

Appendix B: Officer's Recommended Amendments to NPL – Northpower Limited

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with red underline used for new text and ~~red strikethrough~~ for deleted text).

NPL — Northpower Limited

NPL D-1 KAIWAKA SUBSTATION	
Designation unique identifier	NPL D-1
Designation purpose	Electricity Substation and Telecommunications Operations (Kaiwaka)
Site identifier	Site name: Kaiwaka Substation Legal Description: Part Allot SW58 PSH of PID 5011141 Kaiwaka Physical address: 41 Kaiwaka-Mangawhai Road, Kaiwaka
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary: Electricity Secondary: Telecommunications
Conditions	None
Additional information	Rolled over without modification. Legacy reference: D8 Underlying zone: General Residential Zone
NPL D-2 MARERETU SUBSTATION	
Designation unique identifier	NPL D-2
Designation purpose	Electricity Substation and Telecommunications Operations (Mareretu)
Site identifier	Site name: Mareretu Substation Legal description: Lot 2 DP104982 PID 4853602 Physical address: Papareoa-Oakleigh Road, Papareoa 3A Wairere Road, Dargaville.
Lapse date	Given effect (electricity only)
Designation hierarchy under section 177 of the Resource Management Act	Primary: Electricity
Conditions	None
Additional information	Rolled over without modification. Legacy reference: D9 Underlying Zone: General Rural Zone
NPL D-3 RUAWAI SUBSTATION	
Designation unique identifier	NPL D-3
Designation purpose	Electricity Substation and Telecommunications Operations (Ruawai)
Site identifier	Site name: Ruawai substation Legal description:

	Section 99 Blk XV Tokatoka SD Physical address: Dunn Road, Ruawai/ School Road, Ruawai	PID 5017139
Lapse date	Given effect	
Designation hierarchy under section 177 of the Resource Management Act	Primary: Electricity Secondary: Telecommunications	
Conditions	None	
Additional information	Rolled over without modification. Legacy reference: D10 Underlying Zone: General Rural Zone	
NPL D-4 DARGAVILLE SUBSTATION		
Designation unique identifier	NPL D-4	
Designation purpose	Electricity Substation and Telecommunications Operations (Dargaville)	
Site identifier	Site name: Dargaville substation Legal description: Lot 251 DP 859 PID 5178276 Lot 253 DP 859 PID 5096620 Lot 254 DP 859 PID 4807235 Lot 255 DP 859 PID 4799764 Lot 252 DP 859 PID 4717951 Physical address: 117-125 Gordon Street Dargaville Site description: Dargaville substation	
Lapse date	Given effect	
Designation hierarchy under section 177 of the Resource Management Act	Primary: Electricity Secondary: Telecommunications	
Conditions	None	
Additional information	Rolled over without modification. Legacy reference: D12 Underlying Zone: General Residential Zone	
NPL D-5 MAUNGATŪROTO SUBSTATION		
Designation unique identifier	NPL D-5	
Designation purpose	Electricity Substation and Telecommunications Operations (Maungatūroto)	
Site identifier	Site name: Maungatūroto Substation Legal description: Part Allot 38C PSH of Wairau PID 5002310 Part 38 PSH of Wairau PID 4735950 Physical address: 43 Hurndall Street East, Maungatūroto/SH12 Site description: Maungatūroto Substation	
Lapse date	Given effect	
Designation hierarchy under section 177 of the Resource Management Act	Primary: Electricity Secondary: Telecommunication	
Conditions	None	
Additional information	Rolled over without modification. Legacy reference: D13 Underlying Zone: General Rural Zone	

NPL D-6 MANGAWHAI NORTH SUBSTATION	
Designation unique identifier	NPL D-6
Designation purpose	Electricity Substation and Telecommunications Operations (Mangawhai)
Site identifier	Site name: Mangawhai North Substation Legal description: Lot 1 DP194924 PID 4809739 Physical address: Cove Road/ Molesworth Mangawhai Site description: Mangawhai substation
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary: Electricity Secondary: Telecommunications
Conditions	None
Additional information	Rolled over without modification. Legacy reference: D58 Underlying Zone: General Rural Zone
NPL D-7 DARGAVILLE TELECOMMUNICATIONS	
Designation unique identifier	NPL D-7
Designation purpose	Telecommunications Dargaville
Site identifier	Site name: Dargaville Communications Legal description: Lot 2 DP331615 PID 6705856 Physical address: 40 8 Mountview Place, Dargaville Site description: Telecommunications Site Dargaville
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary: Telecommunications
Conditions	Yes
Additional information	Rolled over without modification. Legacy reference: D65 Underlying Zone: General Residential Zone

Conditions

- ~~1. Any pole, mast, aerial, panel, element, dish or support structure up to height of 10m above ground, (excluding equipment to protect the infrastructure from lightning strike) may be undertaken without the requirement for an outline plan of works.~~
- ~~2. Any pole, mast, aerial, panel, element, dish or support structure over 10m but not exceeding 15m above ground, (excluding equipment to protect the infrastructure from lightning strike) is permitted but will require an outline plan of works.~~
- ~~3. No pole, mast, aerial, panel, element, dish or support structure shall exceed height of 15m above ground, (excluding equipment to protect the infrastructure from lightning strike).~~
- ~~4. Telecommunication installations shall comply with New Zealand Standard NZS2772.1:1999 (or any subsequent amendments to that Standard). Installations compliant with this condition shall not require an outline plan of works to demonstrate compliance.~~
- ~~5. All ground disturbed by works undertaken on or under the site shall be reinstated on completion of the works.~~

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REV	DESCRIPTION	ISS	DRN	DNCD	APPCD	DATE	CREATING DRAWING INFO
A	DESIGN FOR APPROVAL					24/05/18	Project No: 14
B	AS BUILT						Design: LULUPESAN Date: 5/10/20 Approved: G. SHAMA Prep. Drawn: File Name: DR17-As-Built

Northpower		28 HE Research Road Mangawhai New Zealand Private Reg 9515		Ph: +64 9 430 1800 Fax: +64 9 430 1804 www.northpower.com	
DARGAVILLE REPEATER SITE				Scale at A3: 1:110	Drawing Status: AS BUILT
UHF UPGRADE-DARGAVILLE BUILDING LAYOUT PLAN				Reference Ordinate: =T2+R1	Drawing Function: YES
DRS				Sheet: 2 of 2	Plot: B

NPL D-8 MANGAWHAI CENTRAL SUBSTATION	
Designation unique identifier	NPL D-8
Designation purpose	Electricity Substation and Telecommunications Operations (Mangawhai Central)
Site identifier	<p>Site name: Mangawhai Central Substation</p> <p>Legal description: Part of Lot 301 DP560726, RT990199</p> <p>(The substation will be located on proposed Lot 1 RM190283 which is not yet completed)</p> <p>Physical address: 83 Molesworth Drive, Mangawhai</p> <p>Site description: Mangawhai Central Substation</p>
Lapse date	10 Years
Designation hierarchy under section 177 of the Resource Management Act	<p>Primary: Electricity</p> <p>Secondary: Telecommunications</p>
Conditions	Yes
Additional information	<p>Rolled over without modification.</p> <p>Legacy reference: D67</p> <p>Underlying Zone: Special Purpose Zone - Estuary Estates (Mangawhai Central)</p>

Conditions

1. All structures and buildings must not exceed a maximum height of 8 metres and a maximum total building coverage of 60%.
2. All structures and buildings must be setback a minimum of 7.5 metres from the front boundary.
3. All structures and buildings must not exceed a height of 3.0 metres plus the shortest horizontal distance between the building and the road boundary.
4. All activities must be conducted within buildings. Outdoor storage or stockpiles of materials or equipment is prohibited with the exception that short term activities and storage outside buildings is permitted in emergency situations.
5. All activities must be conducted so as to ensure the following noise limits are not exceeded outside of the boundary of the designation:
 - a. 55dB LAeq between 0700 and 1900 (Monday to Saturday); 50dB LAeq between 1900 and 2200 (Monday to Saturday) and 0700 to 2200 (Sunday and public holidays); and 45dB LAeq and 75dB LAfmax between 2200 and 0700 (at any other time), except for emergency service vehicles and the operation of emergency service call-out sirens;
 - b. Sound levels shall be measured in accordance with NZS 6801: 2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802: 2008 Acoustics - Environmental Noise.

Note: The use of generators is exempt from the requirement of Condition 5 where the use is required in emergency situation to ensure continuous supply of power, or where urgent maintenance is required.
6. External lighting is prohibited between the hours of 22:00 and 07:00 with the exception of motion activated security lighting or during emergency works and other maintenance work requiring out of hours activity.
7. External lighting must not exceed the following standards:
 - a. The light spill onto any other site measured at the designation boundary does not exceed 10 lux at any receiving property boundary or 15 lux at any road reserve boundary; and
 - b. The artificial lighting complies with AS/NZS 1158:1996; or
 - c. The lighting is required under health and safety regulations.
8. The construction of the substation shall be in general accordance with the plan referenced Proposed Site Plan Drawing MWC-40010, Revision 7 dated 12 April 2022.
9. An outline plan of works pursuant to section 176A of the Resource Management Act 1991 must be submitted to Council for any new structures and/or equipment, other than the following:
 - a. Works referenced in Condition 8; or
 - b. Structures and/or equipment which are to replace the existing structures and/or equipment on the site at the time of consideration or application of an outline plan of works and/or equipment installed inside the proposed substation; or
 - c. Any temporary structures erected for the purposes of allowing maintenance or repair of existing structures and/or equipment for up to a period of one month unless written confirmation is obtained from the Resource Consents Manager (or delegated representative) for an alternative timeframe and will be removed once any maintenance or repair has ceased; or
 - d. Technology, structures and/or equipment permitted by the underlying District Plan Zone rules as they exist at the time of installation.
10. The activities on the site must not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines at all times:
 - a. Electric field strength: 5 kV/m; and
 - b. Magnetic flux density: 100 microtesla.
11. The Requiring Authority shall, at its expense, engage an electrical engineer to carry out measurement of the electric and magnetic fields emitting from the substation to confirm compliance with the ICNIRP guidelines. An engineer's report with measurement results shall be provided to Council within three months of the substation commencing operation and within three months of the commencement of operation of any additional transformers or capacity upgrades. The report shall be submitted to the Resource Consents Manager (or delegated representative).
12. The landscape planting within the 2.5m front yard setback shall be implemented and maintained in perpetuity.

ADVICE NOTES

1. Pursuant to Section 184 of the Resource Management Act 1991, this Designation will lapse on the expiry of five years after the date that it was incorporated into the District Plan if it has not been given effect to.
2. No costs shall be imposed on affected Landowners as a result of the proposal.
3. All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practiced.
4. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc.) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.
5. In the event of koiwi (human remains) being uncovered, work should cease immediately and the Tangata Whenua of the area shall be contacted so that appropriate arrangements can be made.