

SCHED15-CCD – Conditions of Consent for Designations

SCHED15-CCD – KL

Designation Unique Identifier: KL01

Condition Schedule: KL01

Purpose - Tuhingamata Broadcast Facilities

Conditions:

- a. That the area subject to the designation apply only to the 7330m² leased allotment of lot 1 DPS 92136; and not include the right of ways over part lot 3 DPS 67095 and part lot 42 DPS 34803.
- b. That all radio frequency radiation emissions from the site shall comply with standard NZS 2772. 1:1999 radio frequency fields [maximum exposure levels - 3khz to 300GHz].
- c. That, should any occupier of the designated area seek to increase the scale or intensity of electromagnetic emissions above the peak levels used in the calculations of the broadcast communications limited EMR compliance report [dated 19 February 2002], Broadcast Communications shall recalculate the predicted cumulative electromagnetic radiation emissions. All such monitoring calculations shall then be audited every two years by a suitably qualified, independent party, and the audited report shall be submitted to Taupō District Council within one calendar month of the anniversary of the confirmation of this requirement.
- d. Measurements of actual cumulative electromagnetic radiation emissions from the designated area shall be taken within three calendar months of a written request from Taupō District Council. Auditing of the results are to be undertaken by a suitably qualified, independent party prior to its submission to Taupō District Council.
- e. Any appendage may be affixed to the lattice work tower, provided that:
 - o The combined width of the tower and one or more appendages will not result in an increase of more than 10% of the width of the tower itself, when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the tower that are horizontally adjacent to the affixed appendage(s)
 - o This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0. 5m vertical distance of another appendage on the same face of the tower.
- f. Any appendage may be affixed to a mast on the site, provided that:
 - o The combined width of the mast and one or more appendages will not result in an increase of more than 15% of the width of the mast itself when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the mast that are horizontally adjacent to the affixed appendage(s)
 - o This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0. 5m vertical distance of another appendage.

- g. Temporary structures may be erected for the purpose of affixing appendages in compliance with the above standards, or for the purpose of maintenance and repair, without the need for further outline plan approval, provided that:
 - o The temporary structure shall not remain standing on the site for a period of more than six weeks.
 - o Once dismantled, the same or similar structure shall not be erected until a minimum period of four weeks has elapsed.
 - o This standard shall not apply to temporary structures less than 5m in height.
- h. any appendage or temporary structure exceeding the above standards will be subject to outline plan approval.
- i. The erection of additional masts or buildings be subject to outline plan approval.
- j. The erection of additional lattice work towers require a fully notified alteration to the designation.

SCHED15-CCD – TDC

Designation Unique Identifier: TDC06

Condition Schedule: TDC01

Purpose – All Weather Synthetic Sports Field Site (Hockey Turf)

Conditions:

1. Any additions to the proposed pavilion building shall be subject to an Outline Plan of works pursuant to section 176A of the Resource Management Act 1991, and shall be limited to the existing roof profile (height and pitch), the width and the length of the pavilion building, and the area shown as future extensions to the pavilion building, as shown on plan prepared by JTD Design stamped "approved" and attached to this decision.
2. That the effective time for the sale of alcohol under any liquor license sought for the pavilion shall be confirmed to the hours of 1200hrs (midday) to 2300hrs (11pm); and
3. The consumption of alcohol within the designated site area, shall be limited to the pavilion, any corporate marquee that may be erected for a special event and the terrace area in front of the pavilion only. Alcohol may not be consumed elsewhere within the designated site area.
4. Use of the pavilion shall be confined to the hours of 0700hrs (7 a.m.) to 2400hrs (midnight)
5. Any corporate marquee that may be erected within the designated site area for a special event shall not be used or occupied after 2200 hours (10pm). subject to 4b.1.3 of the Proposed District Plan.
6. That the car parking area shall be formed, surfaced, and marked in accordance with the Section 6. 3 Proposed District Plan, within 8 months of the confirmation of the confirmation of the requirement by the requiring authority.

The Taupō District Council has received a 'Notice of Requirement' for a variation to the existing Designation of the 'All Weather Multi-Purpose Synthetic Sports Field (Hockey Turf)' from the Community and Recreation Division of the Taupō District Council as follows:

- To extend the existing designation by 10m width on the western side of the 'All Weather Multi-Purpose Synthetic Sports Field (Hockey Turf)' adding approximately 1400m² in area to provide for a 120m² pavilion to serve the hockey turf. Provision is also made for an additional 161m² for future additions to the pavilion to facilitate joint use with other playing fields on Hickling Park. The use of the pavilion is proposed to be subject to the following additional conditions on the Designation:
 1. Any additions to the proposed pavilion building be subject to an Outline Plan of works pursuant to section 176A [RMA](#), but shall be limited to the existing roof profile (height and pitch), width of building and shall not exceed a total length of 41.0m
 2. That the effective closing time for the sale of alcohol under any liquor licence sought for the Pavilion be no later than 2300hrs (11pm); and
 3. The consumption of alcohol at the facility is limited to the pavilion, any corporate marquee that may be erected for a special event and the terrace area in front of the pavilion only. Alcohol may not be consumed elsewhere at the facility.
 4. Use of the pavilion shall be confined to the hours of 0700hrs to 2400hrs (midnight).

On land located at the corner of Tauhara Road and AC Baths Ave with a legal description of Tauhara Survey District Section 80, Block 1.

Designation Unique Identifier: TDC08

Condition Schedule: TDC02

Purpose – Lake Terrace Water Treatment Plant

General Conditions

1. Taupō District Council (“the Requiring Authority”) is the Requiring Authority responsible for the designation.
2. The scope and extent of the works envisaged within the designation shall be generally in accordance with the “Notice of Requirement for Taupō Water Treatment Plan including Assessment of Environmental Effects” formally received on 12 July 2010, as amended by additional information submitted on 9 August 2010, and 9 November 2010 (relating to an amended designation boundary) and subject to the conditions set out below.

Pre Construction Conditions

Construction Management Plan [for works adjacent to legal road Lake Terrace/State Highway One]

3. The Requiring Authority shall engage a suitable qualified person(s) to prepare a Construction Management Plan (CMP) to ensure that the State Highway One/Lake Terrace legal road is not destabilised during construction of the Water Treatment Plant building. The plan shall be submitted to and approved by the Planning Manager: Taupō District Council or his nominee no less than 20 working days prior to commencement of construction. The plan shall include, but not be limited to the following:
 - The extent, location and nature of earthworks in proximity to the legal road and how this will be managed to ensure that State Highway One/Lake Terrace adjacent to the Water Treatment Plan building is not destabilised during the earthworks stage;
 - Engineering and construction methods of any supporting structure for the Water Treatment Plan building, including how these will support the State Highway One/Lake Terrace land with traffic loading.

Traffic Management Plan

4. The Requiring Authority shall prepare a Traffic Management Plan (TMP) detailing how the traffic on the State Highway One/Lake Terrace will be managed during construction, and how traffic associated with the construction of the Water Treatment Plant will be managed. The TMP shall be submitted to and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction.

External Buidling Treatment

5. The Requiring Authority shall submit details of the materials and colours to be used on the exterior of the building, including construction and design details of the viewing platform to be incorporate on the roof of the building, and any other relevant design elements to be incorporated. The colour(s) and materials of the external treatment shall be low reflectivity to mitigate the visual impact of the building. The plan shall be submitted to and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction.

Planting Plan

6. The Requiring Authority shall prepare a planting plan including details of any planting proposed for the roof/viewing platform of the building and the adjoining reserve areas to the northeast and southwest of the building. This planting will soften the visual impact of the building and stabilise the adjoining reserve areas. The plan shall be submitted and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction. The plan shall include, but not be limited to:
 - Plant sizes at the time of planting;
 - Intended plant species; and
 - Maintenance programme of the planting (with specific regerence to the site characteristics and development).

During Construction Conditions

Earthworks Management

7. The Requiring Authority shall undertake earthworks activities generally in accordance with Earthworks Management Plan contained within Appendix 9 of the “Notice of Requirement for Taupō Water Treatment Plan including Assessment of Environmental Effects”.

Traffic Management

8. The Requiring Authority shall ensure that all traffic associated with the site preparation/construction works and traffic along State Highway One/Lake Terrace adjacent to the site, is managed in accordance with the approved Traffic Management Plan (Condition 4).

Construction Hours

9. The Requiring Authority shall ensure that construction of the Water Treatment Plant is limited to the following hours:

-	-
<u>Monday to Sunday</u>	<u>8.00am to 6.00pm</u>
<u>Sunday and Public Holidays</u>	<u>No work [unless required for emergency erosion/sediment control works]</u>

Construction Noise

10. The Requiring Authority shall ensure that construction noise does not exceed the requirements of the New Zealand Standard 6803:1999 Construction Noise. Construction noise will be measured in accordance with New Zealand Standard 6803:1999 Measurement of Environmental Sound, and assessed in accordance with New Zealand Standard NZS 6802:1999 Assessment of Environmental Noise.

Archaeological sites/Waahi Tapu Discovery

11. The Requiring Authority shall ensure that if a waahi tapu archaeological site is uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the Requiring Authority shall seek advice from Taupō District Council’s Strategic Communications Office, Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard or its content before work recommences.

Post – Construction Conditions

External Building Treatment

12. The Requiring Authority shall ensure that the external building treatment and viewing platform (details provided through Condition 6) are implemented and constructed no later than three months following completion of construction of the building.
13. The planting detailed in the Planting Plan shall be carried out within the first planting season following completion of the building and maintained in accordance with the plan.
14. Noise emitted from the Water Treatment Plant shall not exceed the following limits when measured at any point within the boundary of any Residential Environment Site:

-	-
<u>7.00am – 7.00pm</u>	<u>50dBA Leq</u>
-	-
<u>7.00pm – 10.00pm</u>	<u>45dBA Leq</u>
-	-
<u>10.00pm – 7.00am</u>	<u>40dBA Leq and 70 dBA Lmax</u>
-	-

Noise limits shall not apply to emergency work required to re-establish continuity of supply, testing of emergency generator and work urgently required to prevent loss of life or other personal injury, but all practicable steps shall be undertaken to control noise and to avoid adverse effects, particularly at times when the stricter noise limits apply (eg at night time).

Designation Unique Identifier: TDC10

Condition Schedule: TDC03

Purpose – Kinloch Water Treatment Plant

External Finish Condition:

The cladding of the new water treatment plant building shall be a dark colour such as Ebony and thereafter maintained accordingly. The associated tanks and other plant shall be a dark colour or otherwise stainless steel and thereafter maintained accordingly.

Engineering Conditions:

At the time of building consent for the water treatment plant building, a site layout plan shall be submitted to Taupō District Council's Development Engineer for approval. This must demonstrate that all vehicles required to service the site can pull clear of the road pavement in the event of arriving when the gates are closed to ensure road safety.

Designation Unique Identifier: TDC11

Condition Schedule: TDC04

Purpose – Atiamuri Water Treatment Plant

External Finish Condition:

The new water treatment container building shall be painted green to match the existing building on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: TDC12

Condition Schedule: TDC05

Purpose – River Road Water Treatment Plant

External Finish Condition:

The new water treatment building and tank shall be painted green to match the existing building and tanks established on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: TDC13

Condition Schedule: TDC06

Purpose – Omori Water Treatment Plant

External Finish Condition:

The new water treatment building shall have exterior cladding of the colour Lichen as detailed on page 9 of the Notice of Requirement. All tanks in both Areas A and B shall be black coloured, apart from the clarifier. The building and tanks shall thereafter be maintained in these colours.

Designation Unique Identifier: TDC14

Condition Schedule: TDC07

Purpose – Tauhara Ridge Reservoir

Outline Plan:

The Requiring Authority shall submit an Outline Plan prior to the commencement of works on the site, in accordance with section 176A of the Act. The Outline Plan shall include the following information (in addition to the requirements of section 176A of the Act):

- Construction and earthworks Management Plan (CMP)
- Construction Traffic Management Plan

- Landscape Planting Plan
- Final site layout, reservoir location and design, details of colours, cladding materials and reflectivity, noting that there is flexibility for changes to the reservoir design and site layout at Outline Plan stage, the activity shall be undertaken in general accordance with the information submitted in the Notice of Requirement application as follows:
 - a. The Notice of Requirement application prepared by McKenzie and Co and received by Taupō District Council on 5 June 2024.
 - b. The further information provided by McKenzie and Co and received by Taupō District Council on 18 July 2024.
 - c. The plans prepared by McKenzie and Co, dated 01/07/24 and referenced Taupo District Council, CN556 Tauhara Ridge Reservoir Compound, Reservoir Compound Plan, Drawing No: 3556-620 Rev D, 'Reservoir Compound Sections, Drawing No: 3556-625 Rev D, 'Location of Surplus Cut Stockpile, Drawing No: 3556-631 Rev: A, and stamped 'Approved Plan for RM240150'.

Construction Management:

A Construction and Management Plan (CMP), which shall be submitted to Taupō District Council for approval at least 10 days prior to the commencement of any earthworks or construction activity on the site. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken to avoid, remedy or mitigate potential adverse effects arising from the construction and earthworks activities on the site.

The CMP shall include:

- a. An outline construction programme.
- b. Contact details of the site supervisor or project manager and the construction liaison person.
- c. The hours of operation.
- d. Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal/storage or rubbish.
- e. Location of site infrastructure including site offices, site amenities, contractors access, equipment unloading and storage areas, contractor car parking and security.
- f. Earthworks and sediment control procedures, including dust generation and removal of soil debris.
- g. Procedure for responding to complaints about construction activities.
- h. Construction traffic management plan.

The approved CMP is to be implemented and the measures maintained throughout the entire construction period to manage adverse effects arising from the earthworks and construction activities.

Landscaping Condition:

A landscaping plan shall be submitted to the Taupo District Council's Resource Consents Manager for approval prior to construction of the reservoir commencing on the site. The consent holder shall ensure that the landscape planting and fencing shown in the approved landscape planting and fencing plans shall be undertaken within the first available planting season following the completion of the construction of the reservoir on the site and shall be maintained in perpetuity. The landscape planting shall be undertaken by a suitable contractor and a maintenance period of 3 years shall be stipulated to ensure the planting establishes accordingly. Any damaged, diseased or dying plants shall be replaced within the next available planting season within the same or similar species.

Maximum Height:

The reservoir shall not exceed 8m in height.

Noise:

The operation of the reservoir, and general activities undertaken on the site shall ensure the noise levels at or within the notional boundary shall be in accordance with the Taupō District Plan requirements.

Construction Noise:

The noise level from construction works for the reservoir and associated infrastructure shall comply with the provisions of NZS 6803:1999 "Acoustics – Construction Noise". The construction noise level shall be measured in accordance with NZS 6801:1999 "Measurement of Environmental Sound" and assessed in accordance with the requirements of NZS 6802:1999 "Assessment of Environmental Sound".

Designation Unique Identifier: TDC15

Condition Schedule: TDC08

Purpose – Whareroa Water Treatment Plant

External Finish Condition:

The new water treatment building shall be painted mist green or similar and thereafter maintained accordingly.

Designation Unique Identifier: TDC17

Condition Schedule: TDC09

Purpose – Blue Ridge Water Treatment Facility

Maximum Height:

No water treatment building or structures shall exceed a height of 6m above existing ground level.

Landscaping:

Screen planting shall be established along the eastern boundary of the site and maintained in perpetuity at such a time any existing infrastructure is replaced, or new facilities constructed. The vegetation shall be of sufficient height and density to screen any new or upgraded water treatment buildings or structures from neighbouring properties.

External Finish:

The exterior finish of any new or upgraded infrastructure shall be sensitive to and in keeping with the receiving environment and use low reflectivity materials and finishes.

Designation Unique Identifier: TDC20

Condition Schedule: TDC10

Purpose – Whakamoenga Point Water Treatment Facility

Maximum Height:

No water treatment building or structures shall exceed a height of 4m above existing ground level.

External Finish:

The exterior finish of any new or upgraded infrastructure shall be sensitive to and in keeping with the receiving environment and use low reflectivity materials and finishes.

Outline Plan:

The Requiring Authority shall submit an Outline Plan prior to the commencement of works on the site, in accordance with section 176A of the Act. The Outline Plan shall include the following information (in addition to the requirements of section 176A of the Act):

- Landscape Planting Plan;
- Identification, and implementation, of management responses to avoid or mitigate the adverse effects on natural values, including those matters identified in the NPS-Indigenous Biodiversity (2024) Clause 3.10(2), associated with the removal of indigenous vegetation where the vegetation to be cleared:
 - Exceeds 3 metres in height; and
 - Exceeds 1% of the site;

For the purpose of providing access or for the renewal of buildings associated with reservoir replacement.

- A drainage plan for the tanks;
- Final site layout, reservoir location and design, details of colours, cladding materials and reflectivity, noting that there is flexibility for changes to the reservoir design and site layout at Outline Plan stage, the activity shall be undertaken in general accordance with the information submitted in the Notice of Requirement application as follows:

- a. The Notice of Requirement application prepared by Planz Consultants, dated 27 February 2025 but received by Taupō District Council on 25 February 2025.

Designation Unique Identifier: TDC22

Condition Schedule: TDC11

Purpose – Mangakino Wastewater Treatment Facility

Height

The maximum height of any building or structure shall be 5m.

Landscaping

Identification of management responses to mitigate the effects of any reduction in visual absorption as associated with the removal of any substantial perimeter landscaping.

Construction Noise

Construction activities shall be designed, managed and controlled to ensure that construction noise does not exceed the noise limits set out in NZS 6803:1999 Acoustics.

SCHED15-CCD – TPR

Designation Unique Identifier: TPR02

Condition Schedule: TPR01**Purpose - Atiamuri Electricity Outdoor Switchyard**

The recommendation is also subject to the following conditions in relation to the new treatment building and associated plant to be established within the new designation area:

Height:

The maximum height of any structures above ground level shall not exceed 22.75m. This excludes any lightning rods attached to the structure which does not exceed 0.6m in any horizontal dimension and does not exceed the permitted height by more than 1.5m.

Outline Plans:

An outline shall not be required for any repair, maintenance or like for like replacement of equipment.

Noise:

Noise resulting from activities within Area A shall be measured and assessed:

- a. Within the notional boundary of any dwelling on a rural environment site, or
- b. Within the boundary of any residential environment site, other than the site where the noise is generated. And shall comply with the following limits:
 - i. 7.00am – 10.00pm 55dB LAeq
 - ii. 10.00pm – 7.00am 40dB LAeq and 70 dB LAFmax

Noise 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”.

Designation Unique Identifier: TPR08 and TPR09**Condition Schedule: TPR02****Purpose - Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections; and Whakamaru to Brownhill Electricity transmission line****Documents:**

1. Subject to the conditions below, the initial works to give effect to the designation shall be generally in accordance with the following plans and profiles:
 - a. Final Centreline Plan & Profiles, Structures: 423–429 (excluding tower 429). NIGUP-NOR, sheet 63/63, revision B contained in Transpower Map Book Series 6a–Plans and Profiles (undated and no page number).

Tower Heights and Locations:

2. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:
 - a. tower height can exceed that shown on the plans and profiles by up to three metres;
 - b. where tower locations are moved in accordance with (d) and (e) below, tower heights can exceed those in the plans and profiles by up to five metres;
 - c. no tower shall exceed 70 metres in height;
 - d. tower sites may be moved up to five metres laterally;
 - e. tower sites may be moved up to 40 metres along the alignment.

Archaeology:

3. All Site Works Plans shall contain a warning of the possibility of archaeological sites being found, particularly in the vicinity of rock outcrops and larger streams. This warning shall apply to geotechnical testing, vegetation clearance and construction works.

Waikato Hydro Scheme

4. The requiring authority shall undertake all works or activities, including the erection of structures, in a manner that does not prevent or hinder the continued operation of the Waikato Hydro Scheme in accordance with resource consents held by Mighty River Power Limited (issued by Waikato Regional Council, commencing on 10 April 2006, and numbered 105226 to 105240 inclusive).

Cultural / Spiritual

5. 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, Taupo District 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 resolve archaeological features discovered before work may recommence.

Electric and Magnetic Fields (EMF)

6. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494– 552) ([ICNIRP](#) Guidelines) public reference levels of 5 kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (ie, when there are no faults in the transmission system).

7. In order to reduce long-term public exposure to EMFs no building shall be constructed within the designated corridor for the 400-kV capable transmission line.

Earth potential rise / induced currents

8. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.
9. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
10. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out mitigation measures to address significant risks relating to earth potential rise and induction effects associated with the line.

Radio frequency interference

11. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Operational noise

12. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation. Measurements shall not be undertaken during heavy rain.
13. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Pre-construction activities

14. Prior to construction commencing, Transpower shall appoint a Landowner Liaison Officer, who will:
 - a. be responsible for maintaining contact with landowners and occupiers of each property prior to, and during construction; and
 - b. have a contact role with the landowner during the development of the Site Works Plan (SWP) for individual properties.

15. Transpower shall make copies of individual SWPs available to Taupō District Council for information purposes, upon request.

Construction Management Plan (CMP)

16. Prior to commencement of any construction activity authorised by the designation, Transpower shall submit a construction management plan to the Council's Consents Officer for approval. The Council's Consents Officer shall respond within 15 working days. Approval shall not be unreasonably withheld. The construction management plan shall outline Transpower's intended approach to:
- a. land stability management and sediment controls;
 - b. storage and reuse of topsoil;
 - c. management and disposal of spoil;
 - d. groundwater and stormwater management, treatment, and disposal;
 - e. silt and dust control, during earthwork stages;
 - f. traffic/access management;
 - g. temporary activities and equipment storage in specified areas;
 - h. security and lighting during construction;
 - i. contaminated land management procedures;
 - j. construction noise (as set out in conditions 39–42), dust and vibration;
 - k. hours of work;
 - l. existing network utilities' protocols and guidelines;
 - m. subject to other specific conditions, cultural protocols, and archaeological requirements;
 - n. vegetation clearance, disposal, and restoration;
 - o. the intended construction programme (including staging if appropriate);
 - p. protocols and procedures for road controlling authorities and rail operators, where the line crosses that infrastructure;
 - q. community information and liaison;
 - r. contractor training; and
 - s. generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Council, or any other party, to require more onerous controls than contained in the designation conditions.

Construction and maintenance noise

17. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics– Construction Noise at locations set out in section 6.2 of that standard.
18. The noise limits required by condition 39 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other

personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (eg, at night time).

19. Prior to any significant construction work taking place, including any earthworks, a noise management plan applicable to the construction and commissioning stages shall be prepared for the whole of the line, with the assistance of a suitably qualified and experienced person. The plan shall set 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.
20. The noise management plan required by condition 41 shall be submitted to the Council's Consents Manager at least 20 working days prior to the works commencing.

Vibration

21. Vibration from all construction activities shall not exceed the limits of, and shall be measured in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

22. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Ardmore Airport Limited (in relation to the towers within the conical surface only, as set out in the Appendix Map 8, Ardmore Aerodrome Protection Measures, Manukau Operative District Plan, 2002) of the construction activities completed in the previous month, and intended to be undertaken in the following month including:
 - a. erection of specific towers (with locations and heights); and
 - b. stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition 44 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

Traffic Management Plan (TMP) for road crossings and local roads

23. Transpower shall prepare a series of traffic management plans for road crossings and local roads used by heavy traffic (TMPs) in accordance with Transit New Zealand's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):
 - a. Taupō District Council (Road Controlling Authority);
 - b. New Zealand Transport Agency (NZTA); and
 - c. the following key stakeholders:
 - i. emergency services (including police);
 - ii. bus operators;

- iii. schools;
- iv. Housing New Zealand Corporation;
- d. any additional key stakeholders identified by Taupō District Council.

24. A TMP shall be submitted to the Council and [NZTA](#) (where relevant) at least 20 working days prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The plans may be submitted in stages, with each stage being submitted at least 20 working days prior to the commencement of the work the subject of that stage.

25. The TMP prepared by Transpower shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.

26. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:

- a. details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
- b. details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be effected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
- c. where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;
- d. details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
- e. details of methods of proposed information dissemination regarding construction activities and associated traffic effects, including but not limited to public notices in newspapers, radio announcements, information packages and direct contact with affected persons. (Such information dissemination, and the chosen method of dissemination is to be proportional to the impact);
- f. details of prior consultation or community liaison undertaken with affected residents, stakeholders, public transport providers, emergency services or representative groups regarding proposed road closures, diversions and delays, and any measures agreed with such groups to address any adverse effects or inconvenience that may arise; and
- g. identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such speed restrictions

and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction entranceways off public roads.

27. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).
28. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic.

General advice note:

1. *In relation to the ARI-PAK A towers outside of the designated area, Transpower shall use its best endeavours to establish and follow the procedures in the conditions in relation to cultural/spiritual matters, construction noise, the preparation of the construction management plan and pre-construction activities.*

Designation Unique Identifier: TPR10

Condition Schedule: TPR03

Purpose - Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line

Land that is subject to the Designation

The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2.

Lapse

1. The designation shall not lapse for a period of 10 years after incorporation in the Taupō District Plan.

General Conditions

2. Subject to the conditions below, the works to give effect to the designation shall be generally in accordance with following information and plans:
 - a. The Notice of Requirement dated 28 October 2010 and Assessment of Environmental Effects dated October 2010;
 - b. The Land Requirement Plans (Maps 1 – 22 dated 20 October 2010); and
 - c. The Transmission Line Plans and Profiles (Plan TLSK4-Rev 2 Sheets 1 - 16).

Construction Conditions

Tower Heights and Locations

3. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:
 - a. Tower height can exceed that shown on the Transmission Line Plans and Profiles by up to 5 metres up to a maximum height of 53 metres for all towers, except for Towers 102 and 103 which have a maximum height up to 57 metres;
 - b. Where tower locations are moved in accordance with (c) and (d) below, tower heights can exceed those in the Transmission Line Plans and Profiles in accordance with (a) above;
 - c. Tower sites may be moved up to 5 metres laterally;
 - d. Tower sites may be moved up to 20 metres in either direction along the alignment.

Any changes in tower heights and sites in accordance with (a) – (d) above, shall ensure the transmission line (and its safety and operational requirements) is contained within the designated area shown on the Land Requirement Plans.

Cultural/Spiritual

4. 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](#), Environment Waikato, Strategic Relationships Manager: Taupō District 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 resolve archaeological features discovered before work may recommence.

Electric and Magnetic Fields (EMF)

5. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494–552) ([ICNIRP Guidelines](#)) public reference levels of 5 kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (i.e. when there are no faults in the transmission system).

Earth Potential Rise / Induced Currents

6. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.
7. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
8. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out reasonable mitigation measures identified in the above risk assessment to address any identified significant risks relating to earth potential rise and induction effects associated with the line.

Radio Frequency Interference

9. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Construction Management Plan (CMP)

10. Prior to commencement of any construction activity authorised by the designation, Transpower shall prepare a Construction Management Plan in consultation with property owners on whose land the works will occur. The Construction Management Plan shall be submitted to the Council's Consents and Regulatory Manager, Environmental Services for approval. As a guide, the Council's Consents and Regulatory Manager, Environmental Services shall respond within 20 working days.

Approval shall not be unreasonably withheld. The Construction Management Plan shall outline Transpower's intended approach to:

- a. Land stability management and sediment controls;
- b. Storage and reuse of topsoil;
- c. Management and disposal of spoil;
- d. Groundwater and stormwater management, treatment and disposal;
- e. Silt and dust control, during earthwork stages;
- f. Traffic/access management;
- g. Temporary activities and equipment storage in specified areas;
- h. Security and lighting during construction;
- i. Contaminated land management procedures;
- j. Construction noise (as set out in conditions 19 to 20), dust and vibration;
- k. Hours of work;
- l. Existing network utilities' protocols and guidelines;
- m. Other specific conditions, cultural protocols and archaeological requirements;

- n. Vegetation clearance, disposal and restoration;
- o. The intended construction programme (including staging if appropriate);
- p. Response times to landowner enquiries;
- q. Protocols and procedures for road controlling authorities, where the line crosses that infrastructure;
- r. General community information and liaison;
- s. Requirements for contacting landowners to arrange access to property;
- t. Requirements for, and timing of, ongoing liaison to ensure landowners within the designation are kept well informed of construction matters;
- u. Contractor training; and
- v. Generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Taupō District Council, or any other party, to require more onerous controls than contained in these designation conditions.

Construction noise

11. All construction work shall be designed, managed and conducted to ensure that construction noise received beyond the boundaries of the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.

12. The noise limits required by condition 19 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Vibration

13. Vibration from all construction activities must comply with the peak particle velocity limits in Table 1 of German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

14. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Taupō Airport of the construction activities completed in the previous month, and intended to be undertaken in the following month including:

- a. Erection of specific towers (with locations and heights); and
- b. Stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition 22 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

15. Transpower shall consult with the Civil Aviation Authority of New Zealand (CAA) in order to eliminate the potential for any danger to aircraft (whether direct or indirect).
16. Should Transpower propose to erect any tower exceeding 60m in height it shall commission an aeronautical study from the CAA in respect of the application, if recommended to do so by CAA.
17. As soon as practicable following the completion of the line, Transpower shall provide as-built surveyed plans or maps showing the tower positions and heights to the Airways Corporation of New Zealand Limited (Airways AIM unit).

Traffic Management Plan (TMP) for road crossings and local roads

18. Transpower shall prepare a series of traffic management plans (TMPs) which cover all construction works that will potentially affect the roading network. The TMPs shall be prepared in accordance with New Zealand Transport Agency's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):
 - a. Taupō District Council (Road Controlling Authority);
 - b. New Zealand Transport Agency ([NZTA](#)); and
 - c. the following key stakeholders:
 - i. Emergency services (including police);
 - ii. Bus operators;
 - iii. Schools;
 - d. Any additional key stakeholders identified by Taupō District Council, which may include but is not limited to landowners of directly adjacent properties subject to any road closures.
19. The TMPs prepared in accordance with condition 26 shall be submitted to the Council and New Zealand Transport Agency (where relevant) prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The TMPs be submitted in stages, with each stage being submitted at least 5 working days prior to the commencement of the work the subject of that stage.
20. The TMPs shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.
21. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:
 - a. Details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
 - b. Details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be affected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
 - c. Where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and

capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;

- d. Details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
- e. Identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such as speed restrictions and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction entranceways off public roads

- 22. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).
- 23. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic, including where such locations are beyond the boundaries of the designation.

Operational Conditions

Operational noise

- 24. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation.
- 25. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Maintenance work noise

- 26. All maintenance work shall be designed, managed and conducted to ensure that maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.
- 27. The noise limits required by condition 26 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Designation Unique Identifier: TPR11

Condition Schedule: TPR04

Purpose - Tauhara Substation

Conditions:

Height of Structures

1. The maximum height of any structures shall not exceed 20m above finished ground level.

Outline Plans

2. An outline plan shall not be required for any buildings or structures that otherwise comply with the Taupō District Plan, or for any repair, maintenance or like-for like replacement of equipment.

Operational Noise

3. Noise emitted from the Fixed Elements shall not exceed the following limits when measured at any point within the notional boundary of any dwelling on another site:

Daytime 7am to 10pm - LEQ (15 minute) 55DBA

Night time 10pm to 7am - LEQ (15 minute) 40DBA

Night time 10pm to 7am - LMAX 70 DBA

All sound levels are to be measured in accordance with New Zealand Standard NZS6801:2008 Acoustics – Measurement of Environmental Noise, and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Assessment Of Environmental Noise. Noise emitted from High Pressure Venting Structures, pressure release devices, and during emergencies shall be excluded from compliance with this condition.

Construction Noise

4. All construction work shall be designed, managed and conducted to ensure that construction noise does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise.

Lighting

5. Except where required in emergencies, all exterior light sources shall be located, designed, installed and operated to comply with AS 4282 “Control of Obtrusive effects of Outdoor Lighting” Table 2.1 for an area with dark surrounds.

Designation Unique Identifier: UNL01

Condition Schedule: UNL01**Purpose – Waikato Street Substation****Conditions:**

- A. That pursuant to section 171 of the resource management act 1991, Taupō District Council hereby recommends that the notice of requirement for designation by Unison Networks Ltd for 'electricity distribution, communication and associated operations and ancillary purposes [including protection of existing infrastructure, provision for ongoing and future maintenance and repairs and provision for the future upgrading of all substation facilities for electricity distribution, communication and associated operations and ancillary purposes] be confirmed on the property described as 47 Waikato Street, Taupō, being lot 3 DPS 9441, subject to the following conditions:
1. That a 3m high solid screening wall be constructed along the Waikato street frontage within 12 months of confirmation of the requirement to mitigate the adverse visual impacts of on-site activities. The design of the wall shall be approved by the manager: resource consents before construction.
 2. The vehicle entrance on the Waikato Street frontage shall be formed in accordance with / Taupō District Council standards within three months of the confirmation of the designation by the requiring authority.
 3. That the adjacent Waikato Street grass berm be reinstated in conjunction with the formation of the vehicle entrance on the Waikato Street frontage to the satisfaction of the manager: resource consents.
 4.
 - a. The operation of the facility shall comply with the following noise emission performance standards:
 - Daytime hours 75dBA
 - Evening hours 75dBA.
 - Night-time hours 65dba with a maximum sound level [L^{max}] of 90dba being the standards from rule 4c.3.4 of the notionally operative proposed district plan.
 - b. Within 12 months of the confirmation of the designation by the requiring authority, the requiring authority shall provide a report prepared by a suitably qualified acoustic engineer providing confirmation to the Taupō District Council that compliance with the noise emission standards as detailed in 4 [a] are complied with.
 - c. If compliance with condition 4 [a] is not achieved the report identified by condition 4 [b] shall identify appropriate works necessary to achieve compliance. The requiring authority shall undertake such works and

provide written confirmation of compliance with the noise emission standards of conditions 4 [a] within three months of the submission of the report required by condition 4 [b].

5. Any new structure or building addition at the site shall comply with a height to boundary rule of 8m in height at the front boundary and 45°.
6. Any new mast or pole on the site shall have a maximum height of 15m.
7. Radio frequency transmissions from the site shall comply with standard NZS 2772.1:1999 radio frequency fields.

Advisory note:

Subject to any legal requirements of the police, historic places act 1993, antiquities act 1975, and any other governing legislation, should a waahi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the requiring authority shall seek advice from tāngata whenua, the historic places trust and/or the police [as appropriate] to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

Note: That building consent may be required prior to construction of the wall referred to in condition 1.

The reasons for this decision are:

1. The requirement is considered to be reasonably necessary for the continued operation and future development of the facility.
2. The purpose and effect of the designation is considered to be consistent with the policies and objectives of the notionally operative proposed district plan.
3. The facility is long established and provides an essential utility service to a significant industrial area of Taupō.
4. Conditions are proposed to ensure an appropriate level of amenity for the adjoining residential environment and to mitigate to a reasonable level potential adverse effects arising from the operation of the facility.

Designation Unique Identifier: UNL02

Condition Schedule: UNL02

Purpose – Marshall Ave Substation

Conditions:

- A. That pursuant to section 171 of the Resource Management Act 1991, Taupō District Council hereby recommends that the notice of requirement for designation by Unison Networks Ltd for 'electricity distribution, communication and associated operations and ancillary purposes [including protection of existing infrastructure, provision for ongoing and future maintenance and repairs and provision for the future upgrading of all substation facilities for electricity distribution, communication and associated operations and ancillary purposes] be confirmed on the property described as 81/2 Marshall Avenue, Taupō, being lot 2 DPS 57915, subject to the following conditions:
1. That existing screen planting on site be retained and replaced as necessary.
 2. That fortnightly inspections and maintenance be undertaken to minimise any adverse impacts of graffiti on on-site structures.
 3. A. The operation of the facility shall comply with the following noise emission performance standards:
 - i. Daytime hours 50dBA
 - ii. Evening hours 45dBA
 - iii. Night-time hours 40dBA with a maximum sound level [L^{max}] of 70dBA being the standards from rule 4a.3.6 of the notionally operative proposed district plan.
 - B. Within 12 months of the confirmation of the designation by the requiring authority, the requiring authority shall provide a report prepared by a suitably qualified acoustic engineer providing confirmation to the Taupō engineer providing confirmation to the Taupō District Council that compliance with the noise emission standards as detailed in 3 [a] are complied with.
 - C. If compliance with condition 3 [a] is not achieved the report identified by condition 3 [b] shall identify appropriate works necessary to achieve compliance. The requiring authority shall undertake such works and provide written confirmation of compliance with the noise emission standards of conditions 3 [a] within three months of the submission of the report required by condition 3 [b].
 4. Any new structure or building addition at the site, excluding the eastern boundary of the site, shall not be located closer than 1.5m to any boundary of the site and shall [where technically possible] comply with a height to boundary rule of 2.5m and 45° and be no greater than 8m in height.
 5. Any new mast or pole on the site shall have a maximum height of 10m.
 6. Radio frequency transmissions from the site shall comply with standard NZS 2772.1:1999 radio frequency fields.

Advisory note:

Subject to any legal requirements of the police, historic places act 1993, antiquities act 1975, and any other governing legislation, should a waahi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the requiring authority shall seek advice from tāngata whenua, the historic places trust and/or the police [as appropriate] to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

The reasons for this decision are:

1. The requirement is considered to be reasonably necessary for the continued operation and future development of the facility.
2. The purpose and effect of the designation is considered to be consistent with the policies and objectives of the notionally operative proposed district plan.
3. The facility is long established and provides an essential utility service to a significant built-up area of Taupō.
4. Conditions are proposed to ensure an appropriate level of amenity for the adjoining residential environment and to mitigate to a reasonable level potential adverse effects arising from the operation of the facility.

Designation Unique Identifier: UNL03

Condition Schedule: UNL03

Purpose – Rakaunui Road Substation

Conditions:

- A. That pursuant to section 171 of the resource management act 1991, Taupō District Council hereby recommends that the notice of requirement for designation by Unison Networks Ltd for 'electricity distribution, communication and associated operations and ancillary purposes [including protection of existing infrastructure, provision for ongoing and future maintenance and repairs and provision for the future upgrading of all substation facilities for electricity distribution, communication and associated operations and ancillary purposes] be confirmed on the property described as 100 Rakaunui Road, Taupō, being section 399 block II Tauhara survey district, subject to the following conditions:
 1. That a detailed landscape plan, including an implementation and maintenance programme, shall be submitted to, and approved by the manager: resource consents within three months of the confirmation of the requirement. The requiring authority shall:
 - Include details of the plant sizes at the time of planting and intended species. Such a plan is to include appropriate measures for the partial 6 screening of the facility and provide an improved level of amenity along the 3m front setback of the site.
 - Implement and maintain the partial screening of the facility in accordance with the approved landscaping plan within the first planting season following the completion of the works on the site. Any replacement tree[s]/shrub[s] are to be irrigated and maintained for a minimum of two planting seasons or three years, whichever is longer.

2. Any new structure or building addition at the site shall not be located closer than 3m to the front boundary of the site and shall [where technically possible] comply with a 12m maximum height.
3. A. The operation of the facility shall comply with the following noise emission performance standards:
Daytime hours 75dBA
Evening hours 70dBA
Night-time hours 65dba with a maximum sound level [L^{max}] of 75dBA being the standards from rule 4d.3.5 of the notionally operative proposed district plan.
B. engineer providing confirmation to the Taupō District Council that compliance with the noise emission standards as detailed in 3 [a] are complied with.
C. If compliance with condition 3 [a] is not achieved the report identified by condition 3 [a] shall identify appropriate works necessary to achieve compliance. The requiring authority shall undertake such works and provide written confirmation of compliance with the noise emission standards of conditions 3 [a] within three months of the submission of the report required by condition 3 [b].
4. Any new mast or pole on the site shall have a maximum height of 20m.
5. Radio frequency transmissions from the site shall comply with standard NZS 2772.1 :1999 radio frequency fields.
6. Where any building is proposed that provides office, storage or other habitable areas, a hot ground test shall be provided in accordance with rule 4e.12 of the proposed district plan at the time of outline plan approval. The requiring authority shall ensure that appropriate foundation design and ventilation is provided by a suitably qualified engineer for such works should the ground temperature be 10°C above ambient temperature.
7. Confirmation shall be provided from a registered engineer that all new structures have been designed to accommodate differential subsidence of at least 8mm vertically per 100mm laterally per year, without damage to structures or loss of utility for the designated purpose.

Advisory note:

Subject to any legal requirements of the police, historic places act 1993, antiquities act 1975, and any other governing legislation, should a waahi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the requiring authority shall seek advice from tāngata whenua, the historic places trust and/or the police [as appropriate] to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

The reasons for this decision are:

1. The requirement is considered to be reasonably necessary for the continued operation and future development of the facility.
2. The purpose and effect of the designation is considered to be consistent with the policies and objectives of the notionally operative proposed district plan.

3. The facility is long established and provides an essential utility service to a significant built-up area of Taupō.

Conditions are proposed to ensure an appropriate level of amenity for the adjoining residential environment and to mitigate to a reasonable level potential adverse effects arising from the operation of the facility.

Designation Unique Identifier: UNL04

Condition Schedule: UNL04

Purpose – Unison Networks Electricity Distribution Substation & Depot

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at 21 Fleet Street, Taupō, being Lot 4 345436, for the purposes of an electricity distribution substation and depot.

Conditions:

1. The scope and extent of the works undertaken within the designation shall be in accordance with the notice of requirement and supporting plans.
2. Where any works are undertaken that are not in accordance with land use consent RM090033, an outline plan shall be submitted to Taupō District Council by the requiring authority, pursuant to section 176a of the Resource Management Act 1991.

Designation Unique Identifier: UNL07

Condition Schedule: UNL05

Purpose – Unison Networks Substation

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at 426 Broadlands Road, Taupō, being Lots 1-6 DP 445148 contained within Record of Title 563557, for the purposes of an electricity distribution substation.

Conditions:

External Finish Condition

1. All buildings shall have their exteriors in dark green colour (Karaka Green) to match the existing buildings on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: UNL08

Condition Schedule: UNL06

Purpose – Unison Networks Substation

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at Centennial Drive, Taupō, being Lots 1-6 DP 445148 contained within Record of Title 563557, for the purposes of an electricity distribution substation.

Conditions:

External Finish Condition

1. All buildings shall have their exteriors in dark green colour (Permanent Green or Karaka Green) to match the existing buildings on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: UNL09

Condition Schedule: UNL07

Purpose – Unison Networks Substation

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at 177 Centennial Drive, Taupō, being Proposed Lot 1 LT 602133 of Section 29 SO 438783 contained within Record of Title 621307, for the purposes of an electricity distribution substation.

Conditions:

1. The Requiring Authority shall provide a shapefile, feature layer or drawing (.dwg) file to Taupō District Council's Resource Consents Manager of the new designation area in accordance with the plan referenced Figure 1: Area of Designation – Lot 1 LT 602133 (currently on Section 29 SO 438783) within 30 days of this recommendation being issued.
2. All buildings shall have their exteriors in grey colour (Resene Titania) and thereafter maintained accordingly.