

**TO** Tony Reidy, Team Leader (Acting) - Regional, North, West and Islands Unit, Planning and Resource Consents Department

**FROM** Jess Romhany, Policy Planner - Regional, North, West and Islands Unit, Planning and Resource Consents Department

**DATE** 2 September 2024



**SUBJECT** **Partial removal of Designation 8525 in the Auckland Unitary Plan Operative in part (15 November 2016) in accordance with section 182 of the Resource Management Act 1991**



I request an update to the AUP as outlined below:

<b>Reason for update</b>	Partial removal of Designation 8525 in the Auckland Unitary Plan (Operative in part)																			
<b>Chapter(s)</b>	AUP GIS Viewer Chapter K Designations – Transpower New Zealand Ltd																			
<b>Designation only</b>																				
<b>Designation #</b>	Designation 8525 – Henderson Electricity Substation																			
<b>Locations:</b>	1-12, 41-47 and 35 Lincoln Park Avenue, Massey																			
<b>Lapse Date</b>	Given effect to																			
<b>Purpose</b>	Electricity transmission - Henderson electricity substation.																			
<b>Changes to text (shown in underline and strikethrough)</b>	<p><b>Chapter K Designations</b></p> <p><b>Designation Schedule – Transpower New Zealand Ltd</b></p> <table border="1"> <thead> <tr> <th>Number</th> <th>Purpose</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>8525</td> <td>Electricity transmission - Henderson electricity substation</td> <td>1-12, <del>and 41-47</del> and 35 Lincoln Park Avenue, Massey</td> </tr> </tbody> </table> <table border="1"> <tr> <td>Designation Number</td> <td>8525</td> </tr> <tr> <td>Requiring Authority</td> <td>Transpower New Zealand Ltd</td> </tr> <tr> <td>Location</td> <td>1-12, <del>and 41-47</del> and 35 Lincoln Park Avenue, Massey</td> </tr> <tr> <td>Rollover Designation</td> <td>Yes</td> </tr> <tr> <td>Legacy Reference</td> <td>Designation TP1, Auckland Council District Plan (Waitakere Section) 2003</td> </tr> <tr> <td>Lapse Date</td> <td>Given effect to (i.e. no lapse date)</td> </tr> </table>		Number	Purpose	Location	8525	Electricity transmission - Henderson electricity substation	1-12, <del>and 41-47</del> and 35 Lincoln Park Avenue, Massey	Designation Number	8525	Requiring Authority	Transpower New Zealand Ltd	Location	1-12, <del>and 41-47</del> and 35 Lincoln Park Avenue, Massey	Rollover Designation	Yes	Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003	Lapse Date	Given effect to (i.e. no lapse date)
Number	Purpose	Location																		
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Designation Number	8525																			
Requiring Authority	Transpower New Zealand Ltd																			
Location	1-12, <del>and 41-47</del> and 35 Lincoln Park Avenue, Massey																			
Rollover Designation	Yes																			
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003																			
Lapse Date	Given effect to (i.e. no lapse date)																			

	<p><b>Schedule of Legal Descriptions</b></p> <table border="1"> <thead> <tr> <th colspan="2">Parcel ID</th> </tr> </thead> <tbody> <tr> <td>Lot 1 DP 146083</td> <td>Pt Lot 10 DP 29329</td> </tr> <tr> <td>Lot 10 DP 106455</td> <td>Lot 2 DP 60157</td> </tr> <tr> <td>Lot 1 DP 60157</td> <td>Lot 4 DP 60157</td> </tr> <tr> <td>Lot 3 DP 60157</td> <td><del>Lot 1 DP 164563</del></td> </tr> <tr> <td>Lot 9 DP 106455</td> <td></td> </tr> </tbody> </table>	Parcel ID		Lot 1 DP 146083	Pt Lot 10 DP 29329	Lot 10 DP 106455	Lot 2 DP 60157	Lot 1 DP 60157	Lot 4 DP 60157	Lot 3 DP 60157	<del>Lot 1 DP 164563</del>	Lot 9 DP 106455	
Parcel ID													
Lot 1 DP 146083	Pt Lot 10 DP 29329												
Lot 10 DP 106455	Lot 2 DP 60157												
Lot 1 DP 60157	Lot 4 DP 60157												
Lot 3 DP 60157	<del>Lot 1 DP 164563</del>												
Lot 9 DP 106455													
<b>Changes to diagrams</b>	N/A												
<b>Changes to spatial data</b>	Remove Designation 8525 from Lot 1 DP 164563, 35 Lincoln Park Avenue, Massey												
<b>Attachments</b>	<p>Attachment A: Section 182 notice of removal of part of Designation 8525</p> <p>Attachment B: AUP GIS map of current Designation 8525 on Lot 1 DP 164563</p> <p>Attachment C: Correction to text (Strikethrough/underlining)</p> <p>Attachment D: Corrected text (clean version)</p> <p>Attachment E: Updated GIS Viewer</p>												

<b>Maps prepared by:</b> Aching Konyak Geospatial Specialist	<b>Text Entered by:</b> Maninder Kaur-Mehta Planning Technician
<b>Signature:</b> 	<b>Signature:</b> 
<b>Prepared by:</b> Jess Romhany, Policy Planner Regional, North, West and Islands Unit Planning and Resource Consents Department	<b>Reviewed by:</b> Tony Reidy, Team Leader (Acting) Regional, North, West and Islands Unit Planning and Resource Consents Department
<b>Signature:</b> 	<b>Signature:</b> 

**Attachment A: Section 182 notice  
of removal of part of Designation  
8525**

# Partial removal of a designation under section 182 of the Resource Management Act 1991



**To:** Tony Reidy; Team Leader (Acting) – Regional, North, West, & Islands Unit

**From:** Jess Romhany; Policy Planner – Regional, North, West & Islands Unit

**Date:** 2 September 2023

**Subject:** Partial removal of Designation 8525 (Henderson Electricity Substation) in the Auckland Unitary Plan (AUP(OP))

## Summary

Auckland Council has received a request from Transpower New Zealand Limited under section 182 of the Resource Management Act 1991 (RMA), dated 26 July 2024, to remove in part Designation 8525 (Henderson Electricity Substation).

A section 182(1) request is required to uplift the existing designation in part from land which has been deemed surplus by Transpower New Zealand Limited.

Auckland Council, as the territorial authority, is required to amend its district plan, without using the process in Schedule 1, as soon as reasonably practicable after receiving a Section 182 request unless it considers that the effect of the removal of part of the designation on the remaining designation is more than minor.

It is recommended that the partial removal be accepted.

## Recommendation

1. That the section 182 request from Transpower New Zealand Limited for the partial removal of Designation 8525 (Henderson Electricity Substation) in the Auckland Unitary Plan be **accepted** for the following reasons:
  - i. Transpower has determined that the land identified as Lot 1 DP 164563, which currently forms part of Designation 8525 – Henderson Electricity Substation, is surplus to requirements and no longer required for electricity transmission purposes.
  - ii. Partial removal of Designation 8525 will facilitate the sale of this portion of the property to on the open market.
2. That Designation 8525 (Henderson Electricity Substation) be partially removed, as soon as reasonably practicable, in the Designation overlay and Chapter K Designations in the Auckland Unitary Plan.

## 1. Description

### 1.1. References

<b>Designation number:</b>	Designation 8525 Henderson Electricity Substation
<b>Lodgement date:</b>	26 July 2024
<b>Requiring authority:</b>	Transpower New Zealand Limited
<b>Reporting officer:</b>	Jess Romhany
<b>Site address:</b>	1-12, 41-47 and 35 Lincoln Park Avenue, Massey
<b>UP Zoning:</b>	Residential – Mixed Housing Urban Zone

## 2.0 Background

### 2.1 Details of designation

Designation 8525 is a rollover designation from the legacy Auckland Council District Plan (Waitakere Section) 2003. The purpose of the designation is to provide for electricity transmission and to accommodate the Henderson electricity substation.

The designation applies to the land at 1-12, 41-47 and 35 Lincoln Park Avenue, Massey. The requiring authority is seeking partial removal of the designation from the land at 35 Lincoln Park Avenue, Massey, legally described as Lot 1 DP 164563. Part of Designation 8525 was removed from the land at 49 Lincoln Park Avenue in February 2017.

### 1.2 Land affected by removal

The section 182 notice of removal and related documents are provided in Attachments A and B.

The designation is currently shown in the AUP maps as follows (Figure 1):

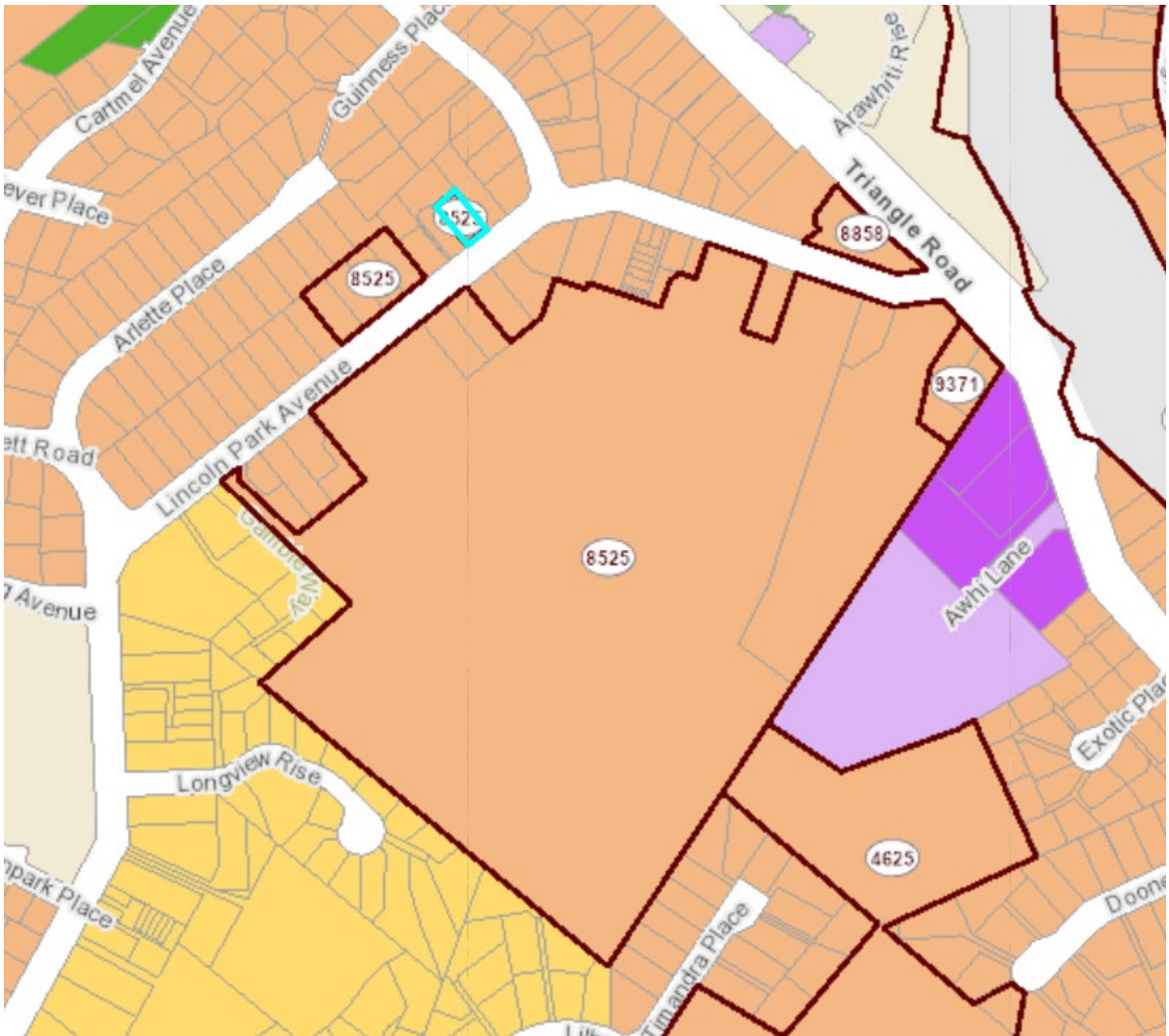


Figure 1: Current AUP zoning and Designation 8525



Figure 2: Land to be removed from Designation 8525

Transpower New Zealand Limited has provided a site plan showing the extent of the designation which is to be partially removed (Figure 2). Transpower seeks to remove Designation 8525 from the land identified as Lot 1 DP 164563 which has an area of 472m<sup>2</sup>.

### **1.3 Delegated authority to consider alterations to designations**

The Team Leader – Planning, Regional, North, West, and Islands Unit (Planning and Resource Consents Department Tier 5) has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (updated February 2017), to exercise the Council’s functions, powers, duties and discretions under the Resource Management Act 1991 in relation to Section 182 to approve a removal of a designation.

The section 182 request to remove the designation can therefore be considered by the Team Leader – Planning, Regional, North, West, and Islands Unit (Planning and Resource Consents Department Tier 5) and accepted or declined.

### **1.4 Relevant Statutory Provisions**

Section 182 of the RMA allows a requiring authority to remove a designation or part of a designation if it no longer wants requires it. This section also applies to a notice by a territorial authority, to withdraw its own designation or part of a designation within its own district.

Section 182(2) states that as soon as reasonably practicable the territorial authority shall, without using the process in Schedule 1, amend its district plan accordingly. If the territorial authority considers that the effect of the removal of part of a designation on the remaining designation is more than minor, it may, within 20 working days of receipt of a section 182 notice, decline to remove that part of the designation.

It is considered that Transpower New Zealand Limited has provided sufficient justification for the partial removal of Designation 8525 (Henderson Electricity Substation) for the following reasons:

- Transpower has determined that the land identified as Lot 1 DP 164563, which currently forms part of Designation 8525 – Henderson Electricity Substation, is surplus to requirements and no longer required for electricity transmission purposes.
- Partial removal of Designation 8525 will facilitate the sale of this portion of the property to on the open market.

## **2.0 Recommendation**

That pursuant to Section 182 of the Resource Management Act 1991 that the partial removal of Designation 8525 (Henderson Electricity Substation) be **accepted** and the Auckland Unitary Plan Operative in part designation overlay and text in Chapter K Designations be amended accordingly.

**Prepared by:** Jess Romhany  
Policy Planner  
Regional, North, West, &  
Islands Unit  
Planning and Resource  
Consents Department

**Accepted by:** Tony Reidy  
Team Leader (Acting)  
Regional, North, West, &  
Islands Unit  
Planning and Resource  
Consents Department

**Signature:**



**Signature:**



Date: 2 September 2024

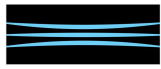
**SCHEDULE OF ATTACHMENTS:**

**Attachment A:** Section 182 notice of removal of part of Designation 8525 (incl. attachments)

**Attachment B:** AUP GIS map of current Designation 8525 on Lot 1 DP 164563



# **ATTACHMENT A**



26 July 2024

Auckland Council  
c/- Plans and Places Department  
via email: [unitaryplan@aklc.govt.nz](mailto:unitaryplan@aklc.govt.nz)  
copy to: [cherie.veza@aucklandcouncil.govt.nz](mailto:cherie.veza@aucklandcouncil.govt.nz)

Dear Sir/Madam,

**RE: FORM 23 - NOTICE OF REMOVAL OF PART OF DESIGNATION PURSUANT TO SECTION 182 OF THE RESOURCE MANAGEMENT ACT 1991**

Transpower New Zealand Limited (Transpower) is approved as a requiring authority for “line function services” (as defined in s.2(1) of the Electricity Act 1992) - Gazette ref. 48/1705. Transpower is the requiring authority in respect of the Henderson Electricity Substation, which is notated as Designation 8525 in the Auckland Unitary Plan - Operative in Part (AUP). The purpose of this designation is “*Electricity transmission – Henderson electricity substation*”.

The site is described in the following table:

Legal Description/Parcel ID	Title	Legal Owner/s
Lot 1 DP 146083	NA86C/616	Transpower New Zealand Limited
Section 2 SO 466232	633876	Transpower New Zealand Limited
Part Lot 10 DP 29329	NA90D/927	Transpower New Zealand Limited
Lot 10 DP 106455	NA59B/851	Transpower New Zealand Limited
Lot 9 DP 106455	NA59B/850	Transpower New Zealand Limited
Lot 1 DP 60157	766678	Transpower New Zealand Limited
Lot 2 DP 60157	766678	Transpower New Zealand Limited
Lot 3 DP 60157	766678	Transpower New Zealand Limited
Lot 4 DP 60157	766678	Transpower New Zealand Limited
Lot 1 DP 164563	NA99A/863	Transpower New Zealand Limited

Table 1: Henderson Electricity Substation designation site details

The designation is proposed to be uplifted in part. The uplift applies to the property identified in yellow in the above table. Copies of the Certificates of Title have been provided as Annexure A.

The primary contacts and postal addresses for the owners or occupiers of any land to which the designation relates are:

Transpower New Zealand Ltd  
Primary Contact: Matthew Fanning  
Landowner Relations and Property Manager  
Transpower NZ Ltd

Postal Address: 22 Boulcott Street

Wellington Central,  
Wellington 6011


Transpower has determined that the land identified as Lot 1 DP 164563, which currently forms part of Designation 8525 – Henderson Electricity Substation, is surplus to requirements and can be sold to a new owner. Transpower is to shortly reinstate the land and engage a real estate agent to list the property for sale.

Transpower formally gives notice that it no longer requires part of Designation 8525 – Henderson Electricity Substation. A plan showing the current extent of designation 8525 is attached as Annexure B. A plan showing the land parcel where Designation 8525 is to be uplifted in part from is attached as Annexure C.

Transpower requests that Auckland Council amend the AUP accordingly as required by section 182 of the Resource Management Act 1991.

If you have any questions regarding the contents of this letter, please do not hesitate to contact John Sutherland via email at [john.sutherland@transpower.co.nz](mailto:john.sutherland@transpower.co.nz) or on 03 590 8551.

Kind regards,



John Sutherland  
Environmental Planner  
Environment Group  
**TRANSPower NEW ZEALAND LIMITED**

Endorsed by:



Sarah Silk  
Environmental Projects Team Leader  
Environment Group  
**TRANSPower NEW ZEALAND LIMITED**

*Enclosures:*

- *Annexure A: Certificates of Title*
- *Annexure B: Plan showing current designation 8525 extent*
- *Annexure C: Plan showing land where designation is to be uplifted in part*

## Annexure A: Certificates of Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA86C/616**  
**Land Registration District** **North Auckland**  
**Date Issued** 16 April 1992

**Prior References**

GN A22136	GN A74036	PROC 12271
PROC 13988	PROC 17632	PROC 19145
PROC 6445	PROC 9989	

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**Estate** Fee Simple  
**Area** 9.8285 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 146083

**Registered Owners**

Transpower New Zealand Limited

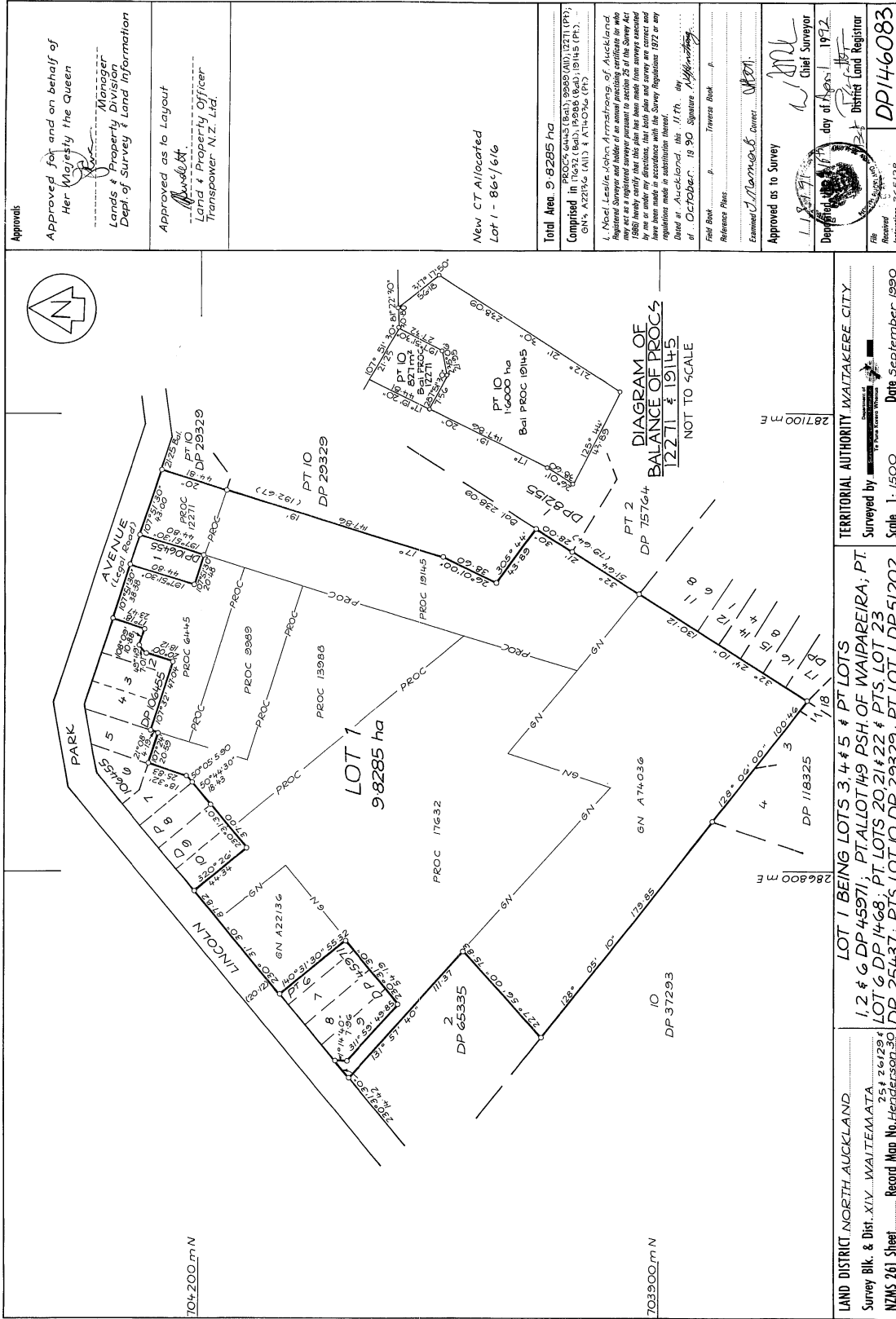
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**Interests**

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
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30 APR 1992

NO. 10888888 DIRECTOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **633876**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 October 2013

**Prior References**  
NA90D/926

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**Estate** Fee Simple  
**Area** 1.5184 hectares more or less  
**Legal Description** Section 2 Survey Office Plan 466232

**Registered Owners**  
Transpower New Zealand Limited

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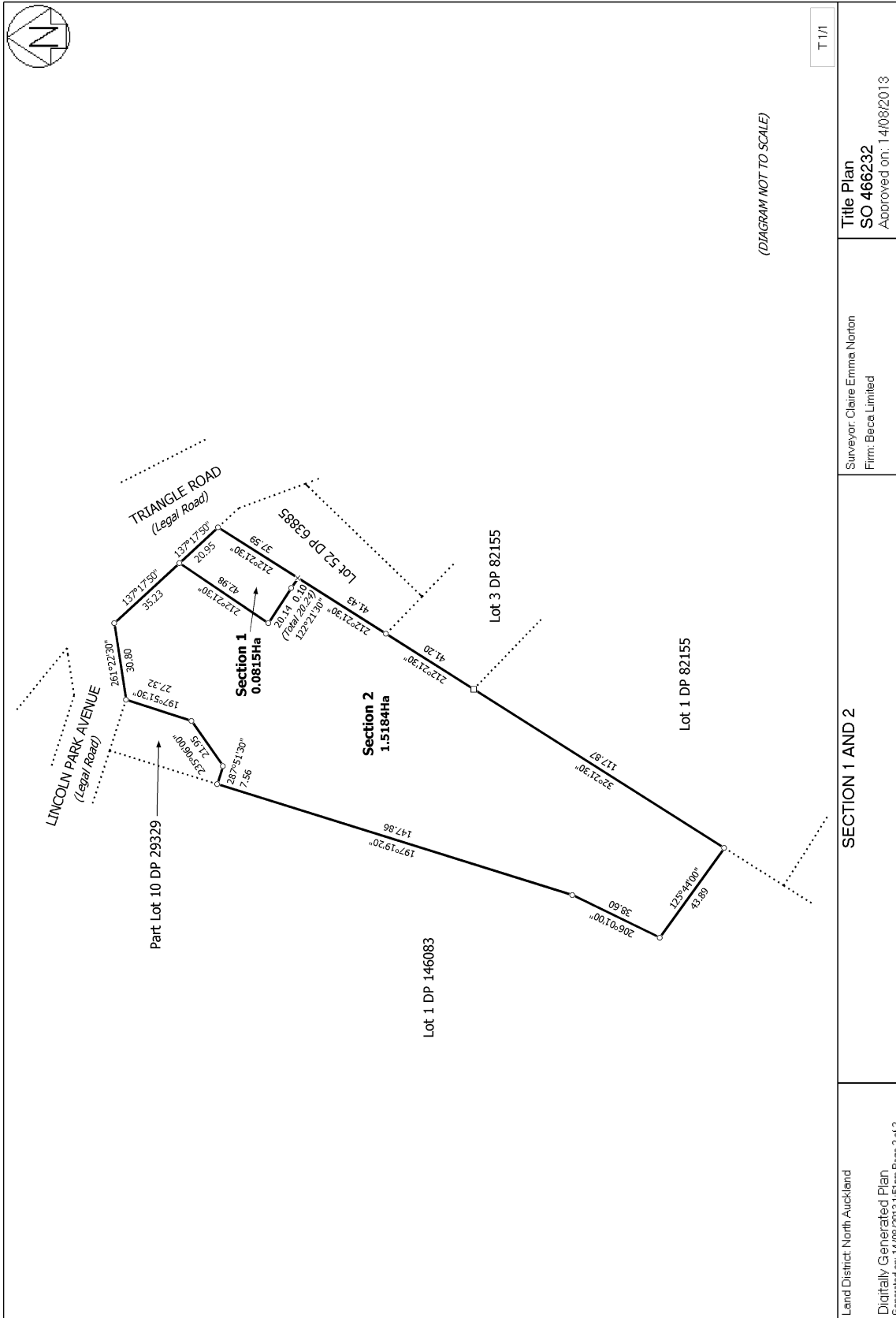
**Interests**

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA90D/927**  
**Land Registration District** **North Auckland**  
**Date Issued** 05 October 1993

**Prior References**

PROC 12271      PROC 19145

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**Estate** Fee Simple  
**Area** 827 square metres more or less  
**Legal Description** Part Lot 10 Deposited Plan 29329

**Registered Owners**

Transpower New Zealand Limited

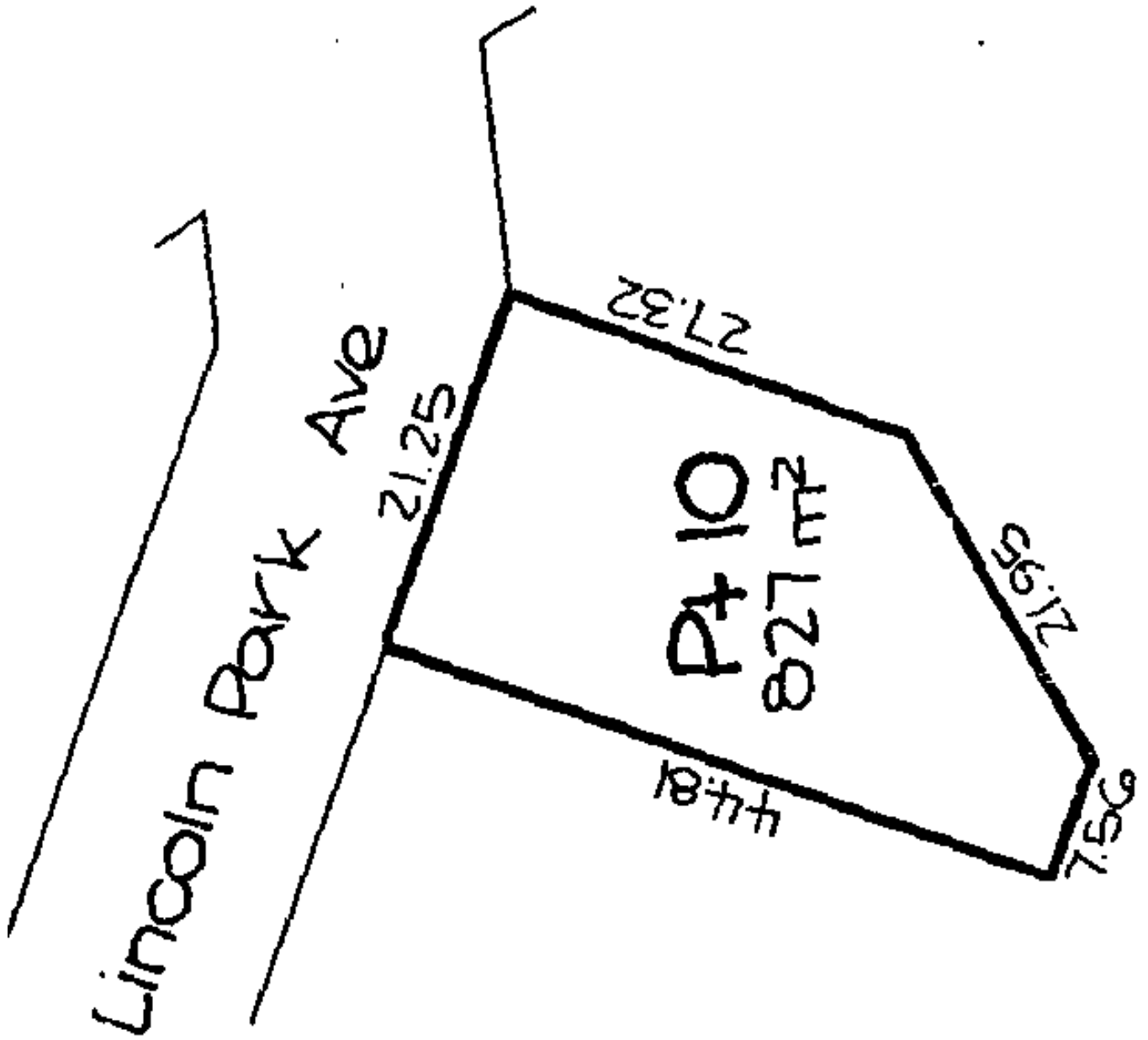
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**Interests**

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA59B/851  
**Land Registration District** North Auckland  
**Date Issued** 22 November 1985

**Prior References**

PROC 13988 PROC 17632

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**Estate** Fee Simple  
**Area** 820 square metres more or less  
**Legal Description** Lot 10 Deposited Plan 106455

**Registered Owners**

Transpower New Zealand Limited

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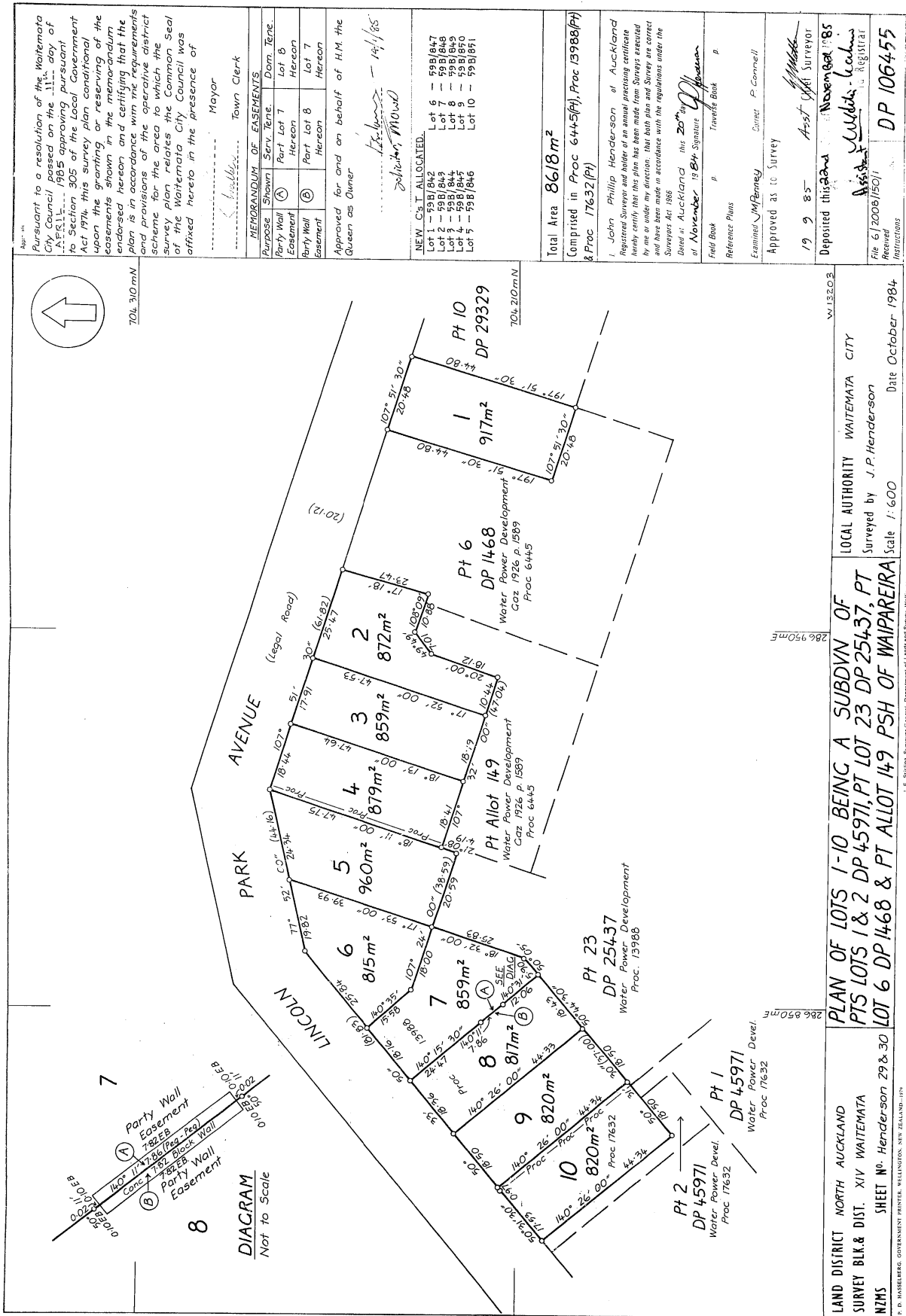
**Interests**

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

B483694.3 Encumbrance to The Waitemata City Council - 22.11.1985 at 9.29 am



Pursuant to a resolution of the Waitemata City Council passed on the 11th day of April 1985 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates the Common Seal of the Waitemata City Council was affixed hereto in the presence of

Mayor  
Town Clerk

MEMORANDUM OF EASEMENTS		
Purpose Shown	Serv. Tenre.	Dom. Tenre.
Party Wall Easement	Part Lot 7	Lot 8
Party Wall Easement	Part Lot 8	Lot 7
Party Wall Easement	Part Lot 7	Part Lot 8

Approved for and on behalf of H.M. the Queen as Owner  
14/1/85  
John Mowd

NEW C&T ALLOCATED	
Lot 1	598/842
Lot 2	598/843
Lot 3	598/844
Lot 4	598/845
Lot 5	598/846
Lot 6	598/847
Lot 7	598/848
Lot 8	598/849
Lot 9	598/850
Lot 10	598/851

Total Area 8618m<sup>2</sup>  
(Comprised in Proc 6445(Pt), Proc 13988(Pt) & Proc 17632(Pt))

I, John Phillip Henderson of Auckland Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made for the purposes intended by me in order to direct the boundaries of the lots and easements and have been made in accordance with the regulations under the Surveyors Act 1986

Dated at Auckland this 20th day of November 1984  
Signature: J.P. Henderson  
Field Book # Travels Book #  
Reference Plans

Examiner: M. Barney  
Approved as to Survey  
19 9 85  
Asst. City Surveyor

Deposited this 20th day of November 1985  
File # 2006/1501  
Received  
Instructions  
DP 106455

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK & DIST. XIV WAITEMATA  
SHEET No. Henderson 29 & 30

PLAN OF LOTS 1-10 BEING A SUBDIV OF PLS LOTS 1 & 2 DP 45971, PT LOT 23 DP 25437, PT LOT 6 DP 1468 & PT ALLOT 149 PSH OF WAIPAREIRA

LOCAL AUTHORITY WAITEMATA CITY  
Surveyed by J.P. Henderson  
Scale 1:600  
Date October 1984

W13203  
Date October 1984  
Scale 1:600  
Surveyed by J.P. Henderson  
LOCAL AUTHORITY WAITEMATA CITY  
W13203

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA59B/850**  
**Land Registration District** **North Auckland**  
**Date Issued** 22 November 1985

**Prior References**  
PROC 13988

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**Estate** Fee Simple  
**Area** 820 square metres more or less  
**Legal Description** Lot 9 Deposited Plan 106455

**Registered Owners**  
Transpower New Zealand Limited

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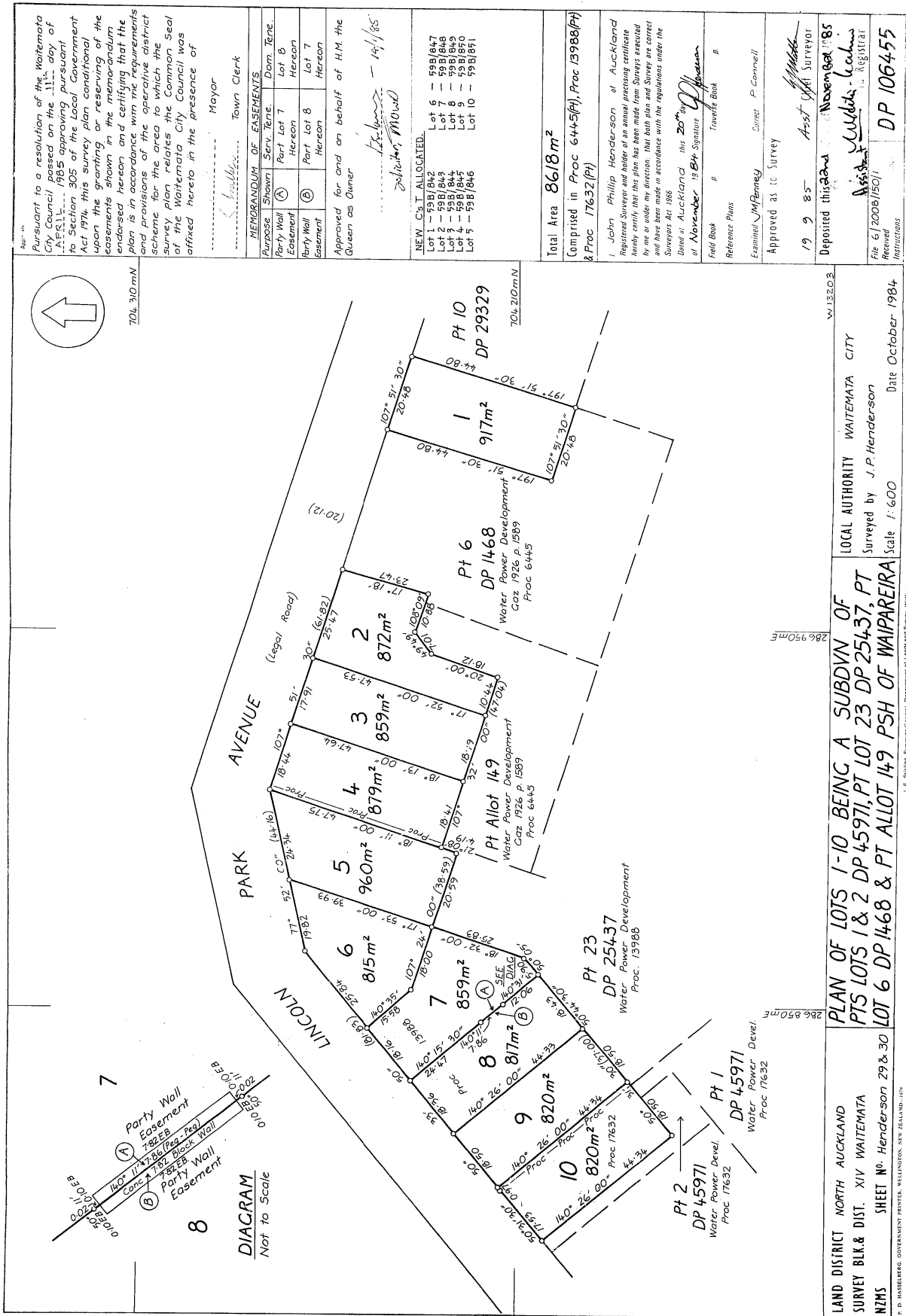
**Interests**

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

B483694.3 Encumbrance to The Waitemata City Council - 22.11.1985 at 9.29 am



APPROVED FOR AND ON BEHALF OF H.M. THE QUEEN AS OWNER  
 J. P. HENDERSON - 14/1/85  
 SOLICITOR M.O.W.O.

FIELD BOOK  
 Reference Plus  
 Examined by M. Barney  
 Approved as to Survey  
 19 9 85  
 Deposited this 20th day of November 1985  
 File 61/2006/1501  
 Registered  
 DP 106455

LAND DISTRICT NORTH AUCKLAND SURVEY BLK & DIST. XIV WAITEMATA NZMS SHEET No. Henderson 29 & 30

LOCAL AUTHORITY WAITEMATA CITY  
 Surveyed by J.P. Henderson  
 Date October 1984  
 Scale 1:600

PLAN OF LOTS 1-10 BEING A SUBDIVISION OF PLOTS 1 & 2 DP 45971, PT LOT 23 DP 25437, PT LOT 6 DP 1468 & PT ALLOT 149 PSH OF WAIPAREIRA

Total Area 8618 m<sup>2</sup>  
 (Comprised in Proc 6445(P), Proc 13988(P) & Proc 17632 (P))

NEW C&T ALLOCATED:  
 Lot 1 - 598/842  
 Lot 2 - 598/843  
 Lot 3 - 598/844  
 Lot 4 - 598/845  
 Lot 5 - 598/846  
 Lot 6 - 598/847  
 Lot 7 - 598/848  
 Lot 8 - 598/849  
 Lot 9 - 598/850  
 Lot 10 - 598/851

MEMORANDUM OF EASEMENTS:  
 Party Wall Easement Lot 7 Lot 8  
 Party Wall Easement Lot 8 Lot 7  
 Party Wall Easement Lot 7 Lot 8

Approved for and on behalf of H.M. the Queen as Owner  
 J. P. Henderson - 14/1/85  
 Solicitor M.O.W.O.

FIELD BOOK  
 Reference Plus  
 Examined by M. Barney  
 Approved as to Survey  
 19 9 85  
 Deposited this 20th day of November 1985  
 File 61/2006/1501  
 Registered  
 DP 106455

LAND DISTRICT NORTH AUCKLAND SURVEY BLK & DIST. XIV WAITEMATA NZMS SHEET No. Henderson 29 & 30

LOCAL AUTHORITY WAITEMATA CITY  
 Surveyed by J.P. Henderson  
 Date October 1984  
 Scale 1:600

PLAN OF LOTS 1-10 BEING A SUBDIVISION OF PLOTS 1 & 2 DP 45971, PT LOT 23 DP 25437, PT LOT 6 DP 1468 & PT ALLOT 149 PSH OF WAIPAREIRA

Total Area 8618 m<sup>2</sup>  
 (Comprised in Proc 6445(P), Proc 13988(P) & Proc 17632 (P))

NEW C&T ALLOCATED:  
 Lot 1 - 598/842  
 Lot 2 - 598/843  
 Lot 3 - 598/844  
 Lot 4 - 598/845  
 Lot 5 - 598/846  
 Lot 6 - 598/847  
 Lot 7 - 598/848  
 Lot 8 - 598/849  
 Lot 9 - 598/850  
 Lot 10 - 598/851

MEMORANDUM OF EASEMENTS:  
 Party Wall Easement Lot 7 Lot 8  
 Party Wall Easement Lot 8 Lot 7  
 Party Wall Easement Lot 7 Lot 8

Approved for and on behalf of H.M. the Queen as Owner  
 J. P. Henderson - 14/1/85  
 Solicitor M.O.W.O.

FIELD BOOK  
 Reference Plus  
 Examined by M. Barney  
 Approved as to Survey  
 19 9 85  
 Deposited this 20th day of November 1985  
 File 61/2006/1501  
 Registered  
 DP 106455



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 766678  
**Land Registration District** North Auckland  
**Date Issued** 01 December 2016

**Prior References**  
NA89C/248

---

**Estate** Fee Simple  
**Area** 2700 square metres more or less  
**Legal Description** Lot 1-4 Deposited Plan 60157

**Registered Owners**  
Transpower New Zealand Limited

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**Interests**

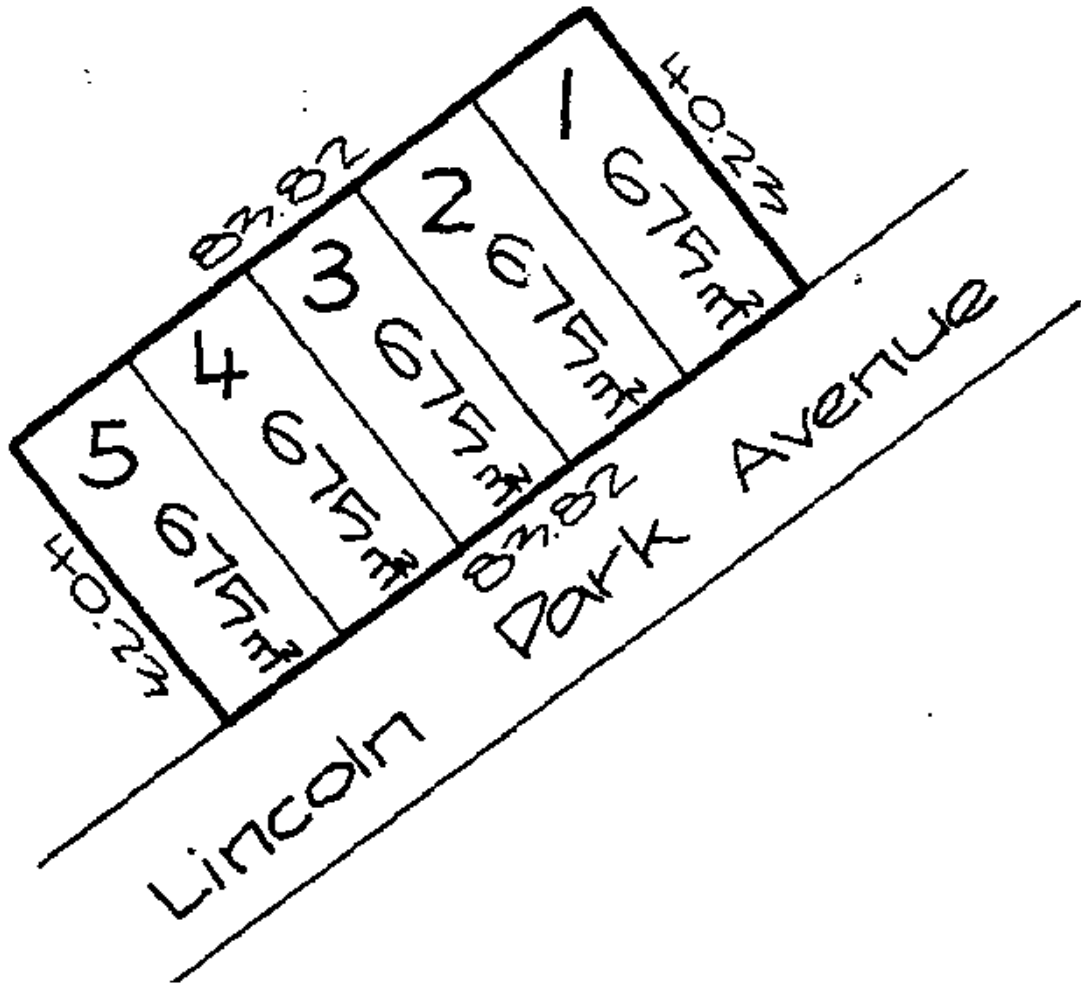
Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)



# Waitakere City





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA99A/863  
**Land Registration District** North Auckland  
**Date Issued** 06 January 1995

**Prior References**  
PROC 15722

---

**Estate** Fee Simple  
**Area** 472 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 164563

**Registered Owners**  
Transpower New Zealand Limited

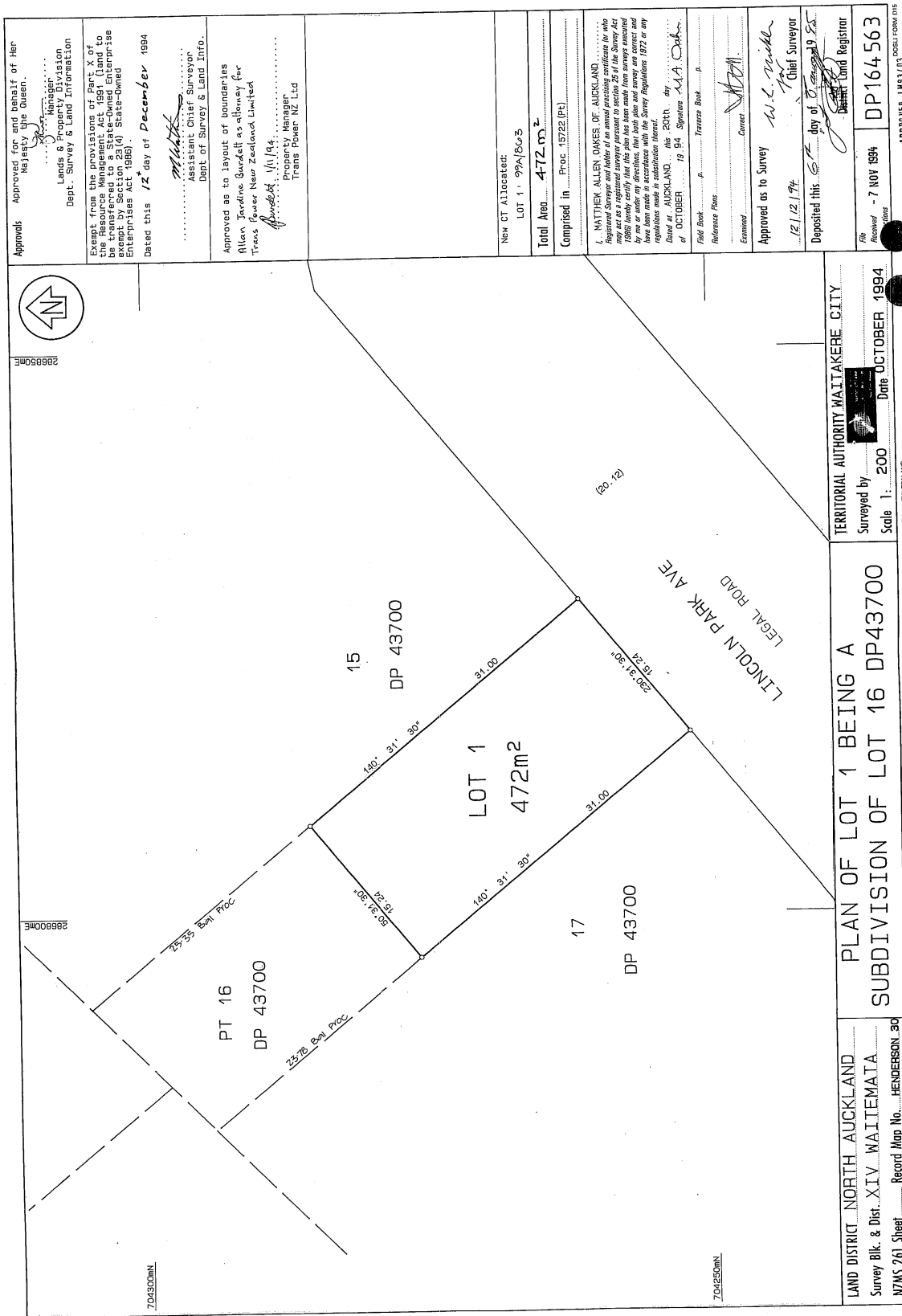
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**Interests**

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991



LAND DISTRICT NORTH AUCKLAND  
 Survey Blk. & Dist. XIV WAITEMATA  
 NZMS 261 Sheet..... Record Map No. HENDERSON.30

PLAN OF LOT 1 BEING A  
 SUBDIVISION OF LOT 16 DP43700  
 Scale 1: 200  
 Date OCTOBER 1994

TERRITORIAL AUTHORITY MAITAKERE CITY  
 Surveyed by [Signature]  
 Date OCTOBER 1994

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Approved for and behalf of Her Majesty the Queen.  
 Lands & Property Division  
 Dept. Survey & Land Information  
 Dated this 12<sup>th</sup> day of December 1994

Approved as to layout of boundaries  
 Allen Jardine Burdett as attorney for  
 Trans Power New Zealand Limited  
 Property Management  
 Trans Power NZ Ltd

New CT Allocated:  
 LOT 1: 99A/863

Total Area 472.07  
 Comprised in Proc 45722 (Pt)

I, MATTHEW ALLEN DAKES OF AUCKLAND,  
 Registered Surveyor and holder of an annual practicing certificate for the  
 year 1994, do hereby certify that this plan has been made from surveys executed  
 by me or under my direction, that both plan and survey are correct and  
 have been made in accordance with the Survey Regulations 1972 or any  
 regulations made in substitution thereof.  
 Dated at AUCKLAND, this 20th day  
 of OCTOBER 1994. Signature M.A. Dakes  
 Title Surveyor  
 Reference Plans  
 Examined  
 Approved as to Survey  
 Deposited this 12/12/94 day of December 1994  
 Chief Surveyor

File DP164563  
 Received 7 NOV 1994  
 District Land Registrar

APPENDIX LH93/03 (DEPT FORM 01)


## **Annexure B: Plan showing current designation 8525 extent**

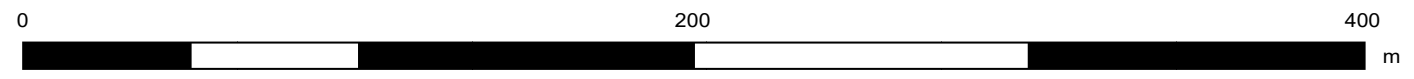
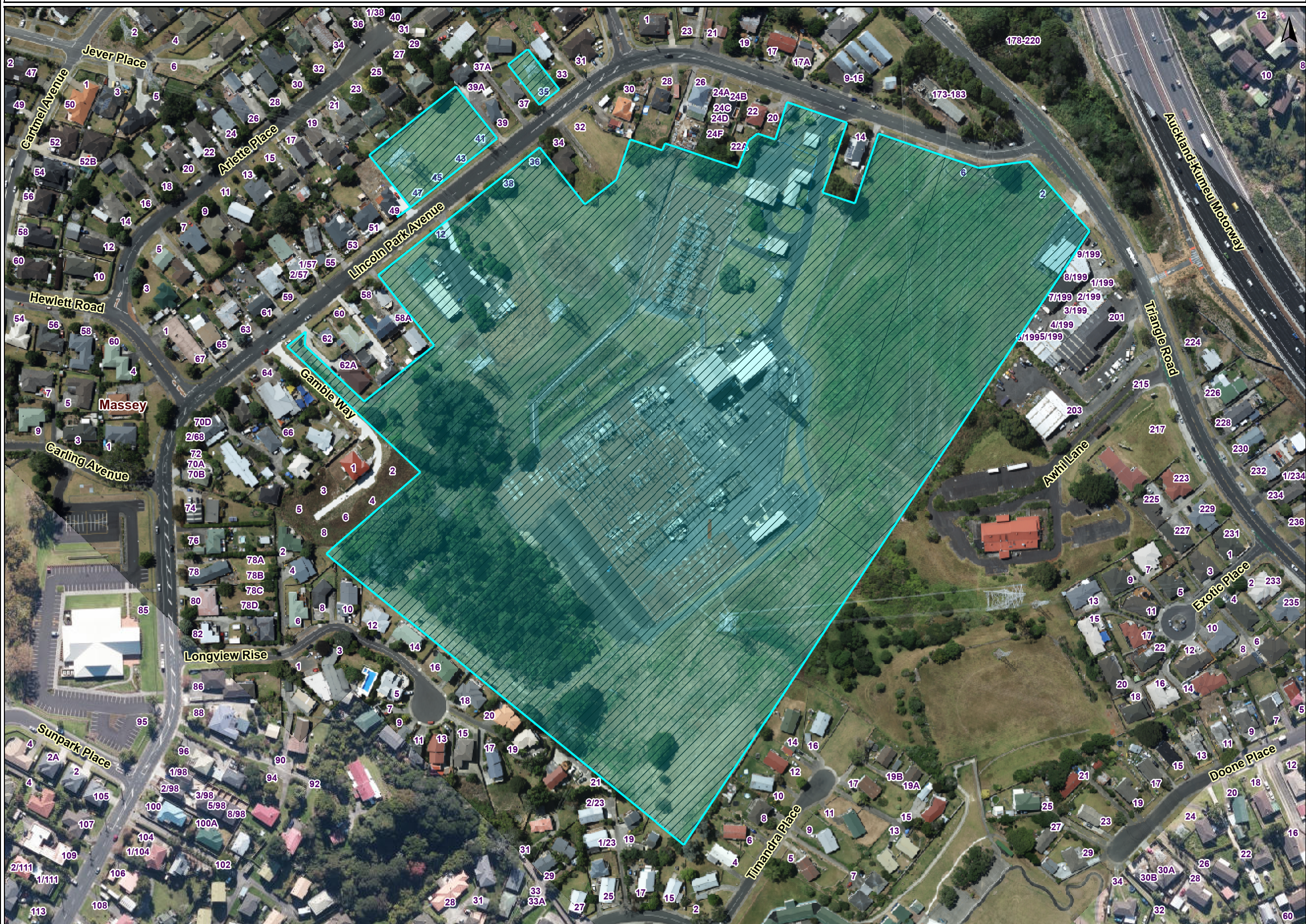


TRANSPOWER

# Henderson Electricity Substation Designation 8525

## Legend

- Transpower Data
- Transpower Designation 



22-Jul-2024 Scale 1:2257 Plan size: A3L

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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## **Annexure C: Plan showing land where designation is to be uplifted in part**



TRANSPOWER

Designated area to be uplifted

Legend

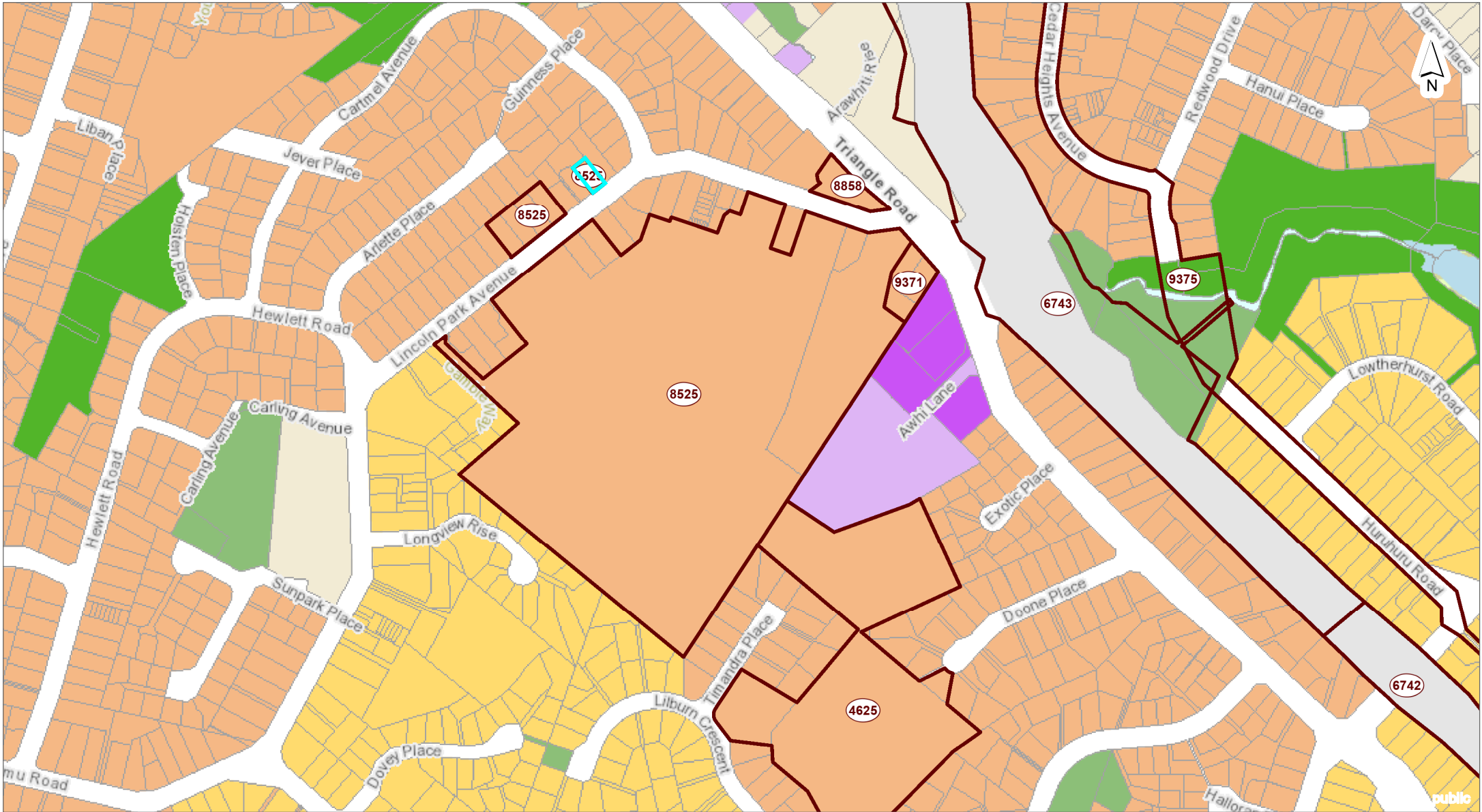
- Transpower Data
- Transpower Designation 



**Attachment B: AUP GIS map of  
current Designation 8525 on Lot  
1 DP 164563**

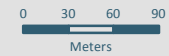


## **ATTACHMENT B**



DISCLAIMER:  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

### Designation 8525 in the AUP(OP)



Scale @ A4  
= 1:5,000

Date Printed:  
2/09/2024



**Attachment C: Correction to text  
(Strikethrough/underlining)**

## Designation Schedule - Transpower New Zealand Ltd

Number	Purpose	Location
8500	Electricity transmission - electricity transmission tower site and associated overhead transmission lines...	161 Ash Street, Avondale
8501	Electricity transmission - Penrose electricity substation	19 Gavin Street, Penrose
8502	Electricity transmission - overhead electricity transmission lines ...	Gavin Street (opposite No. 19), Eilerslie to Tamaki River (Panmure Bridge), Panmure
8503	Electricity transmission - Mount Roskill electricity substation	11-39 White Swan Road, Mount Roskill
8504	Electricity transmission - overhead electricity transmission lines ...	37 Boundary Road, Avondale
8505	Electricity transmission - tower site and associated overhead lines ...	39 Haycock Avenue, Mount Roskill
8506	Electricity transmission - tower site and associated overhead lines ...	135A, 137 and 137A Barrack Road, Mount Wellington
8507	Electricity transmission - the construction, operation and maintenance of underground transmission lines ...	19 Gavin Street to 109 Golfand Drive, Pakuranga
8508	Electricity transmission - tower site and associated overhead transmission lines ...	716 Richardson Road, Mount Roskill
8509	Electricity transmission - tower site (Tower 9) and associated overhead transmission lines ...	Luke Street (adjoins State Highway 1), Otahuhu
8510	Electricity transmission - Glenbook electricity substation	Whitham Road, Glenbrook
8511	Electricity transmission - Bombay electricity substation	153 Barber Road, Bombay
8512	Electricity transmission - the construction, operation and maintenance of that part of a 400kV capable transmission line ...	231 Whitford Park Road, Whitford to the vicinity of Paparimu Road (Waikato District Council Boundary), Pokeno
8513	Electricity transmission - the operation, maintenance and upgrade of the existing Otahuhu Substation, the construction of a new 220kV substation, installation of 220kV underground cable circuits ...	1 Gridco Road and 2 Helabys Road, Otara
8514	Electricity transmission - the ongoing use, maintenance and operation of the Pakuranga Electricity Substation, the development of the substation site ...	109 Golfand Drive, Pakuranga
8515	Electricity Transmission - the construction, operation and maintenance of a transition station to connect the underground cable and overhead lines ...	16 Umbria Lane (near Brownhill Road), Whitford
8516	Electricity Transmission - the construction, operation and maintenance of a double circuit underground 220kV cable ...	143 Brownhill Road, Whitford to 109 Golfand Drive, Howick
8517	Electricity transmission - the construction, operation and maintenance of a double-circuit underground 220kV cable ...	143 Brownhill Road, Whitford to 26-28 Kaitawa Street, Otara
8518	Electricity transmission - Albany electricity substation	29 Bass Road, Albany
8519	Electricity transmission - the installation, maintenance, repair, replacement, inspection and operation of two 220kV underground electricity transmission lines ...	410 Albany Highway to State Highway 1 (Constellation Drive), Rosedale
8520	Electricity transmission - Takanini electricity substation	65 Airfield Road, Takanini
8521	Electricity transmission - the construction, operation,	261 Quarry Road, Drury

	maintenance, replacement, renewal and upgrading of a 220kV switchyard, transmission lines, and ancillary facilities	
8522	Electricity transmission - Wellsford electricity substation	69 School Road, Wellsford
8523	Electricity transmission - Silverdale electricity substation	83-91 Foundry Road, Silverdale
8524	Electricity transmission - Huapai electricity substation	108 Matua Road, Huapai
8525	Electricity transmission - Henderson electricity substation	1-12, <del>and 41-4749</del> and 35 Lincoln Park Avenue, Massey
8526	Electricity transmission - Hepburn Road electricity substation	167-217 Hepburn Road, Glendene
8527	Electricity transmission - Rua o te Whenua telecommunications facility	600 Scenic Drive, Waiatarua
8528	<i>(Deleted)</i>	
8529	Electricity transmission - Mangere electricity substation	11, 14 and 16 Driver Road and 307 Massey Road, Mangere
8530	Electricity transmission - Hobson Street electricity substation	13-21 Hobson Street, Auckland City
8531	Electricity transmission - Wairau Road electricity substation	4A Wairau Road, Takapuna
8532	Electricity Transmission - the operation, maintenance and upgrading of underground transmission lines comprising of two 110kV cable circuits and termination structures to convey electricity between Otahuhu and Penrose	Highbrook Business Park, Highbrook
8533	Electricity transmission - Wiri electricity substation	656 Great South Road, Manukau
8534	Electricity transmission – Flat Bush Sub Precinct C	36 Tir Conaill Avenue, 125 Murphys Road, 23 Murphys Park Drive, 125B Murphys Road Flat Bush

## 8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12, <del>and 41-47 and 35</del> Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Electricity transmission - Henderson electricity substation.

## Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
2. Work which affects the exterior of the group of three buildings located near the site entrance, described in the Heritage Schedule as CH1 1173, shall be limited to repairs, maintenance and works such as security lighting, alarms and cameras which are required for security purposes. Such work may be carried out without an outline plan of works.

### Cultural / Spiritual

3. If any urupā, traditional sites, taonga (significant artefacts), or kōiwi (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 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.

### Construction and Maintenance Noise

4. 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.
5. Prior to any significant construction work taking place, including any associated significant earthworks, 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.

6. The noise management plan required by the above condition 5 shall be submitted to 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.

#### **Hazardous Substances**

7. Any new part of the facility containing oil shall be designed to comply with Transpower's Oil Spill Management Policy (TPG:GS.54.01).

#### **Electric and Magnetic Fields (EMF)**

8. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz), (Health Physics 99(6):818-836; 2010) (ICNIRP Guidelines). That is the public reference levels of 5 kV/m for electric fields and 200 µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

#### **Radio Frequency Interference**

9. Any new works or equipment 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**

10. Any new substation earth grids shall be designed, built, and tested to ensure electrical safety at or beyond the designation boundary in accordance with Transpower Standard TP.DS.52.01, Issue 2, January 2005.

#### **Light Spill**

11. Any new exterior lighting shall be designed to comply with:
- a. AS/NZS 1158 Lighting for Roads and Public Spaces 2005 Part 3.1;
  - b. Transpower's guidelines and information for switchyard and grounds lighting TP.DS 40.03 and
  - c. AS 4282 1997, Control of Obtrusive Effects of Outdoor Lighting.

#### **Operational Noise**

12. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

#### **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**

### **Schedule of Legal Descriptions**

Parcel ID
-----------

Lot 1 DP 146083	Pt Lot 10 DP 29329
Lot 10 DP 106455	Lot 2 DP 60157
Lot 1 DP 60157	Lot 4 DP 60157
Lot 3 DP 60157	<del>Lot 1 DP 164563</del>
Lot 9 DP 106455	



**Attachment D: Corrected text  
(clean version)**

## Designation Schedule - Transpower New Zealand Ltd

Number	Purpose	Location
8500	Electricity transmission - electricity transmission tower site and associated overhead transmission lines...	161 Ash Street, Avondale
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	maintenance, replacement, renewal and upgrading of a 220kV switchyard, transmission lines, and ancillary facilities	
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8534	Electricity transmission – Flat Bush Sub Precinct C	36 Tir Conaill Avenue, 125 Murphys Road, 23 Murphys Park Drive, 125B Murphys Road Flat Bush

## 8525 Henderson Electricity Substation

Designation Number	8525
Requiring Authority	Transpower New Zealand Ltd
Location	1-12 and 41-47 Lincoln Park Avenue, Massey
Rollover Designation	Yes
Legacy Reference	Designation TP1, Auckland Council District Plan (Waitakere Section) 2003
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Electricity transmission - Henderson electricity substation.

## Conditions

1. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
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5. Prior to any significant construction work taking place, including any associated significant earthworks, 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.

6. The noise management plan required by the above condition 5 shall be submitted to 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.

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8. Any new equipment shall be designed and operated to limit the electric and magnetic field exposures at or beyond the secure boundary of the substation site to the International Commission on Non-Ionising Radiation Protection, Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz), (Health Physics 99(6):818-836; 2010) (ICNIRP Guidelines). That is the public reference levels of 5 kV/m for electric fields and 200 µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

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12. A noise management plan shall be submitted for any new equipment (such as transformers, fans and circuit breakers) where the noise from such equipment is likely to generate adverse noise effects for any noise sensitive land uses located in the vicinity.

#### **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**

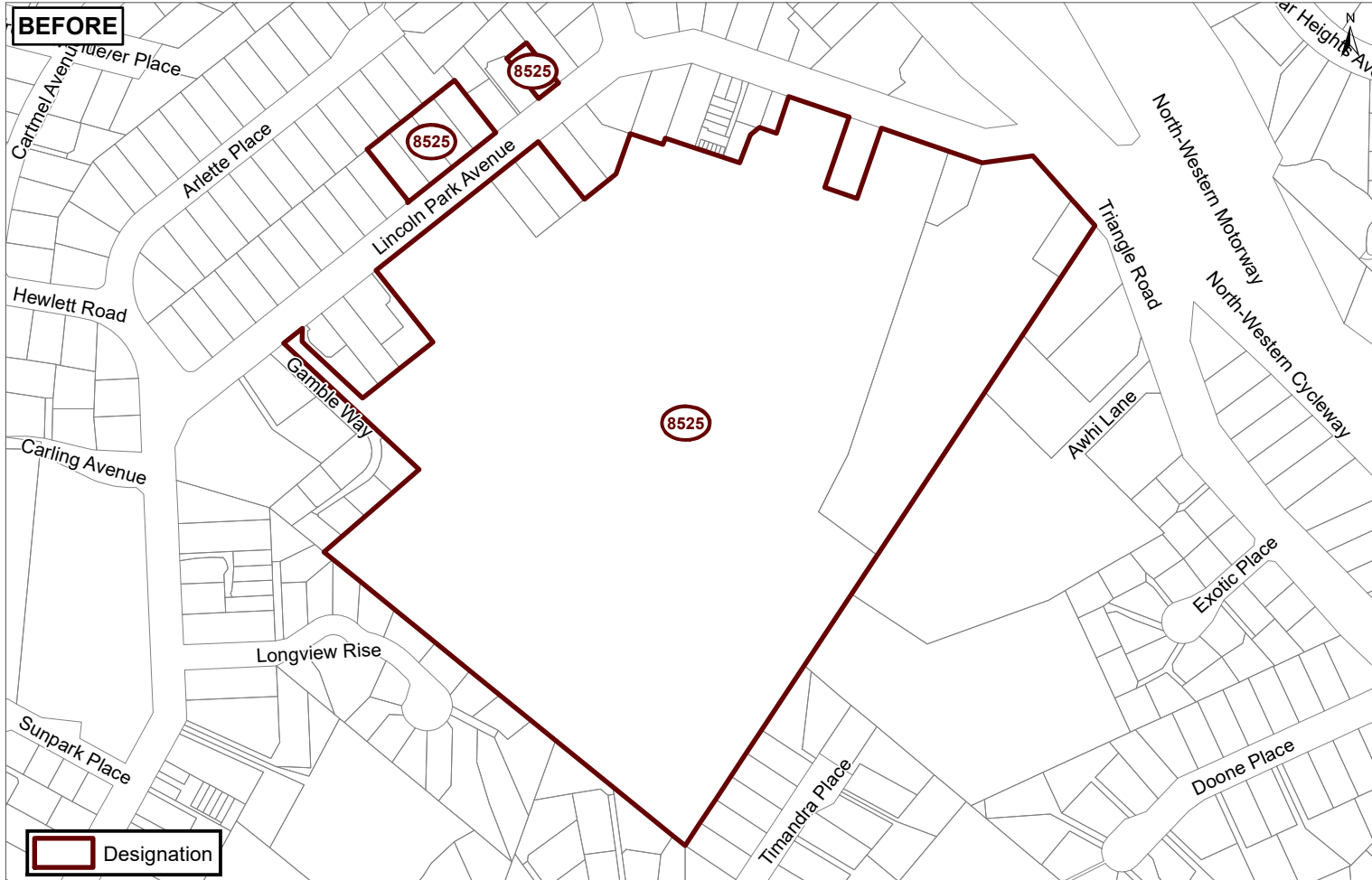
### **Schedule of Legal Descriptions**

Parcel ID
-----------

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Lot 10 DP 106455	Lot 2 DP 60157
Lot 1 DP 60157	Lot 4 DP 60157
Lot 3 DP 60157	
Lot 9 DP 106455	

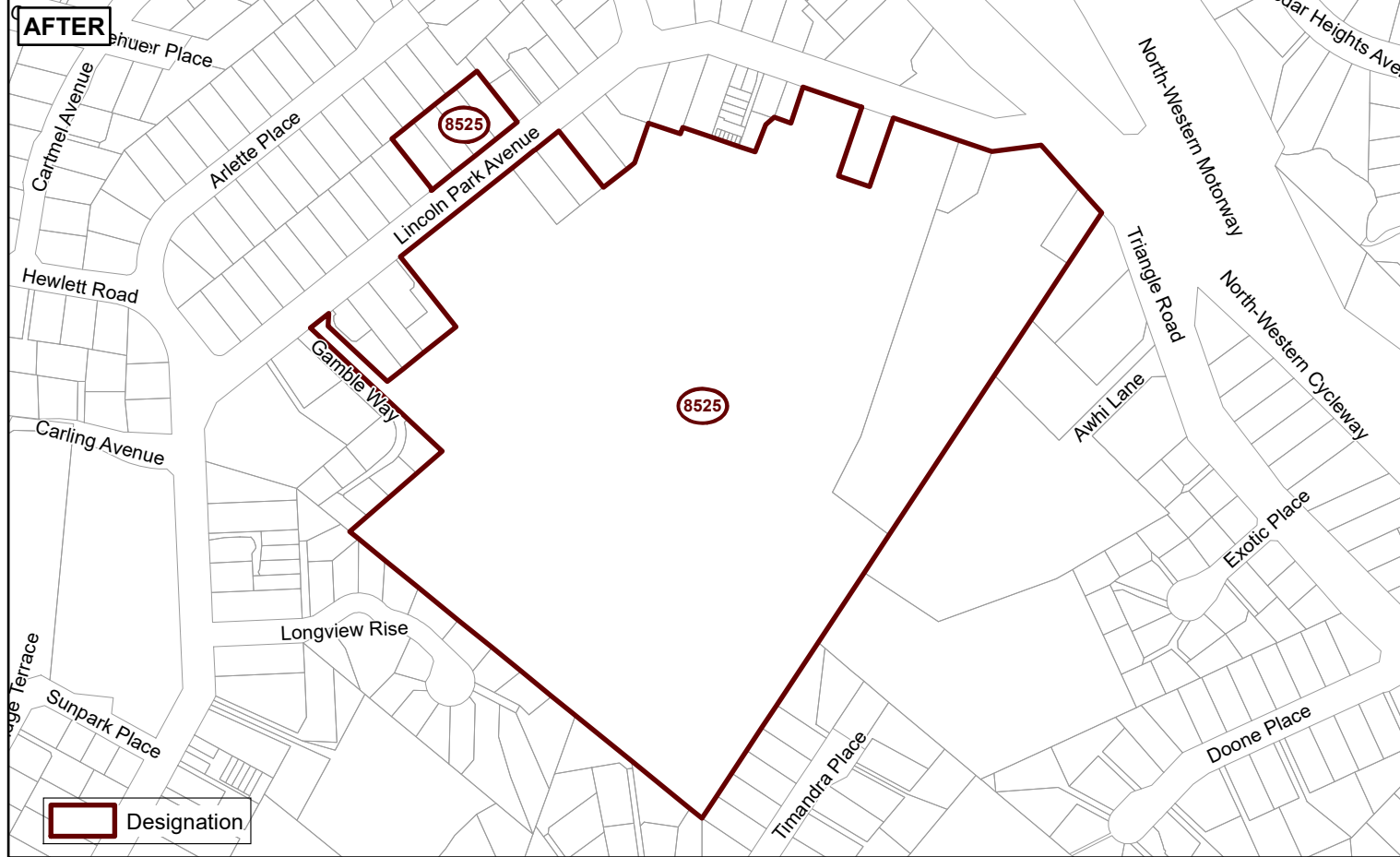
# **Attachment E: Updated GIS Viewer**

**BEFORE**

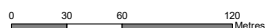


Designation

**AFTER**



Designation



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: 10/09/2024

removed Designation 8525 from Lot 1 DP 164563,  
35 Lincoln Park Avenue, Massey



Planning & Resource Consents