first three years after establishment or which fail to mature thereafter shall be replaced no later than the next planting season.
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Operational Noise

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Lighting

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

Hazardous Substances Environmental Management Plan (HSEMP)

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

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

The HSEMP shall contain the following:

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

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

Surface Water

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

Wastewater

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

Transport

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

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

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

Advice note:

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

Operational Floor Level

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

Advice note:

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

Floodplain

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

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

Advice note:

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

Attachments

No attachments.