

**F02-01 ELECTRICITY TRANSMISSION PURPOSES, ASH STREET**

Electrical works are a permitted activity provided that -

1. Any new activities or works proposed to be carried out, or building to be erected, which are not in accordance with the designation shall be subject of either.
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act or;
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
  - (c) a resource consent application.

**F03-04 CONCEPT PLAN - AVONDALE RACECOURSE**

**PERMITTED ACTIVITIES**

- Carparking areas and carparking buildings.
- Displays, spectacles and events open to the public held on an irregular and occasional basis (including retail sales incidental to these activities).
- Facilities designed to assist in broadcasting race meetings.
- Facilities designed to cater for visitors to race meetings (changing rooms, toilets, first aid rooms, committee and officials rooms, food and souvenir sales).
- Grandstands, viewing platforms and terraces.
- Race meetings and training.
- Racecourse administration with accessory buildings (including totalisator equipment, photographic or judicial viewing towers, storage and servicing of racecourse machinery and vehicles, glasshouses, plant nurseries, ticketing facilities and administrative offices).
- Sale and auction of racehorses and stock conducted in compliance with the appropriate health regulations.

- Stabling and care of racehorses together with accessory buildings (including farriers' shops and workshops).

**DISCRETIONARY ACTIVITIES**

- Concerts limited to six times a year.
- Conferences, meetings and receptions.
- Entertainment facilities.
- Offices associated with the racing industry.
- Open-air fairs and markets.
- Restaurants, cafes and other eating places.
- Retail premises not exceeding a total gross floor area of 200m<sup>2</sup> for the whole site.

**DEVELOPMENT CONTROLS**

1. Building development is limited to the building platform illustrated on the Concept Plan
2. Noise Controls

The L10 noise level and maximum level (L max) arising from any activity measured at or within the boundary of any residential zoned property shall not exceed the following limits on all days including Public Holidays:

Times	dBA Level
8.00 am to 8.00 pm	L10 dBA Lmax 85 dBA
At all other times	L10 40dBA Lmax 75 dBA or background noise level plus 30 dBA whichever is the lower

3. Maximum Permitted Height

- Area A: 4m
- Area B: 9m
- Area C: 20m.

4. Site Intensity Control

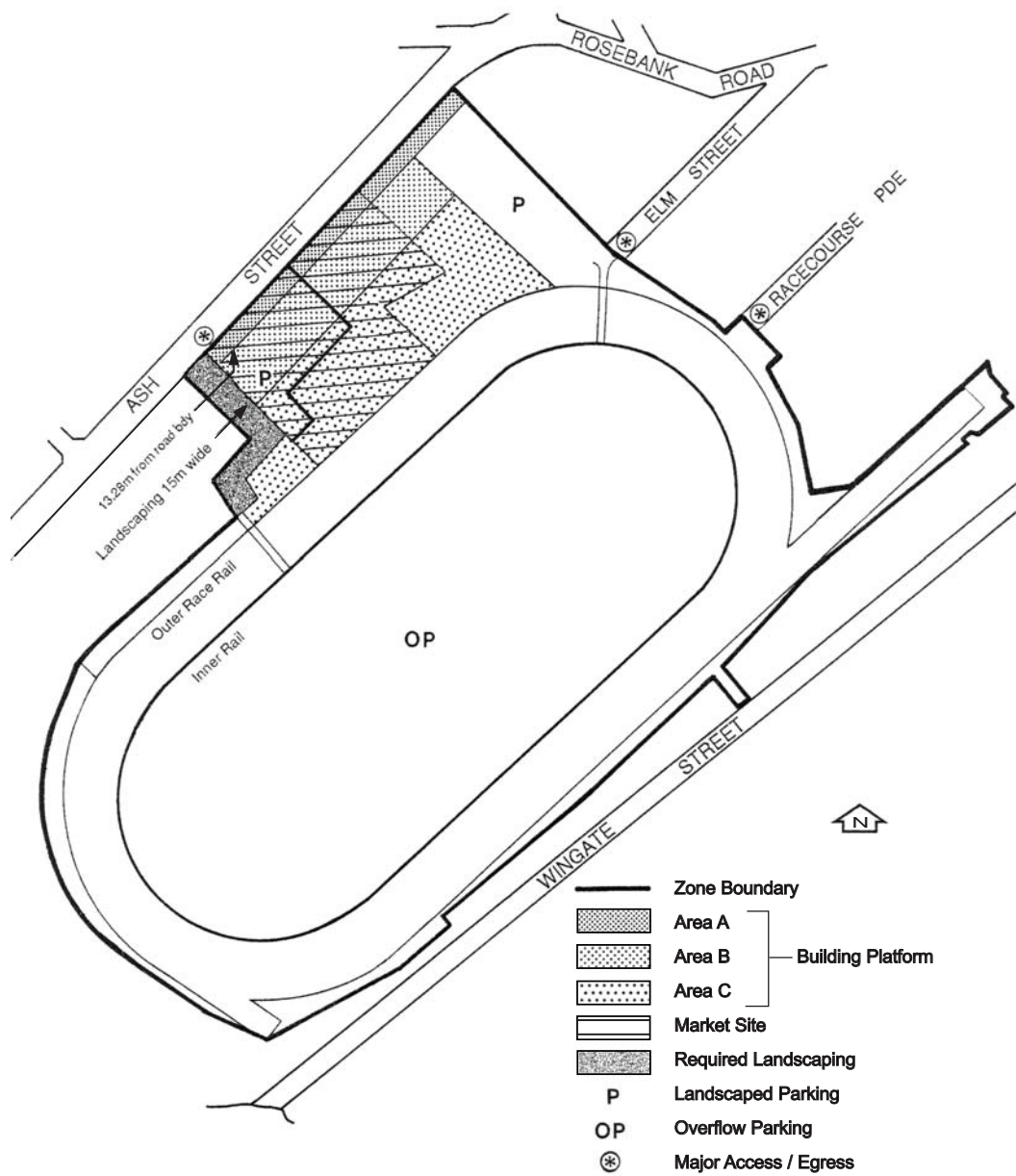
Maximum total floor area on the designated building platform shall not exceed a floor area ratio of 4:1.

5. Landscaping

Development in Area A shall be accompanied by such screening and planting adjacent to the road alignment to the satisfaction of the Council.



F03-04 Concept Plan - Open Space 5 Zone - Avondale Racecourse



6. Tree Protection

Trees are protected in terms of Rule [5C.7.3.3C GENERAL TREE PROTECTION](#).

**SPECIFIC CONSIDERATIONS**

The dominant activity provided for on the site is racing and the activities normally associated with a race course.

Further building development is limited to Areas A, B and C.

The grassed land in the centre of the track is a valuable community resource. Not only is the land useful to the racing club, to accommodate overflow parking on race day, but it is also leased by the Council to provide the Avondale area with a large area of land used as playing fields. Additional activities are nominated in recognition of the needs of the owner/management to make use of the site at times other than on race day.

**Criteria for Assessing Applications for Resource Consent**

In making wider provision for the use of facilities on the site, concerns relating to the potential impact of activities on the surrounding residential streets must be addressed. In particular the impact that traffic generated by large public gatherings may have, both on the function of the surrounding traffic network and on increased parking pressure in nearby residential streets. Any additional activities and development on the site must not result in a reduction in the level of existing on-site parking. Access to the site, particularly from Ash Street is an additional concern. The Council may require specific measures to be undertaken to ensure that the safe and easy flow of traffic along Ash Street is not adversely affected by activities undertaken on the site.

In addition to the criteria set out in Clause [9.7.2.2 DISCRETIONARY ACTIVITIES IN OPEN SPACE 5 ZONE](#), the following matters should be considered in respect to space devoted to retail premises, conference, meeting and receptions, and restaurants, cafes and other eating places. A major concern is the scale of the activities and the potential for the activities individually or collectively to affect the natural environment, the amenity values of the area, and the physical resources of existing business zones in the area.

**F03-05 PROPOSED ROAD, ELM STREET**

Development to be in accordance with the following -

1. Activities shall be in accordance with the development controls of the Open Space 2 zone.
2. That the term for implementation of this designation be 12 years from the inclusion of the designation in

the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

3. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F03-06 COUNCIL CARPARK, 59 ROSEBANK ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F03-07 BUILDING LINE FOR ROAD WIDENING, ASH STREET**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.



**F03-08 AVONDALE BRANCH LIBRARY AND COMMUNITY CENTRE, ROSEBANK ROAD**

Development to be in accordance with the following -

General Conditions

1. Activities on the site shall be of a community nature and include (but not be limited to):
  - (a) educational classes and/or instruction for learning and leisure;
  - (b) meetings of community groups (including but not limited to church groups, organised sport, recreation groups, special interest hobby groups, health/welfare support groups, school and youth groups, music and singing groups);
  - (c) private social functions and celebrations;
  - (d) provision of office and meeting space for advice and information;
  - (e) provision of internet access for community users;
  - (f) provision of office and meeting space for the use of personal and family counselling, citizens advice, legal aid and other charitable or community-based organisations;
  - (g) provision of information for communities (including noticeboards, displays and advice);
  - (h) ancillary reception, office, foyer, kitchen activities and car parking;
  - (i) cultural festivals and/or markets.
2. Hours of operation shall be from 6am to 11pm Sunday-Thursday and public holidays, and from 6am to 12 midnight Friday and Saturday.
3. Building works within the building envelope and footprint.
4. Building works outside of the existing building footprint where the building additions meet the following criteria:
  - (a) the increase in building footprint is not more than 20m<sup>2</sup> in area;
  - (b) the height of the building addition is less than the existing building and complies with height in relation to boundary and yard controls applicable to external boundaries;
  - (c) the addition is finished in materials and/or colours which match the existing building;
  - (d) an outline plan has been submitted for the building works where an increase in building footprint is proposed;

- (e) a covered pedestrian walkway between the library and the community centre is provided.

Note

The 112m<sup>2</sup> addition to the community hall which necessitated a change to the original designation in 2006 is exempt from the requirement of 4(a) above.

5. That no use of the outdoor space to the north of the community hall and facing the Housing New Zealand owned site at 3-5 Highbury Street, Avondale, shall occur after 10pm, Monday to Sunday.
6. That the noise level arising from any activity on the site must comply with the standards within section 7.8.1.10 Noise, of the Operative Auckland City District Plan Isthmus Section 1999.
7. That the occupancy of the community hall shall not exceed 220 persons.
8. All activities, works and buildings not fully described in items 1-7 above or 9 or 10 below shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.

Specific Conditions relating to the 2006 extension to the Community Hall

9. During the construction of the community hall extension and proposed timber slat fence, existing vegetative screening shall be protected and retained where practicable.
10. The Council shall, within the first 12 months after the completion of construction of the community hall extension, commission an independent report from a traffic engineer which assesses the effects on the functioning of the surrounding roading network and on on-street parking during two events in the hall which cater for between 180 and 220 occupants.
 

Should the information provided indicate that there are adverse effects resulting from the increased occupancy of the community hall which require mitigation, then council shall review the occupancy level of the community hall.
11. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.



**F03-09 AVONDALE PRIMARY SCHOOL,  
CRAYFORD STREET**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
  - (c) trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
  - (c) trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F03-13 TELECOMMUNICATION AND  
RADIOCOMMUNICATION AND  
ANCILLARY PURPOSES**

**Masts and Antennas**

1. The height of any mast and antennas (on a mast or a building) shall not exceed 20m above ground level (excluding any lightning rod).
2. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).

**Buildings**

3. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:
  - a) Height - 12.5m
  - b) Height in relation to boundary - shall comply with the relevant height in relation to boundary controls from any adjacent residential zone boundaries as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009. [road boundary HIRTB doesn't apply in this case as it is zoned business]

Except the above shall not restrict the maintenance, upgrading and replacement of any existing building where it already infringes this condition provided there is no additional exceedence of the standards within this condition.

For the avoidance of doubt, building height may be measured by either a rolling height method, or average height of the periphery of the building, whichever is the greater.

**Outline Plans**

4. That an Outline Plan of Works shall not be required for
  - e) any internal building works (excluding equipment generating external noise);
  - f) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below



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- g) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;
- h) general site maintenance and repair work, or boundary fencing otherwise permitted by the Auckland City Council District Plan - Isthmus Section.

### Noise

- 5. Any new noise generating equipment (excluding any electricity alternator required for emergency back-up power generation) shall not exceed the following noise limits
  - a) At the boundary of any adjacent business zoned property:
    - 7am - 10pm on any day:  
Leq 55 dB(A)
    - 10pm - 7am on any day:  
Leq 45 dB(A)
  - b) At the boundary of any adjacent residentially zoned property:
    - 7am - 10pm on any day:  
Leq 50 dB(A)
    - 10pm - 7am on any day:  
Leq 40 dB(A)
- 6. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 5 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
- 7. For any changes or additions to the electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 5 an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (BPO) to ensure that noise levels do not exceed a reasonable level and do not exceed existing noise levels.
- 8. The testing and routine maintenance of Electricity Alternators on site shall be restricted to the hours between 7am-10pm Monday to Sunday, with no testing or routine maintenance permitted outside these hours.

- 9. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

### Radiofrequency Fields

- 10. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in current New Zealand Standard NZS2772.1:1999 as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access.

### Lapse Date

- 11. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### Advice Notes:

#### Hazardous Substances

- 1. Any new development, maintenance, upgrading or replacement works shall comply with the necessary requirements of the Hazardous Substances and New Organisms Act 1996. Archaeology
- 2. It is possible that archaeological sites may be affected by earthworks at the site. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. Archaeological evidence, whether recorded or not, is protected by the Historic Places Act 1993 and an authority is required from the New Zealand Historic Places Trust (NZHPT) to modify, damage or destroy an archaeological site. The applicant is advised to contact the NZHPT if the presence of an archaeological site is known or suspected. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. The Historic Places Act 1993 contains penalties for unauthorised site damage.

**F03-15 WASTEWATER PURPOSES,  
COMBINED SEWER OVERFLOW  
(CSO) COLLECTOR SEWERS,  
WINGATE STREET**

### General Conditions

- 1. Except as modified by the conditions below and subject to final design, the works shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of



Requirement dated August 2012 and supporting documents being:

- (a) Assessment of Effects on the Environment Part A titled *"Combined Sewer Overflow Collector Sewers – Resource Consent Applications and Assessment of Effects on the Environment"* prepared by Watercare / Central Interceptor Team, dated 10 August 2012, reference 60102004.
- (b) Assessment of Effects on the Environment Part B – Drawing Set, prepared by Watercare / Central Interceptor Team dated August 2012 (all drawings dated 26 July 2012).
- (c) Assessment of Effects on the Environment Part C: Technical Reports (TR) as listed below:
  - TR A: Traffic Impact Assessment, prepared by Traffic Design Group, dated 7 August 2012;
  - TR B: Noise Impact Assessment, prepared by Marshall Day Acoustics, dated 23 July 2012;
  - TR C: Vibration Assessment, prepared by Tonkin & Taylor Limited, dated July 2012, reference 27993;
  - TR D: Ground Contamination Assessment, prepared by Tonkin & Taylor Limited, dated July 2012, reference 26145.401;
  - TR E: CSO Settlement Study, prepared by Tonkin & Taylor Limited, dated July 2012, reference 21645.32;
  - TR F: Archaeological Assessment, prepared by Clough & Associates Ltd, dated August 2012;
  - TR G: Erosion and Sediment Control Plan, prepared by SKM, dated 5 June 2012;
  - TR H: Arboricultural Assessment, prepared by Arborlab Consultancy Services Limited, dated 30 July 2012, reference 17967.
- (d) Section 92 Response Report to Auckland Council, dated December 2012.
- (e) Section 92 Response Report to Auckland Council, cover letter dated 1 March 2013 including the following attachment:
  - *"Central Interceptor Combined Sewer Overflow Works – Groundwater and surface settlement effects assessment – Technical response to Auckland Council Section 92 queries"*, letter from Tonkin and Taylor Limited, dated 1 March 2013.

2. As soon as practicable following completion of commissioning of the Combined Sewer Overflow Collector Sewers Project and associated works ("the Project"), the Requiring Authority shall, in consultation with the Auckland Council ("the Council"):
  - (a) review the extent of the area designated for the Project;
  - (b) identify any areas of designated land that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the wastewater infrastructure;
  - (c) give notice to the Council in accordance with Section 182 of the Resource Management Act 1991 for the removal of those parts of the designation identified in (b) above which are not required for the long term operation and maintenance of the wastewater infrastructure; and
  - (d) provide as-built plans to the Council.
3. A liaison person shall be appointed by the Requiring Authority for the duration of the construction phase of the Project to be the main and readily accessible point of contact for persons affected by the designation and construction work. The liaison person's name and contact details shall be advised to affected parties by the Requiring Authority. This person must be reasonably available for on-going consultation on all matters of concern to affected persons arising from the Project. If a liaison person will not be available for any reason, an alternative contact person shall be nominated to ensure that a Project contact person is available by telephone 24 hours per day seven days per week during the construction phase.
4. The designation shall lapse on the expiry of a period of 15 years after the date it is included in the District Plan in accordance with Section 184(1)(c) of the RMA, unless:
  - (a) it is given effect to before the end of that period; or
  - (b) the Council determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made, and fixes a longer period for the purposes of this subsection.

**Outline Plan of Works**

5. Except as provided for in Condition 6, the Requiring Authority shall submit an Outline Plan of Works (OPW) for the Project in accordance with Section 176A of the RMA.



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6. An OPW need not be submitted if the Council has waived the requirement for an OPW in accordance with Section 176A(2)(c) of the RMA.
7. The OPW shall include the following Management Plans:
  - (a) Construction Management Plan (CMP);
  - (b) Traffic Management Plan (TMP);
  - (c) Communications Plan (CP);
  - (d) Construction Noise and Vibration Management Plan (CNVMP); and
  - (e) Cultural and Archaeological Management Plan (CAMP).

### Construction

8. The Requiring Authority shall prepare a Construction Management Plan (CMP) for the proposed works. The purpose of the CMP is to set out the detailed management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects arising from construction activities. The CMP shall be provided to the Council with the OPW.
9. The CMP required by Condition 8 above shall include specific details relating to the management of all construction activities within the site, including:
  - (a) Details of the site or project manager and the construction liaison person identified in Condition 3, including their contact details (phone, postal address, email address);
  - (b) An outline construction programme;
  - (c) The proposed hours of work;
  - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
  - (e) Location of site infrastructure including site offices, site amenities, contractors yards site access, equipment unloading and storage areas, contractor car parking, and security;
  - (f) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site;
  - (g) Procedures for ensuring that residents, road users and businesses in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities and are informed about the expected duration and effects of the works;

- (h) Means of providing for the health and safety of the general public;
- (i) Procedures for the management of works which directly affect or are located in close proximity to existing network utility services;
- (j) Procedures for responding to complaints about construction activities;
- (k) Procedures for the refuelling of plant and equipment;
- (l) A Construction Noise and Vibration Management Plan (CNVMP) containing measures to address the management of noise and vibration as identified in Conditions 11 - 21;
- (m) Measures for the protection of and management of trees as identified in Condition 32;
- (n) Measures to address Crime Prevention Through Environmental Design issues within and around the construction site;
- (o) Measures for dealing with archaeological remains as identified in Conditions 33 - 35.

10. The CMP shall be implemented and maintained throughout the entire construction period to manage potential adverse effects arising from construction activities to the greatest practicable extent. The CMP or any specific component of the CMP shall be updated as necessary and provided to the Council in accordance with Condition 8.

### Construction Noise and Vibration

11. A Construction Noise and Vibration Management Plan (CNVMP) shall be prepared, either as part of the CMP or as a standalone plan, and shall be prepared by a suitably qualified person. The CNVMP shall be submitted to the Council with the relevant OPW to which it relates.
12. Construction noise shall be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise, and shall comply with the following noise limits, unless varied in accordance with Condition 15:





Time and Day	Noise Limits	
	L <sub>Aeq</sub> dB	L <sub>Amax</sub> dB
Monday to Saturday 0730 – 1800	70	85
At All Other Times and Public Holidays	45	75

13. Construction works which exceed a level of L<sub>Aeq</sub> 45dB at the most exposed receiver(s) are restricted to between 0730 to 1800 on weekdays and Saturdays, with no noisy works permitted on Sundays and Public Holidays. The CNVMP shall define which activities will comply with a limit of L<sub>Aeq</sub> 45dB and can therefore be undertaken outside of these hours in compliance with Condition 28.

14. The CNVMP shall as a minimum, address the following aspects with regard to construction noise:

- (a) a description of noise sources, including machinery, equipment and construction techniques to be used;
- (b) predicted construction noise levels;
- (c) hours of operation, including times and days when noisy construction work and blasting would occur in compliance with Condition 13;
- (d) physical noise mitigation measures, including limiting the use of tonal reverse alarms during night-time works, maintenance of access roads (to ensure they are smooth), acoustic screening around the site, plant selection and maintenance procedures, and site layout;
- (e) construction noise criteria for any specific areas and sensitive receivers such as schools, child care centres, medical or aged care facilities;
- (f) the identification of activities and locations that will require the design of specific noise mitigation measures;
- (g) the consultation undertaken by the Requiring Authority with affected stakeholders to develop the proposed noise management measures and any feedback received from those stakeholders, along with the noise management measures that will be adopted based on this consultation;

- (h) methods for monitoring and reporting on construction noise;
- (i) methods for receiving and responding to complaints about construction noise; and
- (j) construction operator training procedures.

15. Where a CNVMP predicts that noise levels from a particular activity will or will likely exceed the noise limits set out in Condition 12, or where noise measurements show that compliance is not being achieved, the Requiring Authority shall prepare and submit for the approval of the Council an Activity Specific Noise Management Plan (ASNMP). The ASNMP(s) shall be submitted to the Council for review and approval at least 7 working days prior to the proposed works commencing.

Activities that exceed the limits in Condition 12 may only be undertaken subject to an approved ASNMP between Monday to Friday (inclusive) and not on Saturdays, Sundays or Public Holidays.

Works subject to the ASNMP(s) shall not commence until approval is received from the Council. If monitoring shows that levels specified in an ASNMP are being exceeded, work generating the exceedance shall stop and not recommence until further mitigation is implemented in accordance with an amended ASNMP approved by the Council.

In addition to the requirements of Condition 14, an ASNMP must:

- (a) Describe the activity (including duration), plant and machinery that is expected not to comply with the noise limits in Condition 12;
- (b) Describe the mitigation measures proposed to reduce the noise levels as far as practicable, including any options that have been discounted due to cost or any other reason;
- (c) Provide predicted noise levels for all receivers where the noise levels will not be compliant with the limits in Condition 12, including the effect of mitigation specified in Condition 14(b) above;
- (d) Provide a set of noise limits that are Activity – Specific;
- (e) Describe the noise monitoring that will be undertaken to determine compliance with the Activity – Specific noise limits; and
- (f) Describe any additional noise mitigation measures that may be implemented to maintain compliance with Activity Specific noise limits.

16. The CNVMP shall also describe measures adopted to meet the requirements of German Standard DIN4150-



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3:1999 and, as a minimum, address the following aspects with regard to construction vibration:

- (a) vibration sources, including machinery, equipment and construction techniques to be used;
  - (b) preparation of building condition reports on 'at risk' buildings prior to, during and after completion of works, where for the purposes of this condition an 'at risk' building is one at which the levels in the German Standard DIN4150-3: 1999 are likely to be approached or exceeded.
  - (c) use of building condition surveys to determine the sensitivity of the building(s) on the adjacent sites to ground movement in terms of the Line 1-3 criteria of the DIN standard;
  - (d) provision for the determination of buildings that require post-condition surveys to be undertaken following commencement of blasting or piling;
  - (e) identification of any particularly sensitive activities in the vicinity of the proposed works (e.g. commercial activity using sensitive equipment such as radiography or mass-spectrometry), along with details of consultation undertaken with the landowners of the sites where the sensitive activities are located and any management measures that will be adopted based on this consultation;
  - (f) the consultation undertaken by the Requiring Authority with affected stakeholders to develop the proposed vibration management measures and any feedback received from those stakeholders, along with the vibration management measures that will be adopted based on this consultation;
  - (g) methods for monitoring and reporting on construction vibration, including specification of continuous monitoring for receivers and activities where the levels in the German Standard DIN4150-3: 1999 are likely to be approached or exceeded or described as subject to moderate or greater risk in Table 9.1 of the report entitled *Central Interceptor Project – Vibration Assessment for Combined Sewer Overflows* Tonkin & Taylor Limited (July 2012); and
  - (h) methods for receiving and responding to complaints about construction vibration.
17. Air overpressure levels from blasting shall comply with the following limits, measured and assessed in accordance with AS2187.2-2006 Explosives – Storage and Use Part 2: Use of Explosives:
- (a) For buildings that are not occupied for any blast event, the air overpressure limit shall be 133 dBZ Lpeak unless agreement is reached in writing with the owner(s) (in conjunction with a building pre-

condition survey) that a higher limit may apply; and

- (b) For buildings that are occupied for any blast event, and where there are less than 20 blast events to be undertaken on the site over the entire project, the air overpressure limit shall be 128 dBZ Lpeak; and
- (c) For buildings that are occupied for any blast event, and where there are more than 20 blast events to be undertaken on the site over the entire project, the air overpressure limit shall be 120 dBZ Lpeak.

*Note: A blast event may comprise the detonation of one or more charges in a period not exceeding three seconds.*

18. The Guideline vibration limits set out in DIN 4150-3:1999 must be complied with for all blast events and all construction activities at all buildings and infrastructure not owned by the Requiring Authority unless varied in accordance with Condition 19.
19. The Guideline vibration limits set out in DIN4150-3:1999 must not be exceeded except where the Requiring Authority can demonstrate to the satisfaction of the Council:
  - (a) that the receiving building(s) are capable of withstanding higher levels of vibration and what the new vibration limit is. The investigation required to demonstrate this must include an assessment of the building(s) by a suitably experienced and qualified structural engineer and a full pre-condition survey; and
  - (b) that the Requiring Authority has obtained the written agreement of the building owner(s), that a higher limit may be applied.
20. Construction works undertaken between the hours of 10pm and 7am shall at times comply with a vibration velocity limit of 0.3mms-1 when measured at any part of the floor of any bedroom or habitable room of a residential dwelling. Vibration measurements to determine compliance with this limit are only required to be undertaken where a complaint is received by an occupant of any dwelling.
21. The CNVMP shall be implemented and maintained throughout the entire construction period. The CNVMP shall be updated when necessary and any updated CNVMP shall be submitted to the Council in accordance with Condition 8.

### Operational Noise

22. The noise arising from any operational activities undertaken on the designated land shall not exceed the applicable noise limits set out in the Auckland



Council District Plan (Auckland City Isthmus Section) or any new proposed or operative plan that has effect at the time of the works.

**Traffic Management**

- 23. A detailed Traffic Management Plan (TMP) shall be prepared for the Project, by a suitably qualified person.
- 24. The TMP shall describe the measures that will be taken to avoid, remedy or mitigate the traffic effects associated with construction of the Project. In particular, the TMP shall describe:
  - (a) Traffic management measures to maintain traffic capacity or minimise the impact on traffic capacity during weekdays and weekends;
  - (b) Methods to manage the effects of the delivery of construction material, plant and machinery;
  - (c) Measures to maintain existing vehicle access to property where practicable, or to provide alternative access arrangements;
  - (d) Measures to maintain pedestrian and cyclist movements and reduce the impact on mobility impaired users on roads and footpaths adjacent to the construction works. Such access shall be safe, clearly identifiable and seek to minimise significant detours;

and, where relevant:

- (e) Any road closures that will be required and the nature and duration of any traffic management measures that will result, including any temporary restrictions, detours or diversions for general traffic and buses;
- (f) Measures to manage any potential effects on children at / around education facilities;
- (g) Measures to manage any potential construction traffic related effects on pedestrians and/or traffic associated with large-scale events in parks and reserves including sports activities at Avondale Racecourse;
- (h) Any proposed monitoring to measure the impact of the works on traffic and the impact of the traffic management measures. If safety or operational issues are evident, measures to be implemented to address these issues;
- (i) Measures to manage the proposed access to the site should access be unable to cater for two way traffic passing at the same time, and in particular to minimise reverse movements and blocking of the road; and
- (j) The availability of on-street and off-street parking if the designated site is unable to accommodate all

contractor parking. This will include an assessment of available parking (if any) for contractors on street and identify measures to meet and/or reduce contractor parking demand should it be found that there is insufficient on-street parking to meet this demand.

- 25. The TMP shall be consistent with the New Zealand Transport Agency *Code of Practice for Temporary Traffic Management* that applies at the time of construction.
- 26. Any damage in the road corridor directly caused by heavy vehicles entering or exiting the construction site shall be repaired as soon as practicable or within a timeframe agreed with Auckland Transport.

**Pedestrian Management**

- 27. Where construction works impact on existing pedestrian or cycle ways, alternative access shall be provided. Any temporary accessways shall be designed as far as practicable in accordance with Crime Prevention Through Environmental Design principles and provide appropriate lighting and signage where necessary.

**Construction Hours**

- 28. Construction hours shall be as follows, except where work is necessary outside the specified days or hours for the purposes specified in Condition 30 below.
  - (a) Microtunnelling and trenching activities – this work shall generally occur during normal working hours, 7 am to 6 pm, Monday to Friday and 8 am to 6 pm Saturday, except that, the Requiring Authority may undertake microtunnelling works 24 hours a day 7 days a week (or alternative extended hours) to meet construction demands, provided that construction work can be managed to meet construction traffic, noise and vibration conditions of this designation.
  - (b) General site activities – 7 am to 6 pm, Monday to Friday, 8 am to 6 pm Saturday.
  - (c) Truck movements – 7 am to 6 pm, Monday to Friday, 8 am to 6 pm Saturday, except as identified in Condition 29.
- 29. Truck movements are restricted from entering and exiting the site in proximity to schools and colleges between 8:15am and 9:15am and 2:45pm and 3:15pm Monday to Friday during school and college term times.
- 30. Purposes for which work may occur outside of the specified days or hours are:
  - (a) where, due to unforeseen circumstances, it is necessary to complete an activity that has commenced;



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- (b) where work is specifically required to be planned to be carried out at certain times e.g. to tie into the existing network during periods of low flow.
- (c) for delivery of large equipment or special deliveries required outside of normal hours due to traffic management requirements;
- (d) in cases of emergency;
- (e) for securing of the site or removing a traffic hazard; and/or
- (f) for any other reason specified in the CMP or TMP.

Where any work is undertaken pursuant to paragraphs (a) – (f), the Consent Holder shall, within five working days of the commencement of such work, provide a report to Council detailing how the work was authorised under those paragraphs.

### Community Information and Liaison

31. The Requiring Authority shall prepare a Communications Plan (CP) for the construction phase of the Project, and submit the plan in accordance with Condition 8, setting out:
- (a) the method(s) of consultation and liaison with key stakeholders and the owners/occupiers of neighbouring properties regarding the likely timing, duration and effects of works.
  - (b) details of prior consultation or community liaison undertaken with the parties referred to in (a) above, including outlining any measures developed with such persons or groups to manage or to mitigate any adverse effects or inconvenience that may arise; and
  - (c) full contact details for the person appointed to manage the public information system and be the point of contact for related enquiries.

### Tree Management

32. The Requiring Authority shall provide details in the CMP as to how the potential impacts of construction on trees and vegetation will be managed. The following matters shall be included:
- (a) Identification of trees to be protected, pruned, removed, or transplanted and procedures for marking these out on site.
  - (b) Procedures for identifying and protecting significant trees to be retained where works occur in the dripline of such trees as identified by a suitably qualified person.

### Archaeology and Heritage

33. A Cultural and Archaeological Management Plan ("CAMP") shall be prepared for the Project in consultation with tangata whenua (as listed in the

report referenced in Condition 1(a)) and Auckland Council. The purpose of the CAMP is to identify areas of potential cultural and archaeological significance and to establish methods, such as further archaeological investigation prior to works or monitoring by tangata whenua during works, at sites having potential archaeological and cultural significance. The CAMP shall also include the Accidental Discovery Protocol required by Condition 34.

34. Detailed protocols for the management of archaeological and waahi tapu discoveries shall be developed by the Requiring Authority in consultation with tangata whenua, the New Zealand Historic Places Trust, and Auckland Council prior to construction. These detailed protocols shall confirm the names and contact details for tangata whenua, the New Zealand Historic Places Trust and the Council to be contacted in accordance with Condition 35.
35. If any archaeological sites, including human remains are exposed during site works then the following procedures shall apply:
- (a) immediately after it becomes apparent that an archaeological or traditional site has been exposed, all site works in the immediate vicinity shall cease;
  - (b) the Requiring Authority shall immediately secure the area so that any artefacts or remains are untouched; and
  - (c) the Requiring Authority shall notify tangata whenua, the New Zealand Historic Places Trust and the Council (and in the case of human remains, the New Zealand Police) as soon as practicable and advise those parties that an archaeological site has been exposed so that appropriate action can be taken. Works shall not recommence in the immediate vicinity of the archaeological site until approval is obtained from the New Zealand Historic Places Trust.

### Site Reinstatement

36. Prior to commencement of works on the designated land, the Requiring Authority shall prepare a Reinstatement Plan for the site, in consultation with the landowner. The plan shall include:
- (a) any existing structures or features on the site to be protected during works or reinstated on completion of works;
  - (b) the location and design of permanent wastewater infrastructure to remain at the site including the design of lid structures and chamber covers;
  - (c) the location and design of permanent access to the wastewater infrastructure. As far as practicable,



permanent all-weather access for heavy vehicles shall minimise areas of new impermeable surfaces. In open space areas, the use of grass cell, or similar, shall be preferred;

- (d) details of proposed landscaping and planting, including implementation and maintenance programmes;
  - (e) details of the restoration of park infrastructure to at least the same standards and specifications as existing at the time of the works; and
  - (f) reinstatement of all pedestrian linkages and walkways affected by construction.
37. The Reinstatement Plan shall be designed to integrate as far as practicable with relevant park development and management plans of the Council, the Auckland Design Manual - Parkland Design Guidelines (Draft 2013) or final approved or updated version of these guidelines, and designed in accordance with Crime Prevention Through Environmental Design principles.
38. When contractors' yards or other temporary works areas are no longer required for any construction or operational purpose, site works, including site offices, storage and equipment sheds, fencing and hard stand areas shall be removed and the area reinstated in accordance with Conditions 36 and 37.

**F04-12 NEW WINDSOR PRIMARY SCHOOL, NEW WINDSOR ROAD**

Development to be in accordance with the following -

- 1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
  - (c) trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with

accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

- 2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;
  - (c) trees which are identified in the District Plan as scheduled trees as at 20 June 1995.

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

- 3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
- 4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F04-14 BUILDING LINE FOR ROAD WIDENING, WOLVERTON STREET**

- 1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
- 2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
- 3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

**F04-15 BUILDING LINE FOR ROAD WIDENING, BLOCKHOUSE BAY ROAD**

- 1. That the term for implementation of this designation be 12 years from the inclusion of the designation in

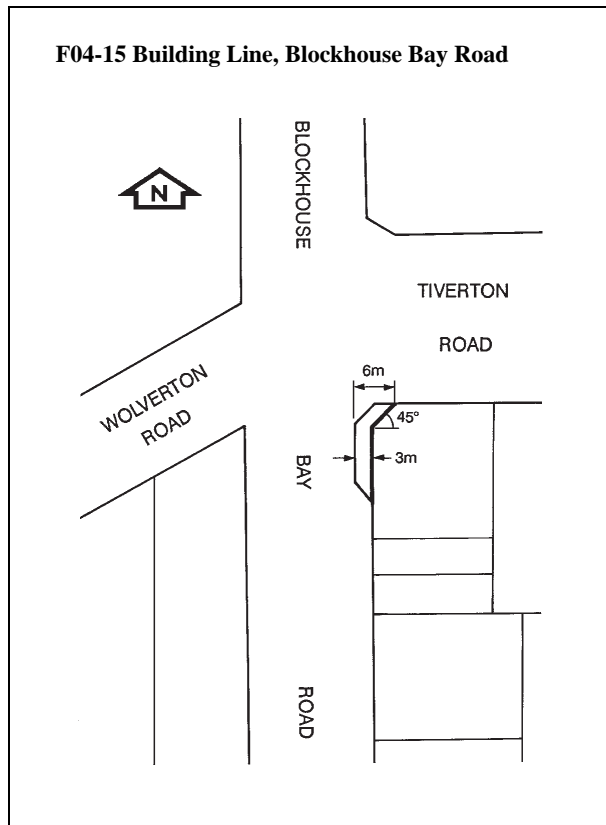


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the District Plan, in accordance with Section 184 of the Resource Management Act 1991.

- Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
- Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

See also Diagram F04-15



### F04-22 WASTEWATER PURPOSES, COMBINED SEWER OVERFLOW (CSO) COLLECTOR SEWER, ALAN WOOD RESERVE

#### General Conditions

- Except as modified by the conditions below and subject to final design, the works shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated August 2012 and supporting documents being:

(a) Assessment of Effects on the Environment Part A titled "*Combined Sewer Overflow Collector Sewers – Resource Consent Applications and Assessment of Effects on the Environment*" prepared by Watercare / Central Interceptor Team, dated 10 August 2012, reference 60102004.

(b) Assessment of Effects on the Environment Part B – Drawing Set, prepared by Watercare / Central Interceptor Team dated August 2012 (all drawings dated 26 July 2012).

(c) Assessment of Effects on the Environment Part C: Technical Reports (TR) as listed below:

- TR A: Traffic Impact Assessment, prepared by Traffic Design Group, dated 7 August 2012;
- TR B: Noise Impact Assessment, prepared by Marshall Day Acoustics, dated 23 July 2012;
- TR C: Vibration Assessment, prepared by Tonkin & Taylor Limited, dated July 2012, reference 27993;
- TR D: Ground Contamination Assessment, prepared by Tonkin & Taylor Limited, dated July 2012, reference 26145.401;
- TR E: CSO Settlement Study, prepared by Tonkin & Taylor Limited, dated July 2012, reference 21645.32;
- TR F: Archaeological Assessment, prepared by Clough & Associates Ltd, dated August 2012;
- TR G: Erosion and Sediment Control Plan, prepared by SKM, dated 6 June 2012;
- TR H: Arboricultural Assessment, prepared by Arborlab Consultancy Services Limited, dated 30 July 2012, reference 17967.

(d) Section 92 Response Report to Auckland Council, dated December 2012.

(e) Section 92 Response Report to Auckland Council, cover letter dated 1 March 2013 including the following attachment:

- "*Central Interceptor Combined Sewer Overflow Works – Groundwater and surface settlement effects assessment – Technical response to Auckland Council Section 92 queries*", letter from Tonkin and Taylor Limited, dated 1 March 2013.

- As soon as practicable following completion of commissioning of the Combined Sewer Overflow Collector Sewers Project and associated works ("the Project), the Requiring Authority shall, in



consultation with the Auckland Council ("the Council"):

- (a) review the extent of the area designated for the Project;
  - (b) identify any areas of designated land that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the wastewater infrastructure;
  - (c) give notice to the Council in accordance with Section 182 of the Resource Management Act 1991 for the removal of those parts of the designation identified in (b) above which are not required for the long term operation and maintenance of the wastewater infrastructure; and
  - (d) provide as-built plans to the Council.
3. A liaison person shall be appointed by the Requiring Authority for the duration of the construction phase of the Project to be the main and readily accessible point of contact for persons affected by the designation and construction work. The liaison person's name and contact details shall be advised to affected parties by the Requiring Authority. This person must be reasonably available for on-going consultation on all matters of concern to affected persons arising from the Project. If a liaison person will not be available for any reason, an alternative contact person shall be nominated to ensure that a Project contact person is available by telephone 24 hours per day seven days per week during the construction phase.
4. The designation shall lapse on the expiry of a period of 15 years after the date it is included in the District Plan in accordance with Section 184(1)(c) of the RMA, unless:
- (a) it is given effect to before the end of that period; or
  - (b) the Council determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and is continuing to be made, and fixes a longer period for the purposes of this subsection.

**Outline Plan of Works**

- 5. Except as provided for in Condition 6, the Requiring Authority shall submit an Outline Plan of Works (OPW) for the Project in accordance with Section 176A of the RMA.
- 6. An OPW need not be submitted if the Council has waived the requirement for an OPW in accordance with Section 176A(2)(c) of the RMA.
- 7. The OPW shall include the following Management Plans:

- (a) Construction Management Plan (CMP);
- (b) Traffic Management Plan (TMP);
- (c) Communications Plan (CP);
- (d) Construction Noise and Vibration Management Plan (CNVMP); and
- (e) Cultural and Archaeological Management Plan (CAMP).

**Construction**

- 8. The Requiring Authority shall prepare a Construction Management Plan (CMP) for the proposed works. The purpose of the CMP is to set out the detailed management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects arising from construction activities. The CMP shall be provided to the Council with the OPW.
- 9. The CMP required by Condition 8 above shall include specific details relating to the management of all construction activities within the site, including:
  - (a) Details of the site or project manager and the construction liaison person identified in Condition 3, including their contact details (phone, postal address, email address);
  - (b) An outline construction programme;
  - (c) The proposed hours of work;
  - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
  - (e) Location of site infrastructure including site offices, site amenities, contractors yards site access, equipment unloading and storage areas, contractor car parking, and security;
  - (f) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site;
  - (g) Procedures for ensuring that residents, road users and businesses in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities and are informed about the expected duration and effects of the works;
  - (h) Means of providing for the health and safety of the general public;
  - (i) Procedures for the management of works which directly affect or are located in close proximity to existing network utility services;



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- (j) Procedures for responding to complaints about construction activities;
  - (k) Procedures for the refuelling of plant and equipment;
  - (l) A Construction Noise and Vibration Management Plan (CNVMP) containing measures to address the management of noise and vibration as identified in Conditions 11 - 21;
  - (m) Measures for the protection of and management of trees as identified in Condition 33;
  - (n) Measures to address Crime Prevention Through Environmental Design issues within and around the construction site;
  - (o) Measures for dealing with archaeological remains as identified in Conditions 34 - 36.
10. The CMP shall be implemented and maintained throughout the entire construction period to manage potential adverse effects arising from construction activities to the greatest practicable extent. The CMP or any specific component of the CMP shall be updated as necessary and provided to the Council in accordance with Condition 8.

**Construction Noise and Vibration**

11. A Construction Noise and Vibration Management Plan (CNVMP) shall be prepared, either as part of the CMP or as a standalone plan, and shall be prepared by a suitably qualified person. The CNVMP shall be submitted to the Council with the relevant OPW to which it relates.
12. Construction noise shall be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise, and shall comply with the following noise limits, unless varied in accordance with Condition 15:

Time and Day	Noise Limits	
	L <sub>Aeq</sub> dB	L <sub>Amax</sub> dB
Monday to Saturday 0730 – 1800	70	85
At All Other Times and Public Holidays	45	75

13. Construction works which exceed a level of L<sub>Aeq</sub> 45dB at the most exposed receiver(s) are restricted to between 0730 to 1800 on weekdays and Saturdays, with no noisy works permitted on Sundays and Public Holidays. The CNVMP shall define which activities will comply with a limit of L<sub>Aeq</sub> 45dB and can therefore be undertaken outside of these hours in compliance with Condition 30.
14. The CNVMP shall as a minimum, address the following aspects with regard to construction noise:
- (a) a description of noise sources, including machinery, equipment and construction techniques to be used;
  - (b) predicted construction noise levels;
  - (c) hours of operation, including times and days when noisy construction work and blasting would occur in compliance with Condition 13;
  - (d) physical noise mitigation measures, including limiting the use of tonal reverse alarms during night-time works, maintenance of access roads (to ensure they are smooth), acoustic screening around the site, plant selection and maintenance procedures, and site layout;
  - (e) construction noise criteria for any specific areas and sensitive receivers such as schools, child care centres, medical or aged care facilities;
  - (f) the identification of activities and locations that will require the design of specific noise mitigation measures;
  - (g) the consultation undertaken by the Requiring Authority with affected stakeholders to develop the proposed noise management measures and any feedback received from those stakeholders, along with the noise management measures that will be adopted based on this consultation;
  - (h) methods for monitoring and reporting on construction noise;
  - (i) methods for receiving and responding to complaints about construction noise; and
  - (j) construction operator training procedures.
15. Where a CNVMP predicts that noise levels from a particular activity will or will likely exceed the noise limits set out in Condition 12, or where noise measurements show that compliance is not being achieved, the Requiring Authority shall prepare and submit for the approval of the Council an Activity Specific Noise Management Plan (ASNMP). The ASNMP(s) shall be submitted to the Council for review and approval at least 7 working days prior to the proposed works commencing.





Activities that exceed the limits in Condition 12 may only be undertaken subject to an approved ASNMP between Monday to Friday (inclusive) and not on Saturdays, Sundays or Public Holidays.

Works subject to the ASNMP(s) shall not commence until approval is received from the Council. If monitoring shows that levels specified in an ASNMP are being exceeded, work generating the exceedance shall stop and not recommence until further mitigation is implemented in accordance with an amended ASNMP approved by the Council.

In addition to the requirements of Condition 14, an ASNMP must:

- (a) Describe the activity (including duration), plant and machinery that is expected not to comply with the noise limits in Condition 12;
  - (b) Describe the mitigation measures proposed to reduce the noise levels as far as practicable, including any options that have been discounted due to cost or any other reason;
  - (c) Provide predicted noise levels for all receivers where the noise levels will not be compliant with the limits in Condition 12, including the effect of mitigation specified in Condition 14(b) above;
  - (d) Provide a set of noise limits that are Activity – Specific;
  - (e) Describe the noise monitoring that will be undertaken to determine compliance with the Activity – Specific noise limits; and
  - (f) Describe any additional noise mitigation measures that may be implemented to maintain compliance with Activity Specific noise limits.
16. The CNVMP shall also describe measures adopted to meet the requirements of German Standard DIN4150-3:1999 and, as a minimum, address the following aspects with regard to construction vibration:
- (a) vibration sources, including machinery, equipment and construction techniques to be used;
  - (b) preparation of building condition reports on 'at risk' buildings prior to, during and after completion of works, where for the purposes of this condition an 'at risk' building is one at which the levels in the German Standard DIN4150-3: 1999 are likely to be approached or exceeded.
  - (c) use of building condition surveys to determine the sensitivity of the building(s) on the adjacent sites to ground movement in terms of the Line 1-3 criteria of the DIN standard;

- (d) provision for the determination of buildings that require post-condition surveys to be undertaken following commencement of blasting or piling;
  - (e) identification of any particularly sensitive activities in the vicinity of the proposed works (e.g. commercial activity using sensitive equipment such as radiography or mass-spectrometry), along with details of consultation undertaken with the landowners of the sites where the sensitive activities are located and any management measures that will be adopted based on this consultation;
  - (f) the consultation undertaken by the Requiring Authority with affected stakeholders to develop the proposed vibration management measures and any feedback received from those stakeholders, along with the vibration management measures that will be adopted based on this consultation;
  - (g) methods for monitoring and reporting on construction vibration, including specification of continuous monitoring for receivers and activities where the levels in the German Standard DIN4150-3: 1999 are likely to be approached or exceeded or described as subject to moderate or greater risk in Table 9.1 of the report entitled *Central Interceptor Project – Vibration Assessment for Combined Sewer Overflows* Tonkin & Taylor Limited (July 2012); and
  - (h) methods for receiving and responding to complaints about construction vibration.
17. Air overpressure levels from blasting shall comply with the following limits, measured and assessed in accordance with AS2187.2-2006 Explosives – Storage and Use Part 2: Use of Explosives:
- (a) For buildings that are not occupied for any blast event, the air overpressure limit shall be 133 dBZ L<sub>peak</sub> unless agreement is reached in writing with the owner(s) (in conjunction with a building pre-condition survey) that a higher limit may apply; and
  - (b) For buildings that are occupied for any blast event, and where there are less than 20 blast events to be undertaken on the site over the entire project, the air overpressure limit shall be 128 dBZ L<sub>peak</sub>; and
  - (c) For buildings that are occupied for any blast event, and where there are more than 20 blast events to be undertaken on the site over the entire project, the air overpressure limit shall be 120 dBZ L<sub>peak</sub>.



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*Note: A blast event may comprise the detonation of one or more charges in a period not exceeding three seconds.*

18. The Guideline vibration limits set out in DIN 4150-3:1999 must be complied with for all blast events and all construction activities at all buildings and infrastructure not owned by the Requiring Authority unless varied in accordance with Condition 19.
19. The Guideline vibration limits set out in DIN4150-3:1999 must not be exceeded except where the Requiring Authority can demonstrate to the satisfaction of the Council:
  - (a) that the receiving building(s) are capable of withstanding higher levels of vibration and what the new vibration limit is. The investigation required to demonstrate this must include an assessment of the building(s) by a suitably experienced and qualified structural engineer and a full pre-condition survey; and
  - (b) that the Requiring Authority has obtained the written agreement of the building owner(s), that a higher limit may be applied.
20. Construction works undertaken between the hours of 10pm and 7am shall at times comply with a vibration velocity limit of 0.3mms<sup>-1</sup> when measured at any part of the floor of any bedroom or habitable room of a residential dwelling. Vibration measurements to determine compliance with this limit are only required to be undertaken where a complaint is received by an occupant of any dwelling.
21. The CNVMP shall be implemented and maintained throughout the entire construction period. The CNVMP shall be updated when necessary and any updated CNVMP shall be submitted to the Council in accordance with Condition 8.

### Operational Noise

22. The noise arising from any operational activities undertaken on the designated land shall not exceed the applicable noise limits set out in the Auckland Council District Plan (Auckland City Isthmus Section) or any new proposed or operative plan that has effect at the time of the works.

### Traffic Management

23. A detailed Traffic Management Plan (TMP) shall be prepared for the Project, by a suitably qualified person.
24. The TMP shall describe the measures that will be taken to avoid, remedy or mitigate the traffic effects associated with construction of the Project. In particular, the TMP shall describe:

- (a) Traffic management measures to maintain traffic capacity or minimise the impact on traffic capacity during weekdays and weekends;
- (b) Methods to manage the effects of the delivery of construction material, plant and machinery;
- (c) Measures to maintain existing vehicle access to property where practicable, or to provide alternative access arrangements;
- (d) Measures to maintain pedestrian and cyclist movements and reduce the impact on mobility impaired users on roads and footpaths adjacent to the construction works. Such access shall be safe, clearly identifiable and seek to minimise significant detours;

and, where relevant:

- (e) Any road closures that will be required and the nature and duration of any traffic management measures that will result, including any temporary restrictions, detours or diversions for general traffic and buses;
  - (f) Measures to manage any potential effects on children at / around education facilities;
  - (g) Measures to manage any potential construction traffic related effects on pedestrians and/or traffic associated with large-scale events in parks and reserves;
  - (h) Any proposed monitoring to measure the impact of the works on traffic and the impact of the traffic management measures. If safety or operational issues are evident, measures to be implemented to address these issues;
  - (i) Measures to manage the proposed access to the site should access be unable to cater for two way traffic passing at the same time, and in particular to minimise reverse movements and blocking of the road; and
  - (j) The availability of on-street and off-street parking if the designated site is unable to accommodate all contractor parking. This will include an assessment of available parking (if any) for contractors on street and identify measures to meet and/or reduce contractor parking demand should it be found that there is insufficient on-street parking to meet this demand.
25. The TMP shall be consistent with the New Zealand Transport Agency *Code of Practice for Temporary Traffic Management* that applies at the time of construction.
  26. Any damage in the road corridor directly caused by heavy vehicles entering or exiting the construction



site shall be repaired as soon as practicable or within a timeframe agreed with Auckland Transport.

**Site Access**

27. The use of land identified as areas (2) and (3) on Drawing CSO-NOR-6 included as Attachment 1 of the Notice of Requirement shall be limited to construction access only. In the event that a rail line is constructed in these areas prior to the implementation of works authorised by the designation, an alternative route shall be established for access to the CSO Collector Sewer construction site, unless otherwise agreed with the owner of the land occupied by the rail line and the operator of the rail line.

28. No permanent wastewater infrastructure is to be constructed in areas (2) and (3) on Drawing CSO-NOR-6 included as Attachment 1 of the Notice of Requirement unless a specific approval to do so has been granted by the owner of that land.

**Pedestrian Management**

29. Where construction works impact on existing pedestrian or cycle ways, alternative access shall be provided. Any temporary accessways shall be designed as far as practicable in accordance with Crime Prevention Through Environmental Design principles and provide appropriate lighting and signage where necessary.

**Construction Hours**

30. Construction hours shall be as follows, except where work is necessary outside the specified days or hours for the purposes specified in Condition 31 below.

(a) Microtunnelling and trenching activities – this work shall generally occur during normal working hours, 7 am to 6 pm, Monday to Friday and 8 am to 6 pm Saturday, except that, the Requiring Authority may undertake microtunnelling works 24 hours a day 7 days a week (or alternative extended hours) to meet construction demands, provided that construction work can be managed to meet construction traffic, noise and vibration conditions of this designation.

(b) General site activities – 7 am to 6 pm, Monday to Friday, 8 am to 6 pm Saturday.

(c) Truck movements – 7 am to 6 pm, Monday to Friday, 8 am to 6 pm Saturday.

31. Purposes for which work may occur outside of the specified days or hours are:

(a) where, due to unforeseen circumstances, it is necessary to complete an activity that has commenced;

(b) where work is specifically required to be planned to be carried out at certain times e.g. to tie into the existing network during periods of low flow.

(c) for delivery of large equipment or special deliveries required outside of normal hours due to traffic management requirements;

(d) in cases of emergency;

(e) for securing of the site or removing a traffic hazard; and/or

(f) for any other reason specified in the CMP or TMP.

Where any work is undertaken pursuant to paragraphs (a) – (f), the Consent Holder shall, within five working days of the commencement of such work, provide a report to Council detailing how the work was authorised under those paragraphs.

**Community Information and Liaison**

32. The Requiring Authority shall prepare a Communications Plan (CP) for the construction phase of the Project, and submit the plan in accordance with Condition 8, setting out:

(a) the method(s) of consultation and liaison with key stakeholders and the owners/occupiers of neighbouring properties regarding the likely timing, duration and effects of works.

(b) details of prior consultation or community liaison undertaken with the parties referred to in (a) above, including outlining any measures developed with such persons or groups to manage or to mitigate any adverse effects or inconvenience that may arise; and

(c) full contact details for the person appointed to manage the public information system and be the point of contact for related enquiries.

**Tree Management**

33. The Requiring Authority shall provide details in the CMP as to how the potential impacts of construction on trees and vegetation will be managed. The following matters shall be included:

(a) Identification of trees to be protected, pruned, removed, or transplanted and procedures for marking these out on site.

(b) Procedures for identifying and protecting significant trees to be retained where works occur in the dripline of such trees as identified by a suitably qualified person.

**Archaeology and Heritage**

34. A Cultural and Archaeological Management Plan ("CAMP") shall be prepared for the Project in consultation with tangata whenua (as listed in the



## APPENDIX B (PLANNING MAPS)

report referenced in Condition 1(a)) and Auckland Council. The purpose of the CAMP is to identify areas of potential cultural and archaeological significance and to establish methods, such as further archaeological investigation prior to works or monitoring by tangata whenua during works, at sites having potential archaeological and cultural significance. The CAMP shall also include the Accidental Discovery Protocol required by Condition 35.

35. Detailed protocols for the management of archaeological and waahi tapu discoveries shall be developed by the Requiring Authority in consultation with tangata whenua, the New Zealand Historic Places Trust, and Auckland Council prior to construction. These detailed protocols shall confirm the names and contact details for tangata whenua, the New Zealand Historic Places Trust and the Council to be contacted in accordance with Condition 36.

36. If any archaeological sites, including human remains are exposed during site works then the following procedures shall apply:

- (a) immediately after it becomes apparent that an archaeological or traditional site has been exposed, all site works in the immediate vicinity shall cease;
- (b) the Requiring Authority shall immediately secure the area so that any artefacts or remains are untouched; and
- (c) the Requiring Authority shall notify tangata whenua, the New Zealand Historic Places Trust and the Council (and in the case of human remains, the New Zealand Police) as soon as practicable and advise those parties that an archaeological site has been exposed so that appropriate action can be taken. Works shall not recommence in the immediate vicinity of the archaeological site until approval is obtained from the New Zealand Historic Places Trust.

### Site Reinstatement

37. Prior to commencement of works on the designated land, the Requiring Authority shall prepare a Reinstatement Plan for the site, in consultation with the landowner. The plan shall include:

- (a) any existing structures or features on the site to be protected during works or reinstated on completion of works;
- (b) the location and design of permanent wastewater infrastructure to remain at the site including the design of lid structures and chamber covers;
- (c) the location and design of permanent access to the wastewater infrastructure. As far as practicable,

permanent all-weather access for heavy vehicles shall minimise areas of new impermeable surfaces. In open space areas, the use of grass cell, or similar, shall be preferred;

- (d) details of proposed landscaping and planting, including implementation and maintenance programmes;
- (e) details of the restoration of park infrastructure to at least the same standards and specifications as existing at the time of the works; and
- (f) reinstatement of all pedestrian linkages and walkways affected by construction.

38. The Reinstatement Plan shall be designed to integrate as far as practicable with relevant park development and management plans of the Council, the Auckland Design Manual - Parkland Design Guidelines (Draft 2013) or final approved or updated version of these guidelines, and designed in accordance with Crime Prevention Through Environmental Design principles.

39. When contractors' yards or other temporary works areas are no longer required for any construction or operational purpose, site works, including site offices, storage and equipment sheds, fencing and hard stand areas shall be removed and the area reinstated in accordance with Conditions 37 and 38.

### F05-01 CONCEPT PLAN - RICHARDSON ROAD, NEW WINDSOR

#### **DOMINANT ACTIVITY: TAVERN**

#### **PERMITTED ACTIVITIES**

- Restaurant, cafes and other eating places
- Retail premises
- Tavern

#### **DEVELOPMENT CONTROLS**

All development is subject to the development controls of Clause 8.8.3 **DEVELOPMENT CONTROLS FOR THE BUSINESS 8 ZONE** except where specified otherwise on this Concept Plan.

##### 1. Building Platform

Building development is limited to the building platform illustrated on the Concept Plan.

##### 2. Parking

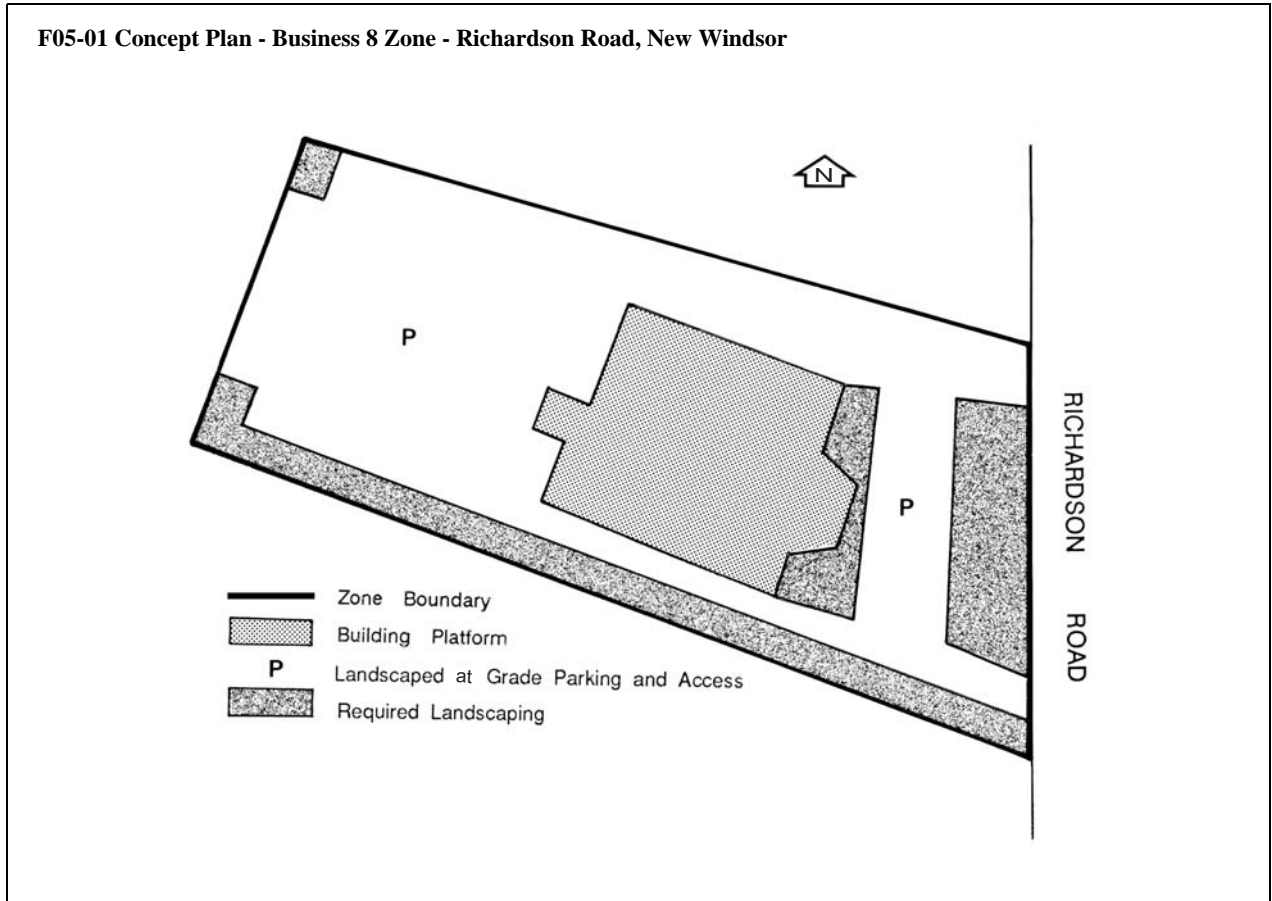
A minimum of 75 carparking spaces is to be provided and maintained on the site. Any increase in floor area on the site must comply with the parking standards of **PART 12 - TRANSPORTATION**.



3. Landscaping

The landscaping indicated on the Concept Plan is to be provided and maintained to the satisfaction of the Council.

See also Concept Plan Diagram F05-01



**F05-02 BUILDING LINE FOR ROAD WIDENING, OWAIRAKA AVE**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.

**F05-03 BUILDING LINE FOR ROAD WIDENING, RICHARDSON ROAD AND STODDARD ROAD**

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.
3. Council, when designing the works will have regard to any scheduled or protected item directly affected by the works.



**F05-04 OWAIRAKA PRIMARY SCHOOL,  
RICHARDSON ROAD**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

(a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;

(b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

(a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;

(b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F05-05 PROPOSED MOTORWAY;  
PROPOSED MOTORWAY AND  
RAILWAY; PROPOSED ROAD, HAYR  
ROAD TO RICHARDSON ROAD**

Development to be in accordance with the following -

1. That at the time of detailed design an environmental impact assessment be undertaken to determine effects the works will have on the environment and the most appropriate means of mitigating these effects.
2. That a landscape plan be submitted to the Council at the time of detailed design including fencing and planting which will be implemented at the boundary of the motorway with all land zoned residential and open space to minimise noise effects and provide screening.
3. That vehicle access across May Road, Dominion Road and Hayr Road be maintained when construction is completed.
4. That roading seals which minimise noise levels be incorporated into the final design.
5. That short term construction effects including noise, visual effects and dust be mitigated through construction methods which reduce these effects.
6. The term for implementation of this designation shall be 8 years from the inclusion of the designation in the District Plan.
7. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F05-07 COUNCIL CARPARK,  
219 STODDARD ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.



2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F05-08 COMMUNITY USE: SPORT, RECREATION AND COMMUNITY FACILITIES, 56-58A OWAIRAKA AVENUE**

Development to be in accordance with the following -

1. The term for implementation of this designation shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184A of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

Advice Notes:

1. All activities, works, and buildings not able to be fully disclosed with the initial notice of requirement and not provided for as a permitted activity in the underlying zoning shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act: or
  - (b) a notice to alter the designation, pursuant to Section 181 or the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and the affected persons agree in accordance with the provisions of Section 181(3) of the Act.

**F05-09 25 VALONIA ST, AVONDALE**

Although this site is zoned Residential 5, building consents will be required if the land is to be built on. In addition, subdivision and land use consents may be required.

An application to the Council for any such consent shall include a detailed engineering report prepared by a chartered professional engineer. Such a report shall provide sufficient information to assess the suitability of all parts of the land to be used for residential development and particular consideration shall be given to the potential for flooding of the site.

When considering an application for a building consent, the statutory requirements are such that Council must apply Section 36 of the Building Act 1991 to any part of the land that may be subject to inundation (i.e. flooding).

**F05-10 CONCEPT PLAN - CHRIST THE KING PARISH PRECINCT**

**ACTIVITIES**

**1. Permitted Activities within Building Platform A**

- Residential units

**2. Permitted Activities within Building Platform D**

- Car parking areas
- Places of assembly
- Activities ancillary to any of the permitted activities listed in this Concept Plan

**3. Permitted Activities Elsewhere**

- Buildings used for recreational purposes
- Care centres
- Car parking areas
- Community welfare facilities
- Education facilities
- Organised sports and recreation, and associated grounds and playing fields
- Places of assembly
- Community use of school facilities
- Activities ancillary to any of the permitted activities listed in this Concept Plan, including ancillary residential units

**4. Restricted Controlled Activities**

- Buildings within Building Platforms C and D
- External alterations or additions to buildings within Building Platforms C and D

**5. Restricted Discretionary Activities**

- Vehicle access arrangements not complying with Rule 8 of this Concept Plan
- Use of outdoor artificial lighting producing an illuminance in excess of 150 lux measured at any point on the site in a horizontal or vertical plane at ground level

**DEVELOPMENT CONTROLS**

All development is subject to the following controls. Development is also subject to the controls in Parts 4A, 5C, 10, 11 and 12 of the District Plan except where amended in the development controls below.



## APPENDIX B (PLANNING MAPS)

### 1. Building Location

All buildings shall be contained within the building platforms specified on the Concept Plan.

Provided that:

- a Walls, fences, statues, crosses, flag poles, light standards, covered walkways, adventure playgrounds and confidence courses are permitted outside of the nominated building platforms subject to compliance with all other controls in this Concept Plan.
- b Bell towers, maintenance buildings and utility structures with individual footprints less than 20m<sup>2</sup> are permitted outside of the nominated building platforms subject to compliance with all other controls in this Concept Plan.

#### Explanation

The building platforms allow location-specific controls to be placed over development in different parts of the site (particularly in respect of design). The exemption for walls and fences reflects primarily the need for barriers to reduce the level of noise received from State Highway 20. The remaining exemptions are for structures that are integral to or symbolic of school or church activities or which may be necessary for practical reasons and are unlikely to have adverse effects on the surrounding residents where they comply with all other controls in the Concept Plan.

### 2. Building Coverage

- Building Platform A - 35% (210m<sup>2</sup>)  
Building Platform B - 40% (3600m<sup>2</sup>)  
Building Platform C - 75% (1170m<sup>2</sup>)  
Building Platform D - 75% (2650m<sup>2</sup>)

#### Explanation

The combination of the building platform and building coverage controls helps balance the need to provide reasonable flexibility for the development of the site with the provision of some certainty to neighbours regarding the location and scale of development. Averaged over the entire site, the coverage permitted in this concept plan is lower than that permitted in the nearby Residential zones and lower than the default coverage limit specified in the District Plan for the Special Purpose 2 zone.

### 3. Maximum Height

- Building Platforms C & D - 10 metres  
Elsewhere - 8 metres

Provided that:

- a Height within the area including and to the north-west of Building Platform A (including Building Platform D) is to be measured from the finished ground levels following completion of the earthworks undertaken under the land acquisition agreement with Transit NZ. A finished ground level plan is available on the Council property file.
- b A place of assembly within Building Platform D may exceed the maximum height control by up to 2 metres for up to 25% of the building platform.
- c Flag poles, light standards and bell towers may exceed the above height limits by up to 4 metres.
- d A church spire may exceed the above height limits by up to 8 metres.

#### Explanation

This control is necessary to reduce the potential for buildings to dominate or overshadow the surrounding residential properties. The northern part of the site will significantly modified prior to development in order to provide a flatter and more even gradient across the site. For ease of administration, the height control is based on the finished ground levels. The additional height for Building Platform D reflects the particular architectural characteristics of churches which typically involve a gathering of the roof above the sanctuary, necessitating additional height. The additional height for flag poles, light standards and church spires recognises the limited potential for these structures to impact on the amenity of the surrounding area. The additional height for bell towers recognises the potential landmark quality of such structures coupled with their limited potential for significant adverse effects.

### 4. Building in Relation to Boundary

2 metres + 45 degrees from all residential zone boundaries.

Provided that:

- a Within the area including and to the north of Building Platform A, this control is to be measured from the finished ground levels provided by Transit NZ following completion of the site preparation works. A finished ground level plan is available on the Council property file.

#### Explanation

This is necessary to prevent the construction of visually dominant buildings adjacent to the residential zone boundaries. The control provides an additional layer of protection to the above controls.





**5. Landscaping**

A minimum 2 metre wide landscape strip shall be provided adjacent to the residential zone boundaries, along the Richardson Rd boundaries, and along the Maioro St / southern boundary adjacent to Building Platform C.

Provided that:

- a Landscaping is not required within the thin strip of land running east-west between the residentially zoned pockets of land, unless this land is used for vehicle access. In the event of this land being used for vehicle access, a minimum 1 metre wide landscape strip shall be provided adjacent to the residential zone boundaries.
- b Vehicle crossings and pedestrian paths may cross the landscape strip and freestanding walls and fences may be positioned within the landscape strip.

**Explanation**

*This is necessary to provide a buffer to the adjoining residential properties, to provide a reasonable level of amenity along the road frontages and to provide scope to reduce the visual impact of any large buildings that may be built along the road frontages. Landscaping is not required along the full length of the southern Maioro Street boundary or along the SH20 boundary as Transit will be providing a landscape buffer within the highway designation in these areas.*

**6. Fencing**

A minimum 1.8 metre high close boarded timber fence or equivalent shall be constructed along the residential zone boundaries of the site.

Provided that:

- a A fence is not required along the thin strip of land running east-west between the residentially zoned pockets of land, unless this land is used for vehicle access.

**Explanation**

*This is necessary to reduce noise transmission from parking and access areas adjacent to the residential zone boundaries.*

**7. Parking**

Parking shall be provided in accordance with Part 12.8.1 of the District Plan.

Provided that:

- a Parking is required only for education facilities and places of assembly (specifically, the church).

Additional parking is not required for any other activities on the site.

- b Parking provided for education facilities can be included in the place of assembly (church) parking supply (i.e., the parking requirements are not cumulative).
- c Parking areas are not required to be screened from the residential properties on the opposite side of Richardson Rd.

**Explanation**

*These provisions recognise that the school and church will be the dominant activities on the site; that the church will not always be used to its full capacity; that intensive use of the church will rarely coincide with normal school hours; and that the parking requirement for the church will exceed the cumulative parking requirements of the other activities expected to be located on the site. Accordingly, the various activities can share parking and, in order to make efficient use of the site, should be able to do so. The parking areas are not required to be screened from the residential properties on the opposite side of Richardson Road, as any such fencing would prevent passive surveillance of the parking areas, and potentially encourage crime.*

**8. Vehicle Access**

Vehicle access shall be provided in accordance with Rule 12.8.2 of the District Plan.

Provided that:

- a Up to three vehicle crossings are permitted onto Richardson Road in accordance with the Concept Plan diagram.
- b Upon development or redevelopment of each part of the site, a painted median shall be formed on Richardson Road to provide a refuge for vehicles turning right into the main access points.

**Explanation**

*The school and church will generate significant traffic peaks which need to be efficiently dispersed onto the road network. This will necessitate the provision of more than two vehicle crossings. The formation of a painted median on Richardson Road will provide for safe movement into the site.*

**9. Community Use of School Facilities**

Community use of school facilities is subject to Rule 10.8.1.10 of the District Plan.



## APPENDIX B (PLANNING MAPS)

### CRITERIA FOR ASSESSING RESTRICTED CONTROLLED ACTIVITIES

#### 1. Buildings and additions and alterations to buildings within Building Platforms C and D:

Applications will be assessed against the following design principles:

- a Buildings within Building Platform C should have a landmark quality as viewed from the Richardson Road / Maioro Street intersection, and a visual presence, to contribute to the legibility of the area and reduce the visual dominance of the intersection. If single storey, buildings adjacent to the road frontages should be a high single storey to assist in achieving the desired degree of presence.
- b Buildings within Building Platforms C and D should recognise and respond appropriately to the immediate context, which includes a school context, a residential context, a road context and a pedestrian context.
- c Buildings with Building Platforms C and D should generally be positioned close to and parallel with the Richardson Road and Maioro Street frontages to define the edge of these roads.
- d Development within Building Platforms C and D should be planned and designed to discourage graffiti on walls facing Richardson Road and Maioro Street. This may be achieved by design, materials and/or landscaping.
- e The overall site development should provide a balance between buildings and walls close to the road frontages (to define the road edge and provide shelter within the site) and views into and across the site from Richardson Road (for public amenity and passive surveillance).

Conditions may be imposed in respect of the following matters:

- Building design to the extent necessary to implement the above principles;
- Building position relative to the road boundaries;
- Choice of materials along road frontages;
- Landscaping along road frontages.

### CRITERIA FOR ASSESSING RESTRICTED DISCRETIONARY ACTIVITIES

#### 1. Vehicle access arrangements not complying with Rule 8 of this Concept Plan:

Council will assess the effects of the proposed access arrangements on pedestrian and traffic safety and may

impose such conditions as are necessary to maintain pedestrian and traffic safety.

#### 2. Outdoor artificial lighting producing an illuminance in excess of 150 lux at ground level:

In addition to the objectives and policies for the Special Purpose 2 zone, applications will be assessed against the relevant criteria contained in clause 10.7.2.6B of the District Plan.

##### *Explanation*

*The southern part of the site was first occupied by Christ the King School and Church in the early 1950s.*

*However, the land available for parish activities was substantially diminished in 2005 as a result of land acquisition under the Public Works Act.*

*This resulted in the northern part of the site being purchased by Transit NZ to provide for the "equivalent reinstatement" of the parish activities.*

*The parish has undertaken a master planning exercise which envisages the progressive redevelopment of the land for parish activities, principally a school and church. This is the basis of this Concept Plan.*

*This Concept Plan provides for the continuation of the school and church, future growth in the school roll and church attendance and the addition of complementary activities, subject to controls over such matters as the location and scale of development, building design and the provision of parking.*

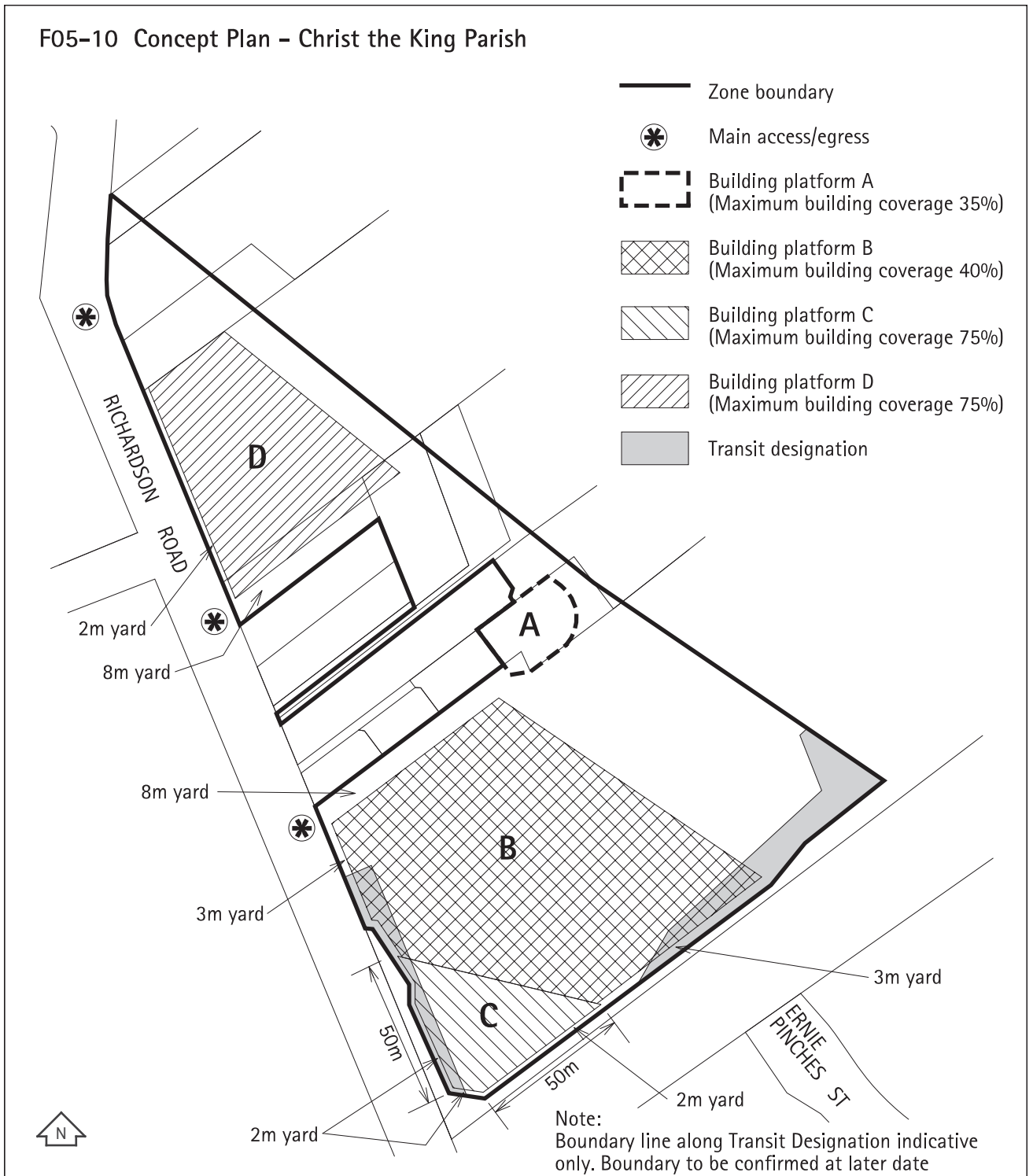
*The site is bound on two sides by State Highway 20 designations and on one side by Richardson Road, which will become a more significant arterial road following construction of the State Highway 20 extensions.*

*The site will be very visible from the intersections of State Highway 20 and Richardson Road and, as such, design criteria have been incorporated to ensure that the redevelopment of the site contributes to the amenity of the area.*

*The site also encloses a pocket of residential land, which has been reflected in the building platform, building in relation to boundary, landscaping and fencing requirements, to reduce the potential for adverse effects on these residents.*



F05-10 Concept Plan – Christ the King Parish



**F05-11 WESTERN RING ROUTE -  
WATERVIEW CONNECTION,  
MAIORO STREET TO ALAN WOOD  
RESERVE**

For a complete set of conditions, refer to the Waterview Connection Proposal Board of Inquiry decision titled "Final Report and Decision of the Board of Inquiry into the New Zealand Transport Agency Waterview Connection Proposal - Volume 2" dated June 2011.

**General Designation Conditions**

**DC.1, DC.1A, DC.2, DC.3, DC.4, DC.5, DC.6** – Refer to A07-01D

**Outline Plan of works**

**DC.7**

An Outline Plan of Works shall be prepared for the Northern and Southern Ventilation Buildings and Stacks (OPW1 and OPW2) (in the general location as shown in the Operational Scheme Plans F.2 (Schedule A, Row 3) as shown on Figures DC.A and DC.B) in accordance with Section 176A of the RMA and Conditions DC.8 and DC.9 below and submitted to the Major Infrastructure Team Manager, Auckland Council.

For the purposes of Conditions DC.8 and DC.9, the following definitions shall apply:

- (a) Control Building – A building or buildings associated with the staffed control of the tunnel operating systems (including CCTV systems or surveillance). This precludes the inclusion or attached of any equipment unrelated to the structure of operation of the control building.
- (b) Ventilation Building – A building or buildings associated with the operation and maintenance of the tunnels and associated ventilation system (including power and emergency water supply). This precludes the inclusion or attachment of any equipment unrelated to the structure or operation of the ventilation building.
- (c) Ventilation Stack (stack) - A structure which channels air emissions to a height in the atmosphere which is suitable to disperse the emissions and result in an acceptable ambient air quality. This precludes the inclusion or attachment of any equipment unrelated to the structure or operation of the ventilation stack.

**DC.9**

Outline Plan of Works for the Southern Ventilation Building, Control Building and Stack (OPW2) (Refer Figure DC.B).

OPW2 shall be prepared in accordance with Section 176A of the RMA.

The final form of the Southern Ventilation Building, Control Building and Ventilation Stack shall be in accordance with the design principles of Section B of the Urban Landscape and Design Framework (ULDF June 2010) (refer Schedule A, Row 38) and the following requirements:

- (a) Retention of the same building / structural components underground as per the revised Drawing Set F.8, specifically Drawings of Vent South Option 003 / 003A (refer Schedule A, Row 9);
- (b) Creation of an above ground building arrangement that maximises the separation of the buildings from the houses on Hendon Avenue to the east and the pedestrian / cycle way to the west;
- (c) The location of facilities, accessways, parking and manoeuvring areas to be in general accordance with the revised Plans of Drawing Set F.8, specifically Drawings of Vent South Option 003 / 003A (refer Schedule A, Row 9), providing for a shift of between 70 – 80m to the south east from the position shown in the application documents, the final decision within that 10m range to be taken by the NZTA, to the approval of Major Infrastructure Team Manager, Auckland Council, after consultation with the Community Liaison Group for Owairaka established under Condition PL.5;
- (d) Minimisation of the height of the ventilation building, control building and ventilation stack to limit their visual intrusion/ incursion relative to neighbouring residential properties – other than to enhance the visual aesthetic and cohesion of these key elements;
- (e) Development of an architectural profile, detailing and material palette that is sufficiently varied to avoid the building and vent imparting a monolithic character;
- (f) Employment of an architectural profile, detailing and material palette that references the local landscape/ geology/ tectonic character of the locality, and which is visually/ aesthetically 'grounded' in the remaining open space of Alan Wood Reserve and avoids an industrial character;
- (g) Treatment of the ventilation buildings and ventilation stack as objects of urban sculpture that are integrated with one another;
- (h) Use of the building materials on the ventilation buildings and stack which are sufficiently robust, varied/ modulated, and treated that they remain adverse to graffiti and vandalism;



Figure DC.A - OPW1 Northern Ventilation Buildings and Stack

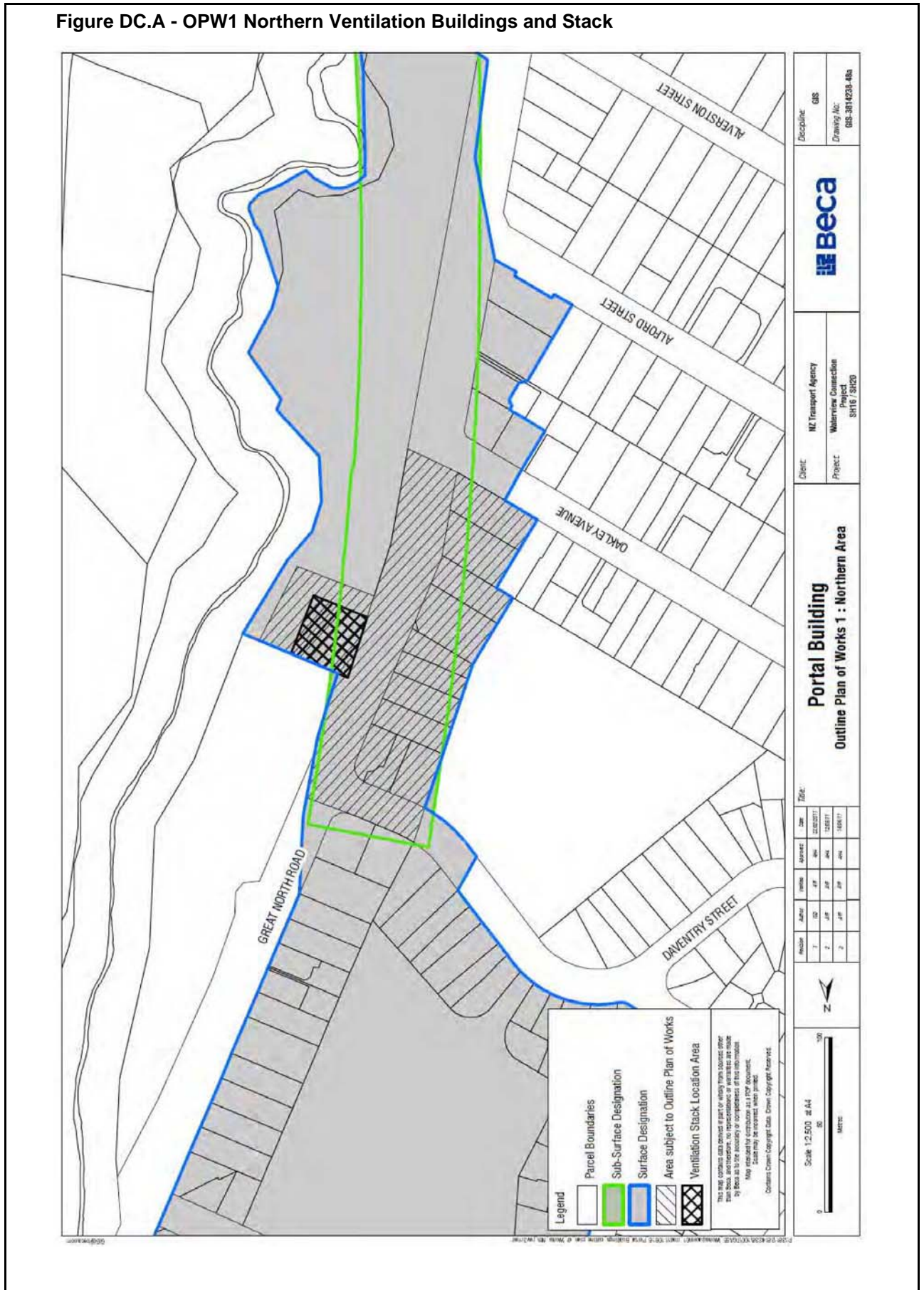




Figure DCB - OPW2 Southern Ventilation Buildings and Stack



- (i) Maximisation of the quantum of limbed-up large scale specimen trees (to promote visibility and surveillance (in accordance with CPTED principles)) in the vicinity of the ventilation buildings, related structures and vehicle movement/ parking areas, so as to reduce the apparent scale of the buildings when viewed from residential properties near Hendon Avenue and Methuen Road;
- (j) Documentation of consultation with the Owairaka Community Liaison Group (as established by Condition PI.5) and the Manager, Urban Design Auckland Council and the views and concerns expressed by this consultation;
- (k) Confirmation that the building height (maximum of 7.5m) and above ground area is no greater than the Concept Plan drawings in the updated plan set F.8, specifically Drawings of Vent South Option 003 / 003A (refer Schedule A, Row 9);
- (l) The site configuration should maximise the use of CPTED principles for territorial reinforcements to achieve site security, minimising the necessity for additional fencing;
- (m) If parking areas are secured, they should where possible directly abut the buildings. Any fencing should be kept to a minimum;
- (n) Provision of lighting integrated with the façade design to illuminate the ventilation building, and as appropriate any shared pedestrian / cycle path within Alan Wood Reserve; and
- (o) The ventilation stack will be at a height of 15m calculated from the post-construction ground level of the Alan Wood Reserve averaged at a distance of 10m from the exterior walls of the ventilation stack location.

**DC.10** – Refer to A07-01D

#### **DC.11**

A number of conditions of the designation require works on land that is to be acquired by the NZTA to provide land for a rail corridor to replace existing rail land required for the Project (“replacement rail land”). Any conditions applying to the replacement rail land must be met by the NZTA up until (and if) construction of rail commences on that land. Once construction of rail commences on the replacement rail land, under a new or altered rail designation imposed through a publicly notified process, any conditions relating to the replacement rail land shall cease to have effect.

*Advice note: The expectation is that the planning process authorising the construction of such rail will have imposed appropriate conditions to apply in respect of the rail corridor and any mitigation and interface with the Waterview Project.*

**DC.12, DC.13, DC.14** – Refer to A07-01D

#### **Construction Environmental Management Plan Conditions**

**CEMP.1, CEMP.2, CEMP.3, CEMP.4, CEMP.5, CEMP.6, CEMP.7, CEMP.8, CEMP.9, CEMP.10, CEMP.11, CEMP.12, CEMP.13, CEMP.14, CEMP.15** – Refer to A07-01D

#### **Public Information Conditions**

**PI.1, PI.2, PI.3, PI.4, PI.5, PI.6** – Refer to A07-01D

#### **Temporary Traffic Conditions**

**TT.1, TT.2, TT.3, TT.4, TT.5, TT.6, TT.7, TT.8, TT.9, TT.10, TT.11** – Refer to A07-01D

#### **Operational Traffic Conditions**

**OT.1** – Refer to A07-01D

#### **Tunnel Traffic Operation Plan**

##### **OT.2**

The NZTA shall prepare a Tunnel Traffic Operation Plan in consultation with the Auckland Transport and Auckland Council. The Plan shall include, but not be limited to:

- (a) Procedures for tunnel operational safety, including fire-life safety;
- (b) Procedures for maintenance requirements.
- (c) Procedures for managing traffic to avoid or minimise potential congestion within the tunnel, particularly during peak periods.
- (d) Procedures for the management of traffic during incidents.
- (e) Procedures for the operation of tunnel fans and the management of portal emissions.
- (f) Confirmation that all equipment has been tested and operates in accordance with requirements and specifications.

The Tunnel Traffic Operation Plan shall be completed and provided to Auckland Transport and to the Major Infrastructure Team Manager, Auckland Council (in respect of Condition OT.2(e)), prior to operational use of the tunnelled section of SH20.

*Advice note: The operation and maintenance of the air quality monitoring equipment inside the tunnel shall follow manufacturer’s recommendations.*

#### **Noise and Vibration Conditions - Construction**

**CNV.1, CNV.2** – Refer to A07-01D

##### **CNV.3**

Project Construction Noise Criteria: Airblast (excluding Sundays)



Category	Type of Blasting Operations	Peak Sound Pressure Level (LZpeak dB)
<b>Human Comfort Limits</b>		
Sensitive Site	Operations lasting longer than 12 months or more than 20 Blasts	<b>115 dB</b> for 95% blasts per year. <b>120 dB</b> maximum unless agreement is reached with occupier that a higher limit may apply
Sensitive Site	Operations lasting less than 12 months or less than 20 Blasts	<b>120 dB</b> for 95% blasts per year. <b>125 dB</b> maximum unless agreement is reached with occupier that a higher limit may apply
Occupied non-sensitive sites such as factories and commercial premises	All blasting	<b>125 dB</b> maximum unless agreement is reached with the occupier that a higher limit may apply. For sites containing equipment sensitive to vibration, the vibration should be kept below manufacturer's specifications of levels that can be shown to adversely affect the equipment operation
<b>Damage Control Limits</b>		
Structures that include masonry, plaster and plaster-board in their construction and also unoccupied structures of reinforced concrete or steel construction	All Blasting	<b>133 dB</b> unless agreement is reached with owner that a higher limit may apply.
Service structures such as pipelines, powerlines and cables located above ground	All Blasting	Limit to be determined by structural design methodology

**CNV.4, CNV.5** – Refer to A07-01D

**CNV.6**

Blasting shall be undertaken between 09:00h and 17:00h, Monday to Saturday, except that blasting may be undertaken between 09:00h and 17:00h on Sundays where:

- (a) The blasting is at least 50m inside the Sector 8 tunnel;
- (b) The blasting produces peak particle velocities at any residential building not exceeding 0.5mm/s; and
- (c) The Project construction noise criteria set out in Condition CNV.2 for Sundays are complied with.

**CNV.7, CNV.8** – Refer to A07-01D

**CNV.9**

The concrete batch plants, rock crushing plants and the loading bays and conveyors for such plants shall be fully enclosed.

**CNV.11**

For all other properties, if noise and vibration monitoring of the tunnelling works for the Project (in accordance with Condition CNV.1), indicates that the noise or vibration criteria of Conditions CNV.2 or CNV.4 will potentially be exceeded, then the process set out in the CNVMP will be undertaken including Site Specific Noise Management Plans. Where relocation for residents is proposed, notification of such relocation with residents and property owners will be undertaken in accordance with the processes contained in the CNVMP.

**CNV.13** – Refer to A07-01D

**Noise Conditions - Operation**

**ON.1, ON.2, ON.3, ON.4, ON.5, ON.6, ON.7, ON.8, ON.9, ON.10, ON.11, ON.12** – Refer to A07-01D

**ON.13**

All mechanical services associated with the general operation of the tunnels shall be designed such that noise emissions do not exceed the following noise limits, when





measured at or within the boundary of any residential-zoned site:

Monday to Saturday	7 am to 10 pm	50 dB L <sub>Aeq</sub> (15 min)
Sunday & Public Holidays	9 am to 6 pm	50 dB L <sub>Aeq</sub> (15 min)
At all other times		40 dB L <sub>Aeq</sub> (15 min) 75 dB L <sub>Amax</sub>

**ON.14** – Refer to A07-01D

**Vibration Conditions - Operation**

**OV.1** – Refer to A07-01D

**Air Quality Conditions - Construction**

**AQ.1, AQ.2, AQ.3, AQ.4, AQ.5, AQ.6, AQ.7, AQ.8, AQ.14, AQ.15** – Refer to A07-01D

**AQ.16.**

Continuous monitoring of TSP concentrations shall be undertaken in at least one location in Sector 1, in at least two locations in Sectors 5 and/or 7, and in at least two locations in Sector 9 while construction activities are being undertaken in those Sectors. The locations of continuous TSP monitors shall, as far as practicable, comply with the requirements of AS/NZ 3580.1.1:2007 Method for Sampling and Analysis of Ambient Air – Guide to Siting Air Monitoring Equipment.

**AQ.17.**

Continuous monitoring of wind speed and direction shall be undertaken in at least one location in each of Sector 1, Sectors 5 or 7 and Sector 9 while construction activities are being undertaken in those Sectors. The locations of wind speed and direction monitors shall, as far as practicable, comply with the requirements of AS 2923:1987 Ambient Air – Guide for the Measurement of Horizontal Wind for Air Quality Applications and be at the same locations as the TSP monitors required by Condition AQ.16.

**AQ.18.**

The locations and types of continuous TSP and meteorological monitoring sites required by Conditions AQ.16 and AQ.17 shall be selected by the NZTA in consultation with the Auckland Council.

In the event of a failure of the monitoring equipment, this shall be repaired or replaced within 2 working days.

**AQ.19** – Refer to A07-01D

**AQ.20.**

If the monitoring required by Condition AQ.16 shows that concentrations of TSP in ambient air at or beyond the boundary of the site exceeds 80 micrograms/m<sup>3</sup> as a 24-hour average, the NZTA shall undertake an investigation into the cause of the exceedence in accordance with the CAQMP.

**AQ.21.**

A report into the outcome of any investigation required by Condition AQ.20 shall be forwarded to the Major Infrastructure Team Manager, Auckland Council within 10 working days of the exceedence. If the cause of the exceedence is identified as being an activity undertaken on the site, the report shall also identify additional measures to be taken to reduce discharges of particulate matter into air from that activity.

**AQ.22, AQ.23** – Refer to A07-01D

**Operational Air Quality Conditions**

**OA.1**

The vents used to discharge emissions in the tunnels shall discharge vertically into air at a height of 15m, as follows:

- (a) The northern ventilation stack will be at a height of 15m. This height shall be calculated from the lowest existing ground level along the Great North Road boundary, adjacent to the ventilation stack; and
- (b) The southern ventilation stack will be at a height of 15m calculated from the post-construction ground level of the Alan Wood Reserve averaged at a distance of 10m from the exterior walls the ventilation stack location.

and shall not be impeded by any obstruction that may in the opinion of the Peer Review Panel (Condition OA. 7) decrease the vertical efflux velocity (in other words, the average velocity of material emitted into the atmosphere).

**OA.2**

Prior to the tunnels becoming operational, the NZTA shall establish two ambient air quality monitoring stations and one portal air quality monitoring station. The location and types of these monitoring stations shall be selected by the NZTA in consultation with the Auckland Council and Peer Review Panel (Condition OA.7), providing that one ambient monitoring station will be located within the Waterview Primary School (subject to agreement by the School).

Ambient air quality shall be monitored continuously in real time, to monitor potential effects associated with the operation of the ventilation system from the tunnels. Ambient monitoring shall include fine particulates (PM10 and PM2.5) and nitrogen dioxide. Portal monitoring shall include nitrogen dioxide. Results shall



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be compared with the relevant National Environmental Standards for air quality and Auckland Regional air quality targets (as identified in Chapter 4 of the Auckland Regional Plan: Air, Land and Water, 2010). Monitoring shall be undertaken at each site until the Peer Review Panel recommends that monitoring is no longer necessary. The locations, operation and maintenance schedules of the continuous monitors shall, as far as practicable, comply with the requirements of AS/NZ 3580.1.1: 2007 Method for Sampling and Analysis of Ambient Air – Guide to Siting Air Monitoring Equipment, and with methods specified in the National Environment Standards.

### OA.3

Continuous monitoring of wind speed and direction shall be undertaken at each ambient air quality monitoring location as required by Condition OA.2. The locations of wind speed and direction monitors shall, as far as practicable, comply with the requirements of AS 2923:1987 Ambient Air – Guide for the Measurement of Horizontal Wind for Air Quality Applications.

### OA.4

For the first 12 months of tunnel operation, the results of the ambient air quality monitoring shall be reported via validated reports and issued for information via the Project website (monthly). Following this period, and for a period of at least 12 months, reporting shall take place quarterly as follows: Quarter 1 (December to February) by 31 March, Quarter 2 (March to May) by 30 June, Quarter 3 (June to August) by 30 September and Quarter 4 (September to November) by 31 December.

### OA.5

If the monitoring required by Condition OA.2 shows that concentrations of contaminants in ambient air at the monitoring locations exceeds the relevant National Environmental Standards for air quality, or Regional Air Quality Targets (as identified in Chapter 4 of the Auckland Regional Plan: Air, Land and Water), the NZTA shall undertake an investigation into the cause of the exceedence and report this to the Peer Review Panel (Condition OA.7) and the Major Infrastructure Team Manager, Auckland Council.

### OA.6

The air quality monitoring shall be undertaken in general accordance with the Operational Air Quality Management Procedure (Appendix O of *Technical Report G.1 Assessment of Air Quality Effects*) submitted with this application.

### OA.7

A Peer Review Panel shall be appointed by NZTA with the agreement of Major Infrastructure Team Manager, Auckland Council for the purpose of reviewing the ambient air quality monitoring programme and results. The Peer Review Panel shall consist of two independent

experts in air quality with experience in ambient air quality monitoring and emissions from motor vehicles. The Peer Review Panel shall review all ambient monitoring, relevant traffic data and tunnel emissions and provide a summary report including any interpretation and recommendations to NZTA, Auckland Council and the Community Liaison Group(s) within 6 months of the tunnels becoming operational and annually thereafter.

### Portal Emissions

#### OA.8

The tunnel ventilation system shall be designed and operated to ensure that any air emitted from the tunnel portals does not cause the concentration of nitrogen dioxide (NO<sub>2</sub>) in ambient air to exceed 200 micrograms per cubic metre, expressed as a rolling 1 hour average, at any point beyond the designation boundary that borders an air pollution sensitive land use.

*Advice Note: The above standard reflects the National Environmental Standard for Nitrogen Dioxide (NO<sub>2</sub>) concentration in ambient air.*

### Landscape and Visual Conditions

**LV.1, LV.2, LV.3, LV.4, LV.5, LV.8, LV.10** – Refer to A07-01D

### Open Space Conditions

**OS.1, OS.2, OS.3, OS.4** – Refer to A07-01D

### Alan Wood Reserve (Specific)

#### OS.6

The Alan Wood Reserve Open Space Restoration Plan, shall be prepared in general accordance with the detail shown for the Open Space Restoration Areas on the UDL Plans (Refer Schedule A, Row 17), the following shall be provided:

- (a) Equivalent reinstatement of the following recreational facilities:
    - (i) Two “open for play” full sized sand-carpeted football (soccer) fields at Valonia Street with artificial lighting (for training purposes to AS2560 and AS4282), associated changing facilities/ablution block, and associated parking requirements;
    - (ii) If a financial payment in lieu has not been made under Condition OS.9(b) then one half size football field for training purposes at Alan Wood Reserve;
    - (iii) One half basketball court; and
    - (iv) One volleyball court;
- Except that:
- (v) There shall be a general 10m clear space for spectators around the fields and field layout shall



be maximised to provide a continuous playing surface (e.g. for summer sports such as softball and cricket) (e.g. by altering drainage and the detailed design for the stream realignment of Oakley Creek).

(b) Other Restoration and Enhancement:

- (i) An extension to the pedestrian / cycle access from the Pedestrian/Cycleway to Methuen Road through the existing park access at 174 Methuen Road, following a full CPTED review and response;
- (ii) Details of proposed pedestrian/ cycle access within and to/from the reserve areas (including Hendon Park Bridge) (Refer Schedule A, Row 9) including a full CPTED review and response;
- (iii) Separation of pedestrian access within the reserve (e.g. linking the carpark to the fields) from the SH20 Cycleway (Refer Schedule A, Row 17);
- (iv) Subject to obtaining necessary resource consents and Auckland Council landowner approval, provision of a skate-park;
- (v) Design and provision of the Management Plan elements identified on UDL Plan 218 (Refer Schedule A, Row 17) (with the exception of M3 and M7) and notation M2 on Plan 219, subject to approval from Auckland Council;
- (vi) Design and provision of the Management Plan elements identified on UDL Plan 220 (noted M1 through to M5), on UDL Plan 221 (Refer Schedule A, Row 17) (noted as M1 – M3, M7 - M10, M12 and M13) and on UDL Plan 222 (noted M1 and M2 and M4 and M6), subject to any necessary resource consents and landowner approval from Auckland Council; and
- (vii) Landscape planting as provided on UDL Plan 223 (Refer Schedule A, Row 17) (noted as M1 and M3), subject to landowner approval from Auckland Council.

*Advice Note: Condition OS.6(a) needs to be read in conjunction with Condition OS.9(a) as decisions made prior to construction may be relevant to the post construction Open Space Restoration Plan.*

**Construction Works**

**OS.9**

At least 20 working days prior to the occupation of the construction areas within Alan Wood Reserve, the NZTA shall, in consultation and agreement with the Auckland Council, provide:

- (a) Three soccer playing fields, maintaining as a minimum the existing dimensions of the playing fields in Alan Wood Reserve that are open for play,

including associated access, ablution block and carparking. If the two fields at Valonia Reserve can be provided as an early work these will be done to the standard set in OS.6(a); or

- (b) An equivalent financial payment in lieu (or part thereof) to the Auckland Council, which has been paid in full at least 20 working days prior to occupation of Construction Yards 9 - 12; and
- (c) A half basketball court and volleyball court.

**OS.9a**

Prior to occupation of Construction Yards 8, 9 and 10, access to the following areas will be maintained or provided (as shown as Area A on the Accessible Open Space in Sector 9 during Construction Plan (Refer Schedule A, Row 29)):

- (a) Approximately 4.6ha of existing passive open space from Methuen Road to New North Road.
- (b) Approximately 2.2ha of newly established active recreation open space and existing passive open space, in the vicinity of the Valonia Street Reserve.

**OS.9b**

Following the stream realignment, a passive recreation linkage (including a gravel walkway) between the above open spaces will be provided, establishing a continuous open space linkage from Valonia Street to New North Road (identified as Area B on the Accessible Open Space in Sector 9 During Construction Plan (see Schedule A, Row 29)).

**OS.12**

The “Hendon Park Bridge” to the Valonia Reserve area shall be provided within three months of completion of construction works on the SH20 carriageway (up to chainage 1300) and the final stormwater pond proposed at Valonia Street.

**OS.13 – Refer to A07-01D**

**OS.14**

Where access to Oakley Creek will be disrupted for more than 3 consecutive days, or over a weekend, or there is no provision for a walkway detour, the Community Liaison Person shall notify the Friends of Oakley Creek at least 20 working days in advance of any planned disruption (except where the disruption is of shorter duration, or an emergency situation).

**OS.17**

- (a) The NZTA will facilitate the Crown making the property at 6 Barrymore Road (with the exception of land required for the ongoing operation and maintenance of the State Highway or the future rail corridor land) available to Auckland Council for reserve. Any transfer to Auckland Council would be subject to the agreement of both Land Information New Zealand and Council, and only occur after the



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designation footprint is withdrawn to the operational requirements of the Project (as per Condition DC.10).

- (b) If the transfer to Auckland Council does not occur within 12 months of commencement of operations of the motorway in Sector 9, the NZTA shall make a financial payment in lieu of that transfer to Auckland Council in the amount of \$1.13 million, for the same purposes as the payment described in condition SO.14, but not further conditional in the manner provided by SO.14(d).
- (c) The purpose of the transfer under (a) or the financial payment under (b) is to mitigate significant adverse effects on passive open space and reserves in Sector 9 (other mitigation having been held by the Board of Inquiry not to be adequate).

*Advice Note: The disposal of surplus Crown land is subject to statutory processes (including the Public Works Act) which are managed by Land Information New Zealand and not the NZTA directly.*

### Social Conditions

**SO.1, SO.2, SO.6, SO.7** – Refer to A07-01D

#### SO.13

The NZTA shall appoint a medical specialist qualified and experienced in Environmental and Occupational Medicine for the duration of the operational air quality monitoring of the Project (as defined by Condition OA.4) to be a point of contact for persons concerned about the discharge from the ventilation stacks. This person must be reasonably available by appointment for advice on matters of concern for residents within the Waterview / Point Chevalier and Owairaka / New Windsor communities, and parents of pupils and prospective pupils at schools, kindergartens, playschools, and child care centres within those areas.

#### SO.14

For the purpose of mitigating significant adverse effects on passive open space and reserves in Sectors 5, 7 and 9, both during the construction years and longer term, particularly in the Waterview, Owairaka and New Windsor communities (other mitigation having been held by the Board of Inquiry not to be adequate) the following applies:

- (a) The NZTA shall, subject to conditions (b), (c) and (d) below, construct the following:
- (i) A pedestrian and cycleway to AUSTROADS standards between Waterview and Owairaka/New Windsor (as generally indicated on drawing labelled as "Indicative SH20 Cycleway Route" (refer to Schedule A, Row 40)), subject to any modifications necessary to address design, property or engineering constraints.
- (ii) The "Alford St Bridge".

(iii) The "Soljak Pl Bridge".

- (b) The NZTA's obligations under condition (a)(i) arise when the NZTA receives certification from the Auckland Council and Auckland Transport that the Auckland Council and Auckland Transport have:
- (i) acquired all necessary land, or obtained all necessary interests and/or landowner approvals on a permanent basis in respect of the facilities described in condition (a)(i); and
- (ii) acquired sufficient land to form a cycle and pedestrian way to AUSTROADS standards between Alan Wood Reserve and Unitec; and
- (iii) obtained all necessary resource consents required for construction and operation of the facilities.
- (c) The NZTA's obligations under condition (a)(ii) arise when the NZTA receives certification from the Auckland Council and Auckland Transport that the Auckland Council and Auckland Transport have:
- (i) acquired all necessary land, or obtained all necessary interests and/or landowner approvals on a permanent basis for the Alford St Bridge; and
- (ii) obtained all necessary resource consents required for construction and operation of the Alford St Bridge.
- (d) The NZTA's obligations under conditions (a)(iii) arise when the NZTA receives certification from the Auckland Council and Auckland Transport that the Auckland Council and Auckland Transport have:
- (i) acquired all necessary land, or obtained all necessary interests and/or landowner approvals for the Soljak Pl Bridge either on a permanent basis or on the basis that the Soljak Pl Bridge may be constructed and operated unless and until its continued existence and / or operation conflicts with or compromises future works pursuant to the designation for rail purposes; and
- (ii) obtained all necessary resource consents required for construction and operation of the Soljak Pl Bridge.
- (e) The certification from Auckland Council required under conditions (b), (c) and (d) above must be received by the NZTA within 8 years of the designations for the Project being confirmed.
- (f) Each of the facilities for which certification has been given must be constructed within 1 year of the opening of the motorway, or two years from when certification is given for the relevant facility, whichever is the earlier, subject however to some elements of the facilities towards the northern end needing to await the decommissioning of Construction Yard 7.



- (g) The value of the construction works to be undertaken by the NZTA pursuant to condition (a) to (d) above shall not exceed a sum equal to \$8 million in June 2011 New Zealand dollars (with any construction costs above that figure being met by the Council.)”
- (h) The pedestrian and cycleway facilities described in condition (a)(i) above are in addition to the cycling and pedestrian facilities required by the other conditions.

*Advice notes:*

*The intention of this condition is to construct a continuous pedestrian and cycleway with bridges at Soljak Pl and Alford St. To achieve this, the Council and Auckland Transport will use their best endeavours to obtain the necessary consents and landowner approvals, for all three components of the network.*

*The approvals required for the Soljak Pl Bridge reflect the designation for rail purposes of land under the bridge and the possibility that any bridge structure will be approved for a limited length of time only.*

*In the event that, despite their best endeavours, the Council and Auckland Transport cannot obtain all of the necessary landowner approvals, the condition allows each part of the network to be constructed in isolation from the others. That will provide some mitigation of the significant adverse effects on passive open space and reserves in Sectors 5, 7 and 9 that the condition is intended to address. It will also enable the Council and Auckland Transport to complete the network in the future at their expense when and if they are able to obtain the outstanding approvals.*

*Condition (f) above requires the earlier of the 2 named events to be the trigger for NZTA to undertake the works, in order that the required mitigation or at least some of it occur during the construction years. It also recognises that towards the northern end of the pedestrian and cycleway, some of the works may need to await the de-commissioning of Construction Yard 7.*

*Subject to landowner approvals, the Council and/or Auckland Transport will be the owner of the pedestrian and cycleway and the bridges described in (a) above and shall have full responsibility for the operation and maintenance of those facilities once they have been constructed by NZTA. Accordingly, NZTA will be under no further obligation in respect of any of the facilities once they have been constructed and, in particular, will have no obligation in terms of the removal, alteration or replacement of the Soljak Pl Bridge in the event that it conflicts with or compromises proposed works pursuant to the designation for rail purposes.*

**Vegetation Conditions**

**V.1, V.2, V.3, V.4, V.5, V.6, V.7, V.8, V.9, V.10** – Refer to A07-01D

**V.12**

Should the taxonomic and rarity status of the Geranium species growing alongside Oakley Creek in Hendon Park and Alan Wood Reserve not be confirmed before the commencement of works in this area, then this species shall be treated as Significant Vegetation and shall either be:

- (a) Protected in full or in part, and/or
- (b) Where protection is not practicable, relocated to a suitable and safe habitat elsewhere; or
- (c) Where protection or translocation are not practicable, this population shall be cleared in locations where required to allow works to proceed, but replaced with an equal extent of replacement plantings of the same species (from propagated material sourced from the existing population) planted at a safe and suitable habitat nearby in Hendon Park/Alan Wood Reserve.

**V.13**

Any clearance of the Geranium in accordance with Condition V.12 shall be restricted to the minimum necessary to facilitate the works.

**V.16**

All realignments and riparian enhancements of Oakley Creek shall be carried out in accordance with the Oakley Creek Realignment and Rehabilitation Guidelines and in general accordance with the Urban Design and Landscape plans (Refer Schedule A, Row 17).

**Avian Conditions**

**A.1** – Refer to A07-01D

**Herpetofauna Conditions**

**H.1** – Refer to A07-01D

**Lighting Conditions**

**L.1, L.2, L.3** – Refer to A07-01D

**Archaeology Conditions**

**ARCH.1, ARCH.2, ARCH.3, ARCH.8, ARCH.**  
Advice Note – Refer to A07-01D

**Ground Settlement Conditions**

**S.1**

The NZTA shall finalise, and implement through the CEMP, the Settlement Effects Management Plan (SEMP) lodged with the application prior to construction activities being undertaken. Prior to construction (following detailed investigation and design), the total estimated settlements and building damage categories shall be confirmed using the methodology in Technical Report G.13 *Assessment of Ground Settlement Effects* and the SEMP shall be updated accordingly.

In the event that settlement predictions are greater (than those allowed for in Figure E.14 (refer Schedule A, Row



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26)) or building damage categories increase in ranking or buildings affected from those identified in Figures G1-G4 (refer Schedule A, Row 27), mitigation measures shall be introduced as part of the detailed design and construction process to avoid any adverse effects greater than predicted by the application lodged in August 2010.

### Settlement Monitoring

#### S.2

The NZTA shall establish a series of ground settlement monitoring markers to monitor potential settlement in relation to the construction of the tunnels. The survey markers will be located generally as follows:

- (a) Along the tunnel alignment and extending out to a maximum of 400m either side of the tunnels to correlate with cross sections that have been used for the settlement estimates and to infill between them.
- (b) To cover the more extensive eastern zone area of settlement at Chainage 3400 (Figure E.14 refer Schedule A, Row 26).
- (c) On or around buildings or features considered to be particularly sensitive as defined in the SEMP (including those buildings identified in Condition S.7) and as may be updated to reflect detailed analysis and interpretation of monitoring results as the Project proceeds.

Two types of markers shall be established: Framework Markers which shall form the main basis of monitoring, and Intermediate Markers which shall provide additional monitoring information for interpretation of Alerts and Alarms. The locations of each type of settlement monitoring marker shall be confirmed in the SEMP. Each Framework Marker shall have an alert and alarm level set in relation to Figure E.14, where alert = 75% of the theoretical value and alarm = 100% of the theoretical value with due consideration of the seasonal range of ground movement identified by pre-construction monitoring.

#### S.3

The NZTA shall survey the settlement monitoring markers at the following frequency:

- (a) Pre-construction
  - i) All Framework Markers – Vertical and selected horizontal at 3 monthly intervals, starting at least 12 months prior to construction commencing; and
  - ii) All Intermediate Markers - Vertical and selected horizontal once.
- (b) During Construction
  - i) All Framework Markers - Vertical on a monthly basis; and

- ii) Selected Framework Markers only - Horizontal on a monthly basis.
- (c) During Active Construction
  - i) All Framework and Intermediate Markers – Vertical on a weekly basis; and
  - ii) Selected Framework Markers only - Horizontal on a monthly basis.

“Active construction” shall be defined as:

- (a) Starting when the advancing tunnel face comes within 150m and ending when the final tunnel lining has been installed 150m beyond the section; and
- (b) When excavation in front of a retaining wall comes within 100m of a section and ending when the permanent wall supports are in place beyond a distance of 100m.

#### S.4

Within three days of each monitoring round, the NZTA shall use the settlement monitoring results (together with the results of groundwater monitoring where they may provide an earlier indication of future settlements) to reassess the ground settlements and building damage categories and compare them to those estimated in Figures E.14 and G1-G4 (refer Schedule A, Row 26 and 27).

If alert and alarm levels are exceeded, the trigger marker shall be resurveyed within 24 hours.

If the reassessment indicates that a building has increased its damage category from that in Figures G1 – G4 (refer Schedule A, Row 27) then this shall be considered to be an Alert Level and additional specific assessment of the building shall be carried out by the NZTA to confirm this reassessment within 72 hours.

If the additional assessment confirms the increase in damage category, this shall be considered to be an Alarm Level and the property owner and occupier will be notified within 48 hours. Following consultation with the property owner and occupier(s); subsequent actions may include increased frequency and/or extent of monitoring, modification to the construction approach or mitigation works to the affected building.

#### S.5

Settlement monitoring shall be undertaken for a period of 2 years following completion of the tunnels. The NZTA may reduce the frequency of settlement monitoring, required by Condition S.3, to 6-monthly:

- (a) Once the active construction stage has passed; and
- (b) Monthly monitoring has been undertaken for a minimum of 6 months; and



(c) The monitoring indicates that any potential settlement effects are within a satisfactory range as specified in the SEMP; and

(d) The criteria in (a) to (c) above has been certified by the Auckland Council.

**S.6**

The NZTA shall collate the results of the settlement monitoring (undertaken pursuant to Conditions S.2 – S.5) and prepare a report that shall be made available to the Auckland Council. A settlement monitoring report shall be prepared prior to the commencement of construction, and then at monthly intervals throughout the construction period. Following the completion of construction, a settlement monitoring report shall be prepared following each round of settlement monitoring undertaken (i.e. monthly and then 6-monthly when monitoring is reduced pursuant to Condition S.5).

The settlement reports shall highlight any alert or alarm level exceedences and provide a full interpretation and/or explanation as to why these levels are exceeded, the likely effects and detail any remedial or mitigation measures initiated as a result of these trigger exceedences.

**Building Condition Surveys**

**S.7**

The NZTA shall review and update the schedule of buildings and structures considered to be at risk in accordance with the criteria of the SEMP and maintain this for review by the Auckland Council. This shall include, but not be limited to, the following properties identified in the Technical Report G.13 *Assessment of Ground Settlement Effects* provided in support of this application:

- (a) Buildings on properties within the substrata designation;
- (b) Buildings where total estimated settlement is greater than 50mm (defined in Figure E.14 – Refer Schedule A, Row 26);
- (c) Buildings in areas estimated to have a risk of damage more than negligible (defined in Figures G1-G4 as categories 1-5 (Refer Schedule A, Row 27));
- (d) Unitec Buildings 76, and 310-313 (as per Unitec Site Plan in Schedule A, Row 31);
- (e) 1510 Great North Road, Unitec Residential Flats (two buildings);
- (f) Pak’n Save Supermarket;
- (g) Metro Football Clubhouse, Phyllis Street;
- (h) Building at 1550 Great North Road;
- (i) BP Service station at 1380 Great North Road;

(j) Modern Chairs Building (Richardson Road);

(k) Waterview Primary School;

(l) Operational septic tanks where total estimated settlement is greater than 50mm; and

(m) Buildings on the western side of the alignment between Chainage 3000 and 3400 where total estimated settlement is greater than 20mm.

**S.8**

The NZTA shall consult with owners of buildings and structures identified in Condition S.7 and, subject to the owner’s approval of terms acceptable to the NZTA, shall undertake a preconstruction condition assessment of these structures in accordance with the SEMP.

**S.9**

The NZTA shall employ a suitably qualified person (e.g. a Chartered Professional Engineer) to undertake the building assessments required pursuant to Conditions S.8 and S.12 and identify this person in the SEMP.

**S.10**

The NZTA shall undertake monthly visual inspections of the following buildings during the “active construction” phase of the Project as defined in Condition S.3:

- (a) All Type 1 Dwellings within a zone where “more than negligible” effects have been predicted;
- (b) All Type 2 Dwellings within a zone where “slight” effects or greater have been predicted
- (c) Unitec Building 76;
- (d) 1510 Great North Road, Unitec Residential Flats (two buildings);
- (e) Pak’n Save supermarket; and
- (f) Waterview Primary School (pool and hall).

Note: Type 1 and 2 Dwellings are those as defined in Technical Report G.13 *Assessment of Ground Settlement Effects*.

**S.11**

The NZTA shall undertake level and/or wall inclination surveys on a monthly basis during the “active construction” phase of the Project on the following buildings:

- (a) All Type 1 Dwellings within a zone where “slight” effects or greater have been predicted;
- (b) Unitec Building 76;
- (c) 1510 Great North Road, Unitec Residential Flats (two buildings);
- (d) Waterview Primary School (pool); and
- (e) Pak ‘n’ Save Supermarket



## APPENDIX B (PLANNING MAPS)

### S.12

The NZTA shall, subject to the owner(s) approval, ensure that within 6 months of completion of construction activities, a post-construction condition assessment covering the matters identified in the SEMP is undertaken and shall be provided to the owner(s). The assessment report shall include a determination of the cause of damage identified (if any) since the preconstruction condition assessments. The NZTA shall agree with the owner(s) appropriate remedial works (if any) in conjunction with arrangements for implementation and/or compensation. The requirements of this condition need not be fulfilled for any particular building with the written approval of the current owner of a building or where the NZTA can provide reasonable evidence to the Auckland Council that the current owner of that building has agreed they do not require such a survey.

### S.13

The NZTA shall ensure that a copy of the pre, post-construction and any additional building condition assessment reports for each building be forwarded to the respective property owner(s) within 15 working days of completing the reports. The NZTA shall notify the Auckland Council that the assessments have been completed. The community liaison person appointed pursuant to Condition PI.1 shall be the contact person for owner(s) subject to assessment and reporting under Conditions S.1 to S.11 and S.16 and remedial works or compensation payments under Condition S.12 and S.16.

### Retaining Wall Monitoring

#### S.14

The NZTA shall establish inclinometer and surface monitoring of the retaining walls for the tunnel portals and cut and cover tunnel to determine any potential effect from the tunnels. The nature and timing of the monitoring shall be determined during detailed design of the retaining walls and specified in the SEMP.

### Services Monitoring

#### S.15

Prior to construction commencing, the NZTA shall undertake CCTV surveys of services identified in the SEMP as being susceptible to damage or particularly critical. This shall include, but not be limited to:

- (a) Waterview Orakei No. 9 trunk sewer.

The NZTA shall monitor these services by undertaking additional CCTV surveys throughout the construction period. If any damage is determined in relation to the Project, the NZTA shall undertake any remedial action as required in consultation with the service provider.

### Slope Stability Assessments

#### S.16

Prior to construction commencing, the NZTA shall undertake geotechnical investigations of slopes or sites that have been identified as potentially being susceptible to movement. This shall include, but not be limited to:

- (a) 14H and 14J Cradock Street
- (b) 34 Cradock Street
- (c) 40 Cradock Street
- (d) 56 Powell Street;
- (e) 1590A Great North Road; and
- (f) Other sites on the western slopes of Oakley Creek identified under Condition S.7(b) and S.7(m) which are assessed in the course of a pre-construction condition assessment undertaken in accordance with Condition S.8 as potentially being susceptible to slope movement.

The NZTA shall undertake monitoring throughout the active construction period in accordance with Condition S.10 above and shall assess and agree remedial action as required, in consultation with the owner, in accordance with Condition S.12 above.

### Differential Settlement

#### S.17

Pairs of settlement markers shall be established on each side of the cross sections identified on Figure E.14 to monitor differential movements. The markers in each pair shall be no more than 20m apart, and each pair shall be within 100m of the centreline of the closest tunnel. Monitoring installed in accordance with Condition S.11 can be utilised for this purpose. Each pair of markers shall have Alert and Alarm values set based on the calculated differential settlements at that location and consistent with the relevant calculated Building Damage Category (Figures G1-G4, (Refer Schedule A Row 27)), Alert and Alarm levels shall be as defined in Condition S.2. Monitoring frequency shall be as defined for Framework Markers in Condition S.3.

### Streamworks Conditions

#### General conditions

##### STW.1

The streamworks and associated works (such as stormwater outfalls) shall be undertaken in accordance with the plans and information contained within Technical Report G.15 *Assessment of Stormwater and Streamworks Effects* and Technical Report G.22 *Erosion and Sediment Control Plan*, submitted with this application. The design of streamworks and associated works shall follow the approach expressed in the Oakley Creek Re-alignment and Rehabilitation Guidelines,





appended to *Technical Report G.6 Assessment of Freshwater Ecological Effects*.

#### STW.2

Any future amendments that may affect the performance of the streamworks shall be approved by the Major Infrastructure Team Manager, Auckland Council in writing, prior to construction. Any amendments to the design shall be in accordance with the Western Ring Route: Oakley Creek Re-alignment and Rehabilitation Guidelines (Boffa Miskell, 2010), appended to *Technical Report G.6 Assessment of Freshwater Ecological Effects*.

#### STW.3

The NZTA shall inform the Major Infrastructure Team Manager, Auckland Council in writing at least 10 working days prior to any streamworks commencing, and again 10 working days before any environmental protection measures are removed.

#### STW.4

Prior to streamworks commencing on site, the NZTA shall arrange and conduct a preconstruction site meeting between Auckland Council, NZTA and the primary contractor.

#### STW.5

At least 20 working days prior to commencement of streamworks associated with the realignments of Oakley Creek and the Stoddard Road tributary, the construction design details associated with these works shall be submitted to the Major Infrastructure Team Manager, Auckland Council for approval. The details shall include but not be limited to:

- (a) Detailed design of the proposed streamworks including long sections, cross sections and details of the design including freshwater habitat improvement and riparian planting;
- (b) Construction erosion and sediment control plans (ESCP).

#### STW.6

The NZTA shall forward a detailed construction programme and methodology to the Major Infrastructure Team Manager, Auckland Council at least 10 working days prior to the commencement of works, and shall provide monthly updates during the streamworks. These shall include details of:

- (a) The commencement date and expected duration of the streamworks;
- (b) The location of any works and structures in relation to the streamworks; and
- (c) Dates for the implementation of erosion and sediment controls.

#### STW.7

No streamworks shall be undertaken between 1 May and 30 September unless written approval has been obtained from the Major Infrastructure Team Manager, Auckland Council. Any such approval shall be sought at least 10 working days prior to the proposed commencement of the works.

#### STW.8

All erosion and sediment controls associated with the streamworks shall be constructed and installed in accordance with Technical Report G.22 *Erosion and Sediment Control Plan* submitted with this application.

#### STW.9

The site shall be stabilised against erosion as soon as practicable and in a progressive manner as streamworks are finished.

#### STW.10

All uncompacted material shall be kept clear of the channel during and after streamworks.

#### STW.11

The NZTA shall ensure that any temporary dam structure built within the stream shall be constructed from non-erodible material (such as sandbags or sheet piles).

#### STW.12

The NZTA shall ensure that when dewatering the in-stream works area, no sediment-laden water shall be discharged directly into a watercourse. Any sediment-laden water must be treated in an appropriate sediment treatment device in accordance with TP90.

#### STW.13

All machinery shall be maintained and operated in a way which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing.

#### STW.14

The NZTA shall ensure that:

- (a) Any excavated sediment that requires temporary stockpiling shall not be placed within the 100 year ARI flood plain, and
- (b) Erosion and sediment control measures around the stockpile perimeter shall be constructed in accordance with TP90.

#### STW.15

The design engineer and Project ecologist shall monitor the construction of the streamworks. The NZTA shall submit to the Major Infrastructure Team Manager, Auckland Council a certificate signed by an appropriately qualified and experienced engineer and ecologist to certify that the streamworks have been undertaken in accordance with the drawings supplied with this application, or as otherwise amended under



## APPENDIX B (PLANNING MAPS)

Condition STW.2, within three months of completion of the streamworks.

### STW.16

The NZTA shall obtain approval of the constructed stream realignment works from the Major Infrastructure Team Manager, Auckland Council at least 20 working days prior to diversion of Oakley Creek into the new channel.

### Bridge Structure

#### STW.17

The NZTA shall submit a certificate signed by an appropriately qualified and experienced engineer to certify that the Oakley Creek SH20 motorway bridge has been constructed in accordance with the drawings supplied with this application, within 3 months of completion of the structure.

#### STW.18

Any erosion occurring as a result of construction of the Oakley Creek bridge (SH20) shall be remedied as soon as possible and to the satisfaction of the Major Infrastructure Team Manager, Auckland Council.

#### STW.19

The area of Oakley Creek beneath the Oakley Creek bridge (SH20) shall be maintained free of debris to ensure stream flows are not restricted.

### Streamworks Environmental Management Plan (SWEMP)

#### STW.20

The NZTA shall submit for approval to the Major Infrastructure Team Manager, Auckland Council a Streamworks Environmental Management Plan (SWEMP) which shall include details of the final freshwater mitigation and environmental enhancement works associated with the Project to give effect to the design set out in Technical Report G.15 and principles of the “Western Ring Route – Maioro Street Interchange and Waterview Connection - Oakley Creek Realignment and Rehabilitation Guidelines” described in Condition STW.22. This SWEMP shall cover the mitigation for the loss of an area of Pixie Stream, Oakley Creek and the Stoddard Road tributary. It shall be submitted to the Major Infrastructure Team Manager, Auckland Council at least 20 working days prior to the proposed enhancement works being commenced under this consent and shall include, but not be limited to, the following:

- (a) The nature of works to be undertaken;
- (b) The location of works;
- (c) Detailed design and plans of all enhancements to the stream bed and/or stream channel, including any structures or other engineering works. This includes replication of the existing waterfall located on the Stoddard Road tributary near the confluence with

Oakley Creek in a similar position within the new realignment;

- (d) Riparian planting programmes, including detailed planting plans and specifications relating to species mix, location, density, size and maintenance to achieve an overall average of 70% shading of stream at maturity within those reaches where realignments or the SEV off-setting mitigation associated with the Project are proposed;
- (e) Timing of implementation;
- (f) The outcomes of consultation with Iwi (Ngati Whatua o Orakei and Te Kawerau Tribal Authority), the Community Liaison Group (see Condition PI.6), and Friends of Oakley Creek; and
- (g) How the basalt blocks from sections of the existing Oakley Creek channel that are to be realigned will be reused, with preference given to use within the channel realignment works and within other works identified in the Alan Wood Open Space Restoration Plan. Options for reuse shall take into account, but not be limited to:
  - (i) The heritage (cultural) values of the basalt blocks in the channel walls, in-situ basalt e.g. at the Stoddard Confluence and the basalt columnar blocks; and
  - (ii) The ecological values of the basalt block substrates with terrestrial and aquatic vegetation e.g. endangered moss *Fissidens berteroi*.

*Advice Note: The intent is to include the SEV off-setting mitigation associated with the Maioro Interchange Project within Hendon Park and Alan Wood Reserve, and to the same shading standard as specified in Condition STW 20(d).*

#### STW.21

The realignments necessary for highway construction will be rehabilitated separately to the Project’s SEV off-set mitigation requirement of 343 metres. The Project’s SEV off-set mitigation requirements will be undertaken within the areas demarcated as areas A to D on the “Oakley Creek Realignment Layout Plan, drawing 20.1.11-3-D-D-330-21” (Refer Schedule A, Row 23).

*Advice Note: The SEV off-set mitigation associated with the Maioro Interchange Project is intended to be undertaken upstream and downstream of those areas shown for Realignment and Rehabilitation (Refer Schedule A, Row 23), for the purposes of creating a coherent ecological corridor in this area.*

#### STW.22

The SWEMP shall be prepared in general accordance with the “Western Ring Route – Maioro Street Interchange and Waterview Connection - Oakley Creek Realignment and Rehabilitation Guidelines” (Boffa



Miskell, 2010) appended to *Technical Report G.6 Assessment of Freshwater Ecological Effects*.

#### STW.23

The NZTA shall implement the mitigation and environmental enhancement works contained in the approved SWEMP within 12 months of practical completion of the Project.

#### STW.24

The NZTA shall supply to the Major Infrastructure Team Manager, Auckland Council within three months of the completion of the riparian planting works written confirmation from an appropriately qualified landscape architect or ecologist that the riparian plantings have been implemented in accordance with the SWEMP approved under Condition STW.20.

#### STW.25

Any material amendments to the SWEMP shall be submitted for approval by the Major Infrastructure Team Manager, Auckland Council at least 20 working days prior to any amendment being implemented.

#### Fish Passage

#### STW.26

All proposed stream bed and/or stream channel structures shall not impede the passage of fish both upstream and downstream.

#### Flooding

#### STW.27

Works in the floodplain (including motorway embankments, ancillary earthworks and streamworks) shall be in accordance with the final design of the streamworks approved by the Major Infrastructure Team Manager, Auckland Council (as per Conditions STW.5 and STW.29) and be undertaken in accordance with the plans and information submitted with this application including, but not limited:

- (a) Waterview Connection Project. Assessment of Environmental Effects Report (Dated August 2010).
  - (i) Plan F.2 Operation Scheme Plans (Refer Schedule A, Row 3); and
  - (ii) Plan F.14 Streamworks and Stormwater Discharges (Refer Schedule A, Row 15).
- (b) Technical Report G.15 *Assessment of Stormwater and Streamworks Effects*.

#### STW.28

Within three months of completion of the works, the NZTA shall submit to the Major Infrastructure Team Manager, Auckland Council "as built" plans certified by a qualified and experienced engineer to confirm that the works have been carried out in accordance with Condition STW.27.

#### STW.29

Any amendments to works by the NZTA in the floodplain that may increase the flooding effects shall be submitted to the Major Infrastructure Team Manager, Auckland Council for approval in writing at least 20 working days prior to construction. These proposed amendments shall include updated drawings and hydraulic modelling using the Oakley Creek Catchment Model to assess the effects of the change.

#### STW.30

The NZTA shall submit to the Major Infrastructure Team Manager, Auckland Council a certificate signed by an appropriately qualified and experienced engineer to certify that the flood protection works for the tunnels have been constructed in accordance with the drawings, approach and standards supplied with this application, prior to the opening of the Project.

#### STW.31

Design of flood defences for the southern portal shall be in accordance with the catchment management option preferred by Auckland Council with allowances for climate change, sea-level rise and Maximum Probable Development.

#### Contaminated Land and Contaminated Discharges Conditions

CL.1 – Refer to A07-01D

#### CL.2

Prior to the main construction works commencing, the baseline quality of soils and groundwater within Sector 5 (the southern bank of Oakley Creek coincident with the location of the former tannery) and Sector 7 (particularly in relation to works in the vicinity of Great North Road) shall be investigated and established. The investigations shall be carried out in accordance with appropriate Ministry for the Environment and Auckland Council guidelines. The findings of the soil and groundwater investigations shall be used to determine the specific constructions methods during work in this area to manage any likely environmental effects in relation to the Project.

#### CL.3

Prior to the main construction works commencing, soils and fill materials within Alan Wood Reserve (Sector 9) shall be further classified so as to determine the distribution and extent of cleanfill, managed fill and contaminated/hazardous fill materials.

CL.4, CL.5, CL.6, CL.7, CL.8 – Refer to A07-01D

#### CL.9

During and following the tunnel construction works beneath Sector 8, groundwater quality monitoring shall be carried out at locations within and down hydraulic gradient of Phyllis Street Landfill. Monitoring shall be undertaken on at least a monthly basis, and for a period up to 12 months following completion of the tunnel



## APPENDIX B (PLANNING MAPS)

construction works. The monitoring programme shall be submitted for approval by the Auckland Council as landowner.

### CL.10

Prior to, during and following tunnel construction works beneath Phyllis Street Landfill, monitoring for landfill gas shall be carried out from existing monitoring boreholes within the landfill. Monitoring shall be undertaken on at least a monthly basis, for a period of no less than 6 months prior to, and up to 12 months following completion of the tunnelling works. The monitoring programme shall be submitted for approval by the Auckland Council as landowner.

**CL.11** – Refer to A07-01D

### Freshwater Conditions

#### F.1.

The NZTA shall finalise, and implement through the CEMP, the ECOMP submitted with this application. The ECOMP shall be updated to ensure compliance with the conditions of this consent and include changes to the details of construction processes prior to construction commencing. The ECOMP shall include, but not be limited to details of:

- (a) Monitoring of freshwater ecology;
- (b) Monitoring of freshwater and stream sediment quality;
- (c) Trigger event criteria for undertaking additional monitoring;
- (d) Procedures for responding to accidental discharges of contaminants to the freshwater environment; and
- (e) Contingency plans and/or remedial measures in the event monitoring results identify adverse effects.

#### F.2

The NZTA shall engage a suitably qualified ecologist and water quality scientist to undertake freshwater monitoring programme prior to, during and following construction to monitor the effect of the Project on the freshwater ecology. The freshwater monitoring shall be undertaken in Oakley Creek, Pixie Stream and Meola Creek. The freshwater monitoring programme shall be undertaken in accordance with the details set out in the ECOMP and include:

- (a) Cross sectional profiles;
- (b) Macro invertebrate sampling; and
- (c) Freshwater fish monitoring.

#### F.3.

The freshwater monitoring programme shall, as a minimum, be undertaken in accordance with the following frequency:

- (a) Prior to construction – two baseline ecological surveys.
- (b) During construction – twice per year for fish and macro invertebrates and cross sectional profiles, within one month prior to the beginning of the earthworks season and within one month either side of the end of the earthworks season.
- (c) Post construction – on an annual basis for a maximum period of three years, or less if the Major Infrastructure Team Manager, Auckland Council is satisfied that no adverse effects have occurred or are likely to occur from the Project.
- (d) Monthly water quality samples at the five existing Oakley Creek sample locations to be analysed for pH, turbidity, suspended solids, metals (Zn, Cu and Pb) and nutrients.
- (e) Four “event based” samples per annum from each of the current two Oakley Creek sites. The samples are to be analysed for pH, turbidity, suspended solids, metals (Zn, Cu and Pb), hydrocarbons (TPH) and nutrients.
- (f) Two sediment quality samples per annum (January and July) at the five existing water quality Oakley Creek sites (if there is sufficient sediment to sample). The samples are to be analysed for metals (Zn, Cu and Pb), polycyclic aromatic hydrocarbons (PAH), hydrocarbons (TPH) and semi-volatile organic compounds.

Advice note: The sample collection and analysis required under sub-clauses (d) to (f) shall be undertaken following an IANZ accredited methodology by a suitably accredited laboratory (International Accreditation New Zealand).

#### F.4

The NZTA shall undertake additional freshwater monitoring in the event of a ‘trigger event’ for freshwater habitats. For the purposes of this consent, a ‘trigger event’ for freshwater habitats is defined in the ECOMP.

#### F.5.

The NZTA’s ecologist/hydrologist (required by condition F.2) shall review, every six months, the freshwater monitoring results, provided from Conditions F.2 to F.4, and results in monitoring detailed in earthworks Conditions E.9 and E.19 and Groundwater Condition G.10. In the event that potential adverse effects are identified, including through review of the Condition G.10 monitoring results by the hydrologist and freshwater ecologist required by Condition G.12, the NZTA shall develop and submit for the approval of the Major Infrastructure Team Manager, Auckland Council appropriate contingency plans and/or remedial measures in accordance with the measures set out in the ECOMP.



**F.6.**

Freshwater monitoring reports shall be compiled from the monitoring undertaken pursuant to Conditions F.2 to F.4 and the review of Condition F.5, and a report provided to the Major Infrastructure Team Manager, Auckland Council every 6 months.

<p><b>F06-01 WESLEY PRIMARY SCHOOL, O'DONNELL AVENUE</b></p>
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Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;
- (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.

4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

<p><b>F06-02 WESLEY INTERMEDIATE SCHOOL, SANDRINGHAM ROAD</b></p>
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Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;
- (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:

- (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
- (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November



## APPENDIX B (PLANNING MAPS)

2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **F06-03 BUILDING LINE FOR ROAD WIDENING, MOUNT ALBERT AND OWAIRAKA AVE INTERSECTION**

Development to be in accordance with the following -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **F06-04 BUILDING LINE FOR ROAD WIDENING, MOUNT ALBERT ROAD**

Development to be in accordance with the following -

1. That Council (or any succeeding requiring authority), in designing the works, will have regard to the implications on any scheduled or protected item under the Isthmus District Plan directly affected by this work;
2. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
3. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram G09-39

### **F06-05 BUILDING LINE FOR ROAD WIDENING, MOUNT ALBERT ROAD AND SANDRINGHAM ROAD INTERSECTION**

Development to be in accordance with the following -

1. That the term for implementation of this designation be 12 years from the inclusion of the designation in the District Plan, in accordance with Section 184 of the Resource Management Act 1991.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **F06-06 COMMUNITY CENTRE, MAY ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. At least 51 carparking spaces shall be available for use in conjunction with activities within the Centre.
3. The changing room additions shall comply with the conditions of their resource consent granted 8 June 1994.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

### **F07-02 DOMINION ROAD PRIMARY SCHOOL, DOMINION ROAD / MT ALBERT ROAD**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or



trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F07-03 SPECIAL SCHOOL, SUNNYDENE,  
SMALLFIELD AVENUE /  
McCULLOUGH AVENUE**

Development to be in accordance with the following -

1. The following trees shall not be cut, damaged, altered, injured, destroyed or partly destroyed other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600 mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

Provided that regular minor trimming or maintenance effected by hand operated secateurs or pruning shears, may be undertaken in accordance with accepted arboricultural practice, and that removal or

trimming required to safeguard life and property is permitted without an outline plan.

2. No works shall be carried out within the dripline of the following trees other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991:
  - (a) indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
  - (b) exotic trees (including the roots) over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm;

In the case of a tree with multiple trunks (such as pohutukawa) the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more.

3. Carparking shall be provided at the rate of two carparks per classroom, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer, that a lesser level is appropriate.
4. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F07-05 WATER SUPPLY PURPOSES,  
BIG KING RESERVE**

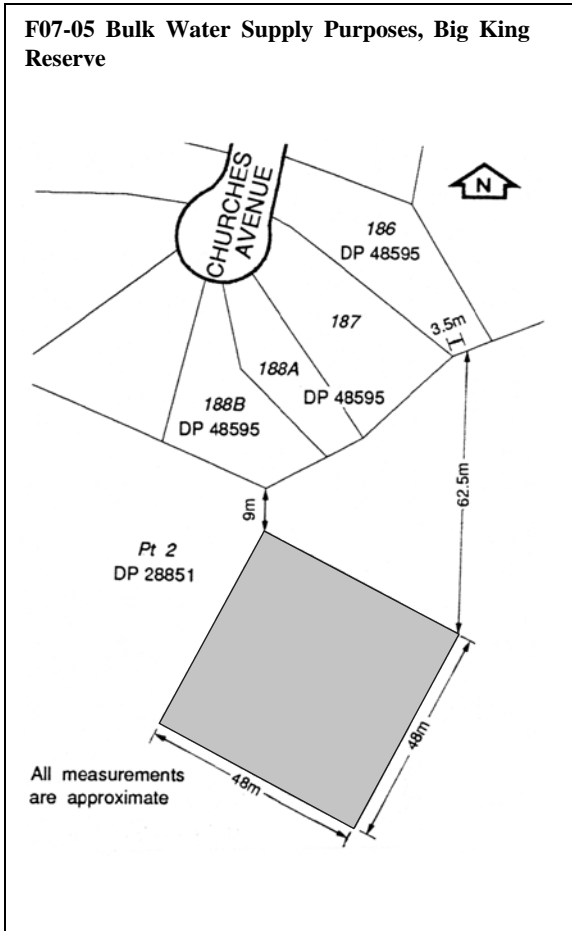
Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168 or 168A of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

See also Diagram F07-05



**APPENDIX B (PLANNING MAPS)**



**F07-13 COUNCIL CARPARK, MOUNT ALBERT ROAD**

Development to be in accordance with the following -

1. All activities, works and buildings not fully described in the notice of requirement shall be the subject of either:
  - (a) a new notice of requirement, which shall be publicly notified, pursuant to Section 168A of the Resource Management Act; or
  - (b) a notice to alter the designation, pursuant to Section 181 of the Resource Management Act, which notice shall be publicly notified unless the alteration is minor and affected persons agree in accordance with the provisions of Section 181(3) of the Act.
2. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**F07-15 TELECOMMUNICATION AND RADIOCOMMUNICATION AND ANCILLARY PURPOSES**

**Masts and Antennas**

1. The height of any mast and antennas (on a mast or a building) shall not exceed 20m above ground level (excluding any lightning rod).
2. All antennas and support structures shall be painted or supplied in a recessive colour or supplied in a material that will weather to a dull finish (e.g. galvanised steel brackets and antenna components).

**Buildings**

3. Any building, excluding masts, exhaust flues, antennas and air conditioning equipment shall be contained within the following building envelope:

- a) Height - 12.5 m

For the avoidance of doubt, building height may be measured by either a rolling height method, or average height of the periphery of the building, whichever is the greater.

**Outline Plans**

4. That an Outline Plan of works shall not be required for
  - a) any internal building works (excluding equipment generating external noise);
  - b) replacement of equipment where the new equipment is of a similar size in height, breadth and depth and subject to compliance with noise conditions set out below
  - c) the replacement of any antennas with antennas of similar size provided that there is no increase in the overall height of the facility;
  - d) general site maintenance and repair work, or boundary fencing otherwise permitted by the Auckland City Council District Plan - Isthmus Section.

**Noise**

5. Any new noise generating equipment (excluding any electricity alternator required for emergency back-up power generation) shall not exceed the following noise limits
  - a) At the boundary of any adjacent business zoned property:
    - 7am - 10pm on any day:  
Leq 55 dB(A)
    - 10pm - 7am on any day:





- Leq 45 dB(A)
- b) At the boundary of any adjacent residentially zoned property:
- 7am - 10pm on any day:  
Leq 50 dB(A)
- 10pm - 7am on any day:  
Leq 40 dB(A)
6. Any new noise generating equipment (excluding any electricity alternator required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary where the noise levels in Condition 5 are exceeded. A noise assessment shall be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels and predicted new noise levels to confirm compliance with this condition.
7. For any changes or additions to the electricity alternators on the site, where the noise from all electricity alternators exceeds the noise limits in Condition 5, an outline plan shall be required which demonstrates how the equipment and any mitigation is the best practicable option (SPO) to ensure that noise levels do not exceed a reasonable level and must not exceed existing noise levels.
8. The requiring authority shall adopt the best practicable option to ensure emission of noise from its designated site does not exceed a reasonable level.

**Radiofrequency**

9. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in the New Zealand Standard NZS2772.1:1999 or any successor standard as required by the National Environmental Standards for Telecommunications Facilities at any place where the public has reasonable access.

**Lapse Date**

10. Unless lapsed prior to 15 June 2010, the expiry date of this designation was extended to 1 November 2015, by S78 of the Local Government (Auckland Transitional Provisions) Act 2010.

**Advice Notes:**

**Hazardous Substances**

1. Any new development, maintenance, upgrading or replacement works shall comply with the necessary requirements of the Hazardous Substances and New Organisms Act 1996.

**Archaeology**

2. It is possible that archaeological sites may be affected by earthworks at the site. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. Archaeological evidence, whether recorded or not, is protected by the Historic Places Act 1993 and an authority is required from the New Zealand Historic Places Trust (NZHPT) to modify, damage or destroy an archaeological site. The applicant is advised to contact the NZHPT if the presence of an archaeological site is known or suspected. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. The Historic Places Act 1993 contains penalties for unauthorised site damage.



SECTION CONTINUED

**Plan change annotations - key**



Indicates where content is affected by proposed plan modification x.  
Refer to plan modification folder or website for details.



Indicates where the content is part of plan modification x, which is  
subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

