

Schedule A – Cobham Drive Substation Designation Conditions

General

- 1) The works to give effect to the designation of the Cobham Drive Substation shall be generally in accordance with the information submitted by WEL Networks Ltd in support of the notice of requirement, including the plans attached in Appendix 1 (Proposed Site Plan and Elevations, Drawing A01, Issue A, Dated 27.02.09) and Appendix 11 (Landscape Planting Plan, Drawing no. ff:02, Revision 2, Dated February 2009), and subject to any amendments required by the conditions that follow.
- 2) The requiring authority shall notify the City Planning and Environmental Services General Manager of Hamilton City Council in writing two weeks prior to the commencement of activities associated with this designation.

Archaeological

- 3) If during site works any urupa, traditional sites, taonga (significant artefacts), koiwi (human remains), or other archaeological sites are exposed the following procedures shall apply:
 - a. All site works shall cease immediately;
 - b. The site supervisor shall immediately secure the area in a way that ensures that any artefacts or remains are not further disturbed;
 - c. If any finds of organic material are uncovered from waterlogged or impervious muds or clays, these shall be kept wet to prevent aerobic degradation until appropriate actions, such as conservation treatment, is determined; and
 - d. The site supervisor shall notify Nga Mana Toopu O Kirikiriroa, the New Zealand Historic Places Trust, the Department of Conservation, the Hamilton City Council, and in the case of human remains, the New Zealand Police, that an archaeological site or traditional site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time as determined by the Hamilton City Council to record and recover archaeological features discovered, before work may recommence on the site.

Construction Works

- 4) Sediment control measures shall be installed around earthworks activities (including temporary stockpiles) to prevent discharge and run off.
- 5) Within two weeks of earthworks being completed, areas of the site that are not forming the sealed or metalled yard or access to the site shall be planted, regrassed or otherwise stabilised where earth has been disturbed.

Noise

- 6) The substation site shall be designed and used to ensure the noise levels do not exceed the following limits when measured at a site boundary:
- a. 40 dBA (L₁₀) at all times.

Noise from the substation operation shall be measured in accordance with the requirements of NZS 6801: 2008 'Acoustics Measurement of Environmental Sound'.

Noise from the substation operation shall be assessed in accordance with the requirements of NZS 6802: 2008 'Acoustics Environmental Noise'.

- 7) Construction at the substation site shall be restricted to the following hours:

Monday to Saturday: 7.00am to 6pm.

No construction shall take place on Sundays and public holidays.

- 8) All construction work on the site shall be designed and conducted to ensure that construction noise from the site complies with NZS 6803: 1999 Acoustics – Construction Noise. Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction Noise.

Time Period	Weekdays (dBA)		Saturdays (dBA)		Sundays and Public Holidays (dBA)	
	Leq	Lmax	Leq	Lmax	Leq	Lmax
0630-0730	60	75	45	75	45	75
0730-1800	75	90	75	90	55	85
1800-2000	70	85	45	75	45	75
2000-0630	45	75	45	75	45	75

- 9) Neighbours should be informed not less than 24 hours prior of any one-off construction activities that might exceed the construction noise limits documented in the table above.
- 10) Within one month of the commissioning of the substation, the noise levels at the site boundary shall be measured to determine compliance with Condition 6. The results shall be forwarded to the City Planning and Environmental Services General Manager of Hamilton City Council within three months of the measurements being completed.
- 11) If the noise level measurements undertaken in accordance with condition 10 do not comply with the standards specified in condition 6, WEL Networks shall carry out necessary noise attenuation measures within six months and repeat the noise level measurements as required by condition 10 within three months of the noise attenuation measures being in place. The results shall be forwarded to the City Planning and Environmental Services

General Manager of Hamilton City Council within one month of the measurements being completed.

Stormwater

- 12) A Stormwater Management Plan shall be submitted to the satisfaction of General Manager Works and Services (in a certifying capacity) prior to the construction works being commenced on the site. The plan shall include the following:
- a. A site plan showing all proposed drainage works in relation to the substation and site infrastructure.
 - b. Drainage works allowing land drainage for the site to the discharge point; and
 - c. Design plans for these works need to include diameters, length and gradients of any pipes, flumes, and culverts; collection and disposal point detail calculations to support sizes selected (calculations should be on the total catchment area which may include areas outside of the property boundaries); consideration to be given to reasonable proof, paved and land drainage areas.

Landscaping

- 13) A detailed landscape plan shall be submitted to Hamilton City Council for approval prior to release of building consent. This plan shall include the following:
- a. A methodology to reduce and/or mitigate damage to the oak tree during substation construction.
 - b. Tree and groundcover planting species and setbacks from footpath and road.

Cabbage Tree, Nikau, Titoki setbacks to be a minimum of 1.5m from the edge of the footpath and road, and groundcover setbacks from the edge of the footpath should ensure that the mature spread does not overhang the footpath or road back of kerb, in order to meet CPTED principles and ensure pedestrian safety.
 - c. Detailed planting specification.

The detailed Landscape and Planting Plan shall be in general accordance with the Cobham Drive Landscaping Planting Plan, Drawing no. ff: 02, Revision 2, Dated February 2009 and the Addendum to the Planting Plan dated 27 January 2010.

- 14) The required planting shall be completed within 6 months of the substation construction and shall be maintained by WEL for the first 24 months thereafter. The maintenance for this period shall include an annual inspection of plant condition and replacement planting of any

dead or damaged plants with like. After the initial 24 month period, the Council will be responsible for the maintenance of the planting.

Hazardous Substances

- 15) The substation shall be operated in accordance with WEL Networks Limited procedures for 'Oil Containment and Spill Mitigation' (document No M-04, Issue: F, dated September 2001).
- 16) Prior to construction, a Transformer Bund Design Plan, shall be submitted to the City Planning and Environmental Services General Manager of Hamilton City Council (in a certifying capacity). The Transformer Bund Design Plan shall include, but not be limited to, the following:
 - a. A plan showing the location of the drainage system on site, including the bund, sump and the pipe work for drainage to the discharge point; and
 - b. A selection of spill containment volumes based on the quantity of the oil in the transformers.

Electric and Magnetic Fields

- 17) Exposures to extremely low frequency electric and magnetic fields at the boundary of the site and at all publically accessibly areas within the site, shall comply with the guidelines recommended by the International Commission on Non-Ionising Radiation Projection in 1998.

Lighting

- 18) All lighting shall be directed away from Cobham Drive and Anglesea Street to prevent any glare towards traffic.
- 19) The luminance of the site lighting installations shall not exceed 3 lux (lumens per square metre) spill (horizontal or vertical) of light at any window of any dwelling located in the vicinity of the site.

Signs

- 20) Any signage erected at the site shall comply with the Residential Zone signage provisions of the Hamilton City Proposed District Plan.

Traffic Management

- 21) Prior to any work commencing on site an approved temporary traffic management plan must be submitted to, and approved by, the Manager of the Transportation Unit.

Fencing

- 22) That an open style fence be constructed along the southern boundary of the substation site, for a minimum of 12m from the eastern corner. The 'open style' of the fence needs to allow for visibility of the signage and building on 73 Anglesea Street.

Advice Notes

- 1) WEL Networks Ltd is required to comply with the requirements of the Electricity Act 1992 and relevant regulations made pursuant to that Act, including the Electricity Regulations 1997, and in particular Regulation 58 (the legal threshold for induced voltage in NZ).
- 2) WEL Networks Ltd shall be responsible for ensuring that all appropriate authorisations under the Building Act, Resource Management Act and other relevant legislation, are obtained prior to works commencing on site.
- 3) The substation shall hold a test location certificate and any other certification as may be required under the Hazardous Substances and New Organisms Act 1996.