

H10-49 ONEHUNGA CENTRE PLAN

Introduction

Onehunga is a suburban commercial centre that has experienced decline in recent years at the expense of new stand alone retail complexes. This Centre Plan is aimed at arresting and reversing this decline by promoting the physical and environmental amenity and vitality of the Onehunga Centre.

It identifies and enhances those particular factors that highlight the unique character of the centre and proposes certain measures designed to maintain the centre's character and promote its amenity. The Centre Plan also indicates proposed infrastructure development and change to help the centre function effectively.

The provisions of the Centre Plan are in addition to or in some cases override the standard controls for respective zones that would otherwise apply in the District Plan.

A. Design and Appearance

The buildings fronting Onehunga Mall between Grey Street and Princes Street are a typical example of an early twentieth century suburban shopping street of shop, street verandah and facade above, generally expressing a similarity of appearance and materials that gives character and unity.

This coherence of general architectural character is worth preserving and gives the centre a definite marketing advantage which the Centre Plan seeks to retain and enhance. Also the "village" atmosphere created by the existing scale and nature of development generally highlights the origins of the area which are an important link with the past and again worth preserving.

B. Traffic System and Parking

Onehunga's present traffic system does not work to the centre's advantage. Traffic bypasses the centre. Routes into the centre are confused by the current one way system and once there parking can be hard to find. The Onehunga Pedestrian Mall (previously Queen Street) has excluded vehicles from the main traditional retail area and this has not helped. Access into and around the centre will be improved by the plan to return the pedestrian mall to a restructured system offering the opportunity for two way traffic while still providing a pedestrian friendly environment. It is anticipated that the centre will benefit as a consequence of these changes.

In addition designations have been introduced into the District Plan to develop service lanes aimed at providing better access to the rear of business premises in the main retail area.

C. Activities

The area covered by this Centre Plan is set out in the attached plan and includes mostly Business 2 and 4 zoned land. These zones are applied to existing suburban retail and commercial centres outside downtown Auckland. Within these zones a range and intensity of activity, including light industrial and services in the Business 4 zone is provided for. The activity rules for the Business 2 and 4 zones apply within the Centre Plan.

D. Development Controls

The development controls set out in the Centre Plan are in addition to the controls applied under Business 2 and 4 zones in the District Plan and are intended over time to achieve the results outlined in this introduction.

E. Designation

The Centre Plan also identifies areas where the Council is responsible for public works. These are in the form of Council owned car parks, and in the form of land subject to requirements for road widenings or service lane extensions. Known as 'designations' these are listed in Appendix A and Appendix B of the District Plan (Planning Maps). In the case of proposed designations, the Resource Management Act 1991 sets out the procedures relating to land subject to designations (Sections 193A-198).

DEVELOPMENT CONTROLS

1. Facade Control

This control applies to sites identified in the Centre Plan, being:

- Alteration and additions to existing facades (including verandahs and the facades above and below the verandahs) on buildings fronting Onehunga Mall between Grey and Princes Streets this includes in the instance of corner sites facades on both frontages; and
- Facades (above and below the verandahs) and verandahs on new buildings on sites fronting Onehunga Mall between Grey and Princes Streets (including facades on both frontages of corner sites)

A resource consent for a controlled activity is required for any work proposed on these facades. This application may be the subject of notification.

Criteria for Assessing Applications for Resource Consent

- Facade construction material should reflect the appearance of material currently used in Onehunga Mall with particular emphasis towards solid plaster work over substrata (including for instance reinforced concrete or block work),



structural brick masonry or stone cladding designed to have a similar appearance to structural stonework to achieve a solid looking facade.

2. Painted buildings: painting of frontages above and below verandahs to enhance and to accentuate architectural detail.
3. Linking upper and lower storeys through treatment of overhangs, eg verandahs, awnings etc and painting.
4. Compliance with the height control in this Centre Plan is required.

Explanation

The intention of this control is to try to retain the period styles and early local character of buildings fronting Onehunga Mall between Grey Street and Princes Street and to encourage the upgrading of amenities and improvements to the appearance of buildings facing the major public street.

This will be achieved through the controlled activity process and in conjunction with the other controls in this Centre Plan, by controlling the design and external appearance of existing buildings and by encouraging their upgrading, renovation or replacement by buildings exhibiting the existing character of this part of Onehunga.

2. Verandah Control

This control applies to sites identified in the Centre Plan. A resource consent for a controlled activity is required for any work involving a verandah in this area. This application may be notified.

Criteria for Assessing Applications for Resource Consent

1. A verandah shall be provided along the full extent of any frontage on Onehunga Mall between Grey and Princes Streets and on corner sites. The verandah shall be related to its neighbours in such a way that it ensures continuous pedestrian cover. The only exception to this control is where building are listed in Appendix 1 of the District Plan. In these instances the construction of a verandah has the potential to alter the building and will not therefore be required.
2. The minimum height of the verandah is 3 metres above the footpath immediately below and the maximum height is 4 metres. (This may be varied if the existing verandahs of the immediate neighbours do not fall inside these parameters.) Unless there are unique circumstances, the verandah shall be the same height as its neighbours.

3. The verandah shall be set no further than 600mm from the kerbline and unless there are unique circumstances shall have frontage parallel with its neighbours.
4. The verandah shall be fitted with lights that will become operational at sunset and remain in operation until sunrise. The owner / occupier of the property will be responsible for the ongoing maintenance of the lighting.
5. The style of the verandah and lighting will be assessed as part of the resource consent to determine its compatibility with the style of the respective and surrounding buildings.

Explanation

This control is intended to ensure that pedestrians visiting the centre are protected from the constantly changing nature of Auckland's climate. It is also anticipated that the verandahs will contribute to the character of the streetscape in the centre. The lighting requirements are intended to both help and encourage pedestrians to use the centre at night, as verandahs can reduce the amount of lighting available from street lights. Alternative options to providing lighting in verandahs may be considered if the intended effect of lighting the footpath for pedestrians can be assured.

3. Frontage Control

This is a standard control in the District Plan for Business 2 zoned centres. However additional sites have been identified in Onehunga, as identified in the Centre Plan and are now subject to this control.

- (a) The frontage must be fully occupied by building, and
- (b) 75% of the site's road level frontage must be devoted to display areas and / or windows.

Criteria for Assessing Applications for Resource Consent

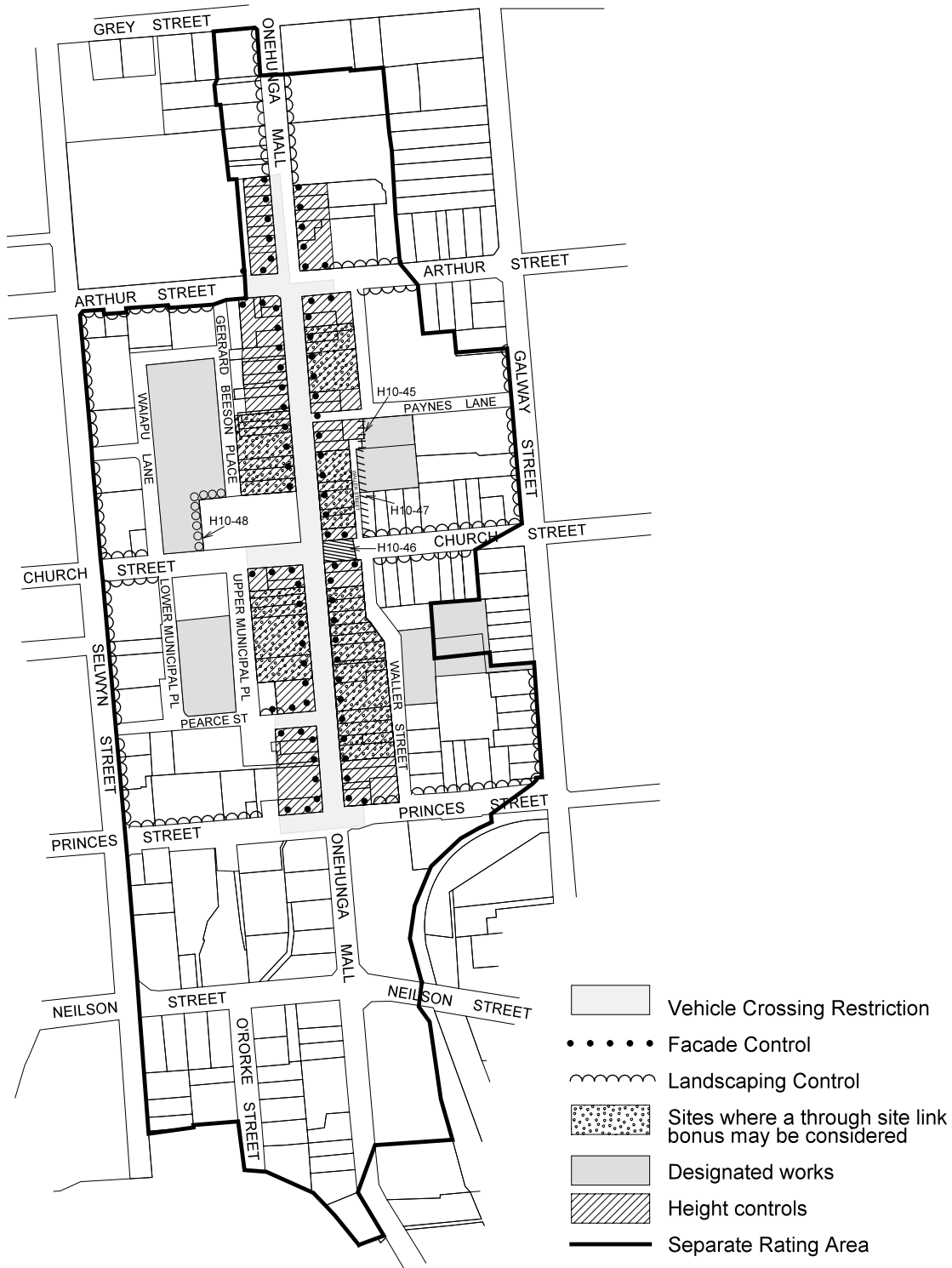
1. Windows or display areas shall be lit.
2. Where the development involves buildings with more than one storey, the treatment of the frontage of all storeys should be carefully considered and include elements linking the storeys.

Explanation

The purpose of the control is not to limit activities to retail only but to maintain a retail appearance. Continuous retail frontages contribute to the coherence of a centre and in particular the visual amenity of the centre.



H10-49 Onehunga Centre Plan



4. Height

This control applies to sites identified in the Concept Plan. Diagram H10-49(b) shows how the following control applies.

- (a) No part of any building within 6m of Onehunga Mall and subject to the facade control shall exceed a height above average street level greater than that of either adjoining buildings.
- (b) No part of any building on a site subject to the facade control shall exceed a height exceeding Clause (a) above, plus the shortest horizontal distance from the point of the street frontage.

Note: in the case of this control “average street level” means the average level of the surface of the street measured at the street boundary of the site. Applicants may be required to provide information from a surveyor certifying the “average street level”.

Explanation

The majority of sites that are subject to this control are zoned Business 2. This zone allows a maximum building height of 12.5m as of right. However, along parts of Onehunga Mall, building form is controlled to prevent 12.5m structures being constructed adjacent to major pedestrian areas. The control should ensure sunlight access to those parts of Onehunga Mall where higher volumes of pedestrian traffic occur and where provisions have been made for pedestrian pleasure areas.

5. Landscaping

Specific street frontages as indicated on the Centre Plan, are subject to this control. Generally these include the outer edges of the four central blocks either side of Onehunga Mall.

- a) Construction of any new building, or any major external building alteration or addition in this area shall be required to provide landscaped areas comprising not less than 50% of that part of the site between the identified road boundary and a parallel line 3m therefrom.
- b) The landscaping must be in keeping with the guidelines for planting established in the centre’s Mainstreet Plan and must be maintained to the satisfaction of the delegated staff member from the Council at all times.
- c) The landscaping should either be low shrubs and planting (under 1.5 metres in height) and /or involve trees with no branches or bush like growth in the first 1.5 metres of its trunk.

Explanation

There has been a significant amount of landscaping design work undertaken in the Mainstreet programme. In order to maintain consistency and coherence with the street planting already in the centre, landscaping for new developments must comply with the Mainstreet planting guidelines.

Landscaping is intended to soften the harshness of blank walls. The restrictions on the type and height of landscaping used are intended to provide a level of personal comfort and safety for pedestrians using the centre.

6. Vehicle Crossing Restrictions

No vehicular crossings shall be permitted to sites as shown on the Centre Plan with frontage to Onehunga Mall.

Vehicular access for parking and loading shall be by way of rear service lanes or right of ways, or from roads not subject to vehicular crossing restrictions.

Explanation

As a consequence of the potential for vehicle crossings to interfere with the movement of pedestrians along the main retail areas of the centre, vehicle crossing is prohibited along frontages with a high level of pedestrian activity.

Street improvements undertaken to date have introduced a high level of pedestrian amenity. This amenity would be destroyed by the introduction of vehicle movement.

7. Parking

Properties subject to the facade control and the height control are entitled to a reduction of required parking of up to a maximum of 10 spaces.

The relaxation will only apply for a period of 2 years from the date of public notification of the Centre Plan. However this period may be extended further should it be determined that parking conditions in particular, the availability of public parking in the centre have not deteriorated.

Explanation

The Council recognises that the provision of required parking is often a limiting factor in terms of the redevelopment or rejuvenation of older centres. The properties provided with this entitlement are subject to restrictive controls imposed for amenity reasons that will benefit the centre as a whole. The relaxation on parking standards in the centre for these specific sites is possible as a consequence of the under utilisation of existing Council parking areas. However, the Council will monitor parking in the



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centre to ensure that the amount of public parking available is not under threat.

8. Through Site Links Bonus

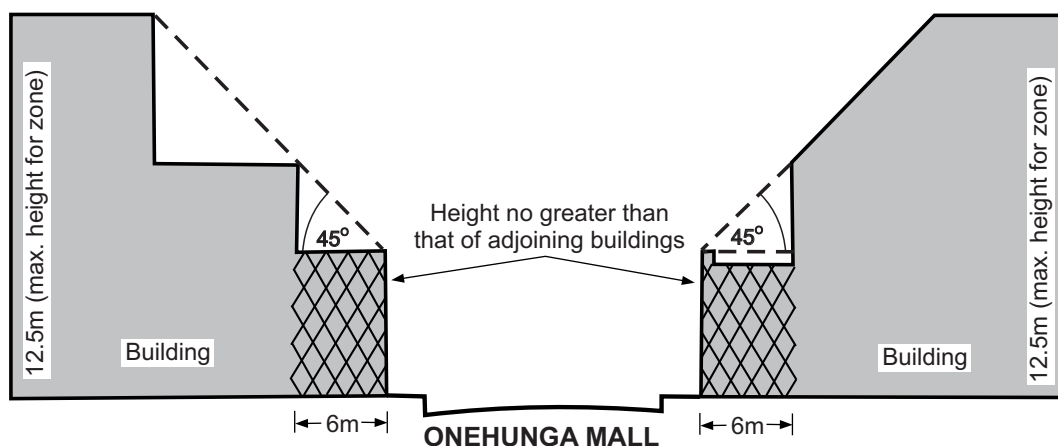
Any development on a site identified in the centre plan as being appropriate for this bonus, will be entitled to a reduction in the amount of required parking up to a maximum of 10 spaces, provided that the through site link meets the personal safety

assessment criteria (refer 10) and provides overhead cover.

Explanation

The centre's attractiveness to visitors will be enhanced by the provision of a pedestrian circulation system that links the main retail area with parking spaces and bus stops.

H10-49(b) Height Control



The Council has identified the properties where a through site pedestrian link, accessible during hours when the centre is open would enhance the performance of the centre and would benefit those visiting the centre.

To qualify for the bonus, the link must meet the criteria for personal safety contained in Clause 10 of the Centre Plan and must ensure that pedestrians enjoy protection from the rain and inclement weather

Signs

All proposals for signs to be located above the verandah of buildings subject to the facade control shall require a controlled activity resource consent.

Criteria for Assessing Applications for Resource Consent

In considering the proposal, the Council will consider -

1. The sensitivity of the proposed sign in respect to the character of the facade it is related to.
2. The signs - colours, size, materials used and illumination.

In addition, the sign must meet all bylaw requirements.

Explanation

Signs on facades or fascias are part of a building. While recognising their part in creating the commercial character and activity in the centre, their impact on the streetscape of the centre must be recognised. Signs should therefore be sympathetic to the architectural pattern of the building and should not detract from the visual appearance of the facade and streetscape.

10. Personal Safety Assessment

Activities subject to resource consents within the centre or any development applying for either a through site link bonus or any of the other bonuses provided for in the District Plan will be subject to a personal safety assessment.

As a supporting document to provide assistance with compliance with these safety provisions, refer to the Safety Guidelines, Annexure 16 to the Isthmus District Plan.



Criteria for Assessing an Application

For Carparks

1. The installation of lighting to meet the appropriate lighting standards
2. In the case of any multi level, above or underground carparking, the installation of monitored (ie areas are constantly viewed while the facility is open) camera surveillance of lifts and stairwells in addition to the carparking areas.

For Bonus Elements (eg through site links, and the other District Plan bonus elements such as landscaped areas and plazas)

1. Appropriate levels of lighting
2. Informational signage providing a clear identification of the hours of operation, and indicating where the access/exit points are located
3. A requirement that the area is well maintained

Explanation

Fear of crime or attack results in people restricting their activities. Studies undertaken overseas have concluded that fear of crime plays a significant part in the economic life of centres. Business may feel it is more attractive to locate in safer areas, people shop and participate in leisure activities in areas where they feel safer.

A personal safety assessment of proposals involving public area is intended to assist in improving both the level of security in the Onehunga centre and the public's perception of the centre.

H10-50 BUILDING LINE FOR ROAD WIDENING - NEILSON STREET (SOUTH SIDE)

Development shall be in accordance with the following:

1. The building line shall be in accordance with the diagram.
2. Prior to construction of the road widening, a landscape plan shall be submitted for the written approval of the Council. This will address in detail the mitigation required for the effects of the designation upon the pohutukawa tree on the north east corner of Waikaraka Park, the 21 trees on the playing fields and 10 smaller trees on the practice fields and the group of trees on the corner of the 249 Neilson Street property.
3. That detailed plans of the proposed demolition, reconstruction and supervision of the scheduled Neilson Street, Waikaraka Park historic wall,

including the heritage impact upon the inner wall and the caretaker's house on the corner of Neilson Street and Captain Springs Road, are to be provided for the written approval of the Manager of City Planning prior to the commencement of works. Such plans and the construction methods shall ensure the general appearance and the scale of the historic walls are maintained.

4. That detailed plans of the proposed works are to be provided for the written approval of the Council prior to the commencement of construction. These plans shall clearly indicate where existing parking, manoeuvring and planting will be affected by the land take. The plans will also give details of any proposed relocation or reinstatement of parking, manoeuvring and planting areas.
5. Any stormwater run-off arising from earthworks shall be contained and treated via an appropriate sediment control device to avoid additional sedimentation load being discharged into the stormwater system. The location and specification of the sediment control device(s) shall be in accordance with Annexure 14 of the Auckland City District Plan (Isthmus Section).
6. The term for implementation of this designation shall be 12 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.

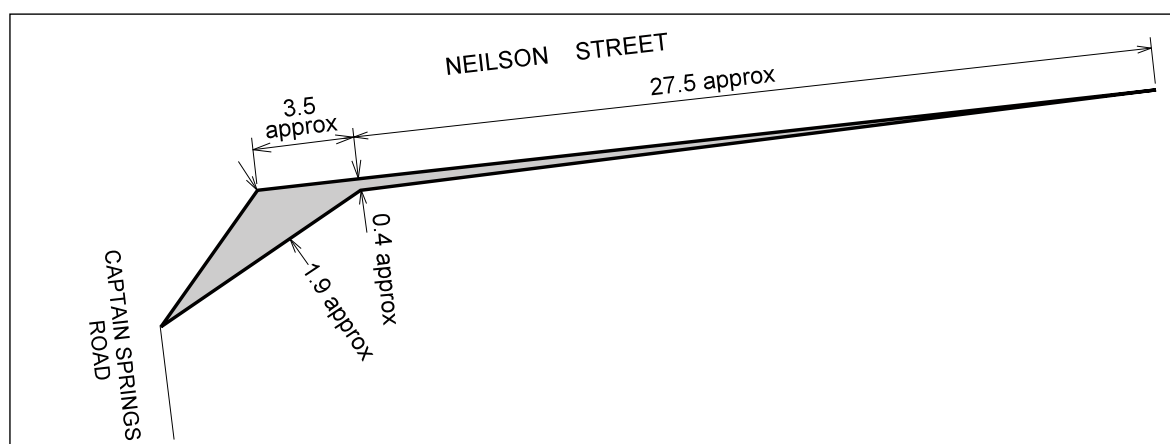
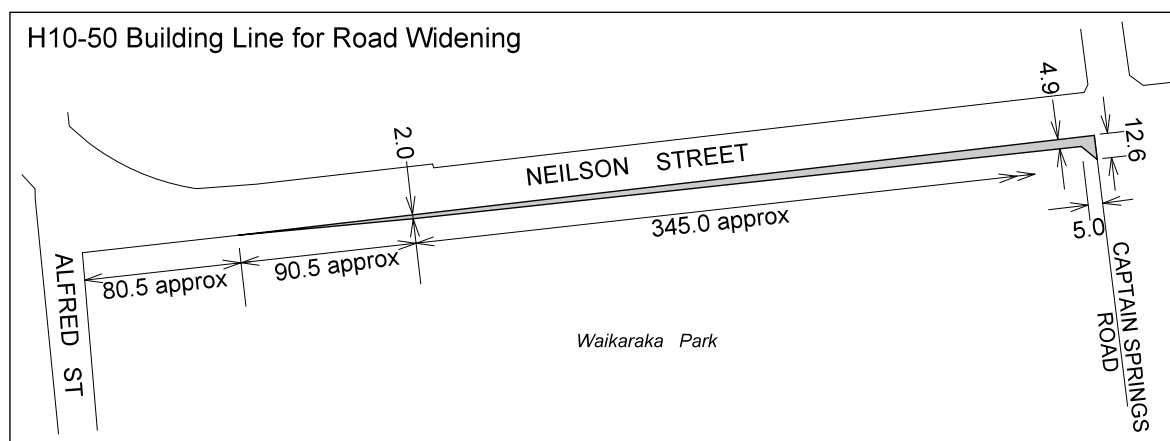
Advice Note:

1. The main trunk sewer runs adjacent and parallel to the area for road widening. Prior to undertaking works in the designated area, Watercare Services Limited shall be notified and the sewer protected from damage by the proposed works. This is required under Section 39 of the Auckland Metropolitan Drainage Act 1960.

See also Diagram H10-50.



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H10-54 HUNUA NO 4 - WATERCARE**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 3 March 2010 and supporting documents being "Hunua No. 4 Watermain Assessment of Effects on the Environment", Volumes 1, 2 and 3, dated 3 March 2010.
2. As soon as practicable following completion of construction of the Project, the Requiring Authority shall, in consultation with the Council:
 - (a) review the width of the area designated for the Project;
 - (b) identify:
 - (i) any areas of designated land that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the pipeline and ancillary activities; and
 - (ii) any areas of designated land within the legal road boundaries that are more than 2.5 metres from the centreline of the pipeline (excluding any special chambers/facilities or other associated structures); and
 - (c) give notice to the Council in accordance with Section 182 of the RMA for removal of those parts of the designation identified in (b) above which are not required for the long term operation and maintenance of the Project.
 - (d) provide as-built plans to the Council's Team Leader, Compliance and Monitoring, Resource Consents.
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 the 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 if not given effect within 10 years from the date on which it is included in the District Plan.
5. Those stages of the works within the designation and previously approved under separate resource consent are exempt from the following conditions 6-48, namely
 - Auckland City Council Resource Consent LUC/2009/1080
 - Auckland City Council Resource Consent LUC/2009/5543

Outline Plan of Works

6. Except as provided for in Condition 7, the Requiring Authority shall submit an OPW for the Project or for each Project stage in accordance with Section 176A of the RMA.
7. 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.
8. The OPW shall include the following Management Plans for the relevant stage(s) of the Project: Construction Management Plan ("CMP"); Construction Noise and Vibration Management Plan ("CNVMP") and Network Utility Management Plan ("Nump").

Construction

9. The Requiring Authority shall prepare a Construction Management Plan or Plans for the Project overall or for each of the relevant Project stages. The purpose of the CMPs 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 CMPs shall be provided to the Council with the relevant OPW for the stage that they relate to.
10. The CMPs required by Condition 9 shall include specific details relating to the management of all construction activities associated with the Project or relevant Project stage, including:
 - (a) details of the site or project manager and the construction liaison person identified in Condition 3, including their contact details (phone, facsimile (if any), postal address, email address);
 - (b) an outline construction programme, indicating in particular the likely time periods for road closures and anticipated traffic diversion effects;
 - (c) the hours of construction;
 - (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



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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 the protection of significant trees and other vegetation;
 - (h) 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;
 - (i) means of providing for the health and safety of the general public;
 - (j) procedures for responding to complaints about construction activities;
 - (k) procedures for management of traffic incidents within the works area;
 - (l) procedures for the management of works which directly affect or are located in close proximity to existing network utility services;
 - (m) construction noise and vibration management;
 - (n) protocols for the management of ground breaking activities along the pipeline route to manage effects on the environment and human health should any contamination issues be encountered;
 - (o) means of avoiding damage to the stone walls at the entry to Maungakiekie / Cornwall Park during construction on Campbell Road;
 - (p) procedures for the refuelling of plant and equipment; and
 - (q) engineering design and construction drawings.
11. The CMP shall be implemented and maintained throughout the entire construction period for the Project or relevant Project stage to manage potential adverse effects arising from construction activities to the greatest practicable extent.

Network Utilities Management Plan

12. Notwithstanding anything in Condition 7, the Requiring Authority shall prepare and implement a NUMP so that design and construction of the Project adequately takes account of and includes measures

for the safety, integrity, protection or, where necessary, relocation of existing network utilities.

13. A copy of the NUMP shall be provided to the Council's Team Leader Compliance and Monitoring, Resource Consents prior to construction commencing.
14. The NUMP shall include, but not be limited to, the following matters:
- (a) provisions for liaison with all network utility operators and other infrastructure providers whose assets are directly affected by or located in close proximity to the Project;
 - (b) provisions to enable other utility operators to access existing infrastructure for maintenance at all reasonable times, or emergency works at all times, while construction activities associated with the Project are occurring;
 - (c) provisions to ensure that all construction personnel, including contractors, are aware of the presence and location of the various utility services which traverse, or are in close proximity to the Project, and the restrictions in place in relation to those services. This shall include plans identifying the service locations and appropriate physical indicators on the ground showing specific surveyed locations.
15. The NUMP shall be prepared in consultation with the relevant network utility operators and other infrastructure providers and, in addition to the matters listed in condition 14, shall address the following matters in respect of works or activities in proximity to the relevant utility services:
- (a) measures to identify the location of existing utility services accurately;
 - (b) measures for protection, relocation and / or reinstatement of network utility infrastructure;
 - (c) measures to provide for the safe operation of plant and equipment and the safety of workers in proximity to live utility services;
 - (d) measures to manage potential induction hazards;
 - (e) procedures to manage dust and any other material potentially able to cause damage to overhead transmission lines;
 - (f) earthworks management, depth and extent of earthworks;
 - (g) vibration management; and
 - (h) incident emergency management.
16. The Requiring Authority shall consult with, and provide detailed design and construction plans and



specifications to the New Zealand Refining Company Limited, Wiri Oil Services Limited and Transpower at least 20 working days prior to the intended commencement of any physical construction works that have the potential to come within 12 metres of their assets.

17. In the development of the NUMP, the Requiring Authority shall also investigate opportunities for other network utility operators or infrastructure providers, where practicable, to undertake upgrading works at the same time as construction of the Project.
18. The NUMP may be prepared as a standalone management plan or may form part of the Construction Management Plan, as determined by the Requiring Authority.

Construction Noise and Vibration

19. A CNVMP shall be prepared for the Project or relevant Project stage, by a suitably qualified expert.
20. The CNVMP shall include specific details relating to the control of noise and vibration associated with all Project works. The CNVMP shall be formulated and the works implemented to achieve, as far as practicable, compliance with the requirements of:
 - (a) NZS6803: 1999 Acoustics - Construction Noise; and
 - (b) German Standard DIN 4150-3:1999 Structural Vibration - Effects of Vibration on Structures.
21. The CNVMP shall, as a minimum, address the following aspects with regard to construction noise:
 - (a) 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;
 - (d) construction noise criteria for specific areas and sensitive receivers such as schools, child care centres, medical or aged care facilities;
 - (e) the identification of activities and locations that will require the design of noise mitigation measures such as temporary barriers or enclosures and the details of such measures where the Project noise criteria are predicted to be exceeded;
 - (f) the measures that will be undertaken by the Requiring Authority to communicate noise management measures to affected stakeholders;
 - (g) development of alternative management strategies where full compliance with NZS6803: 1999 cannot be achieved;

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

22. The CNVMP shall also describe measures adopted to meet the requirements of German Standard DIN4150, and as a minimum shall address the following aspects:

- (a) vibration sources, including machinery, equipment and construction techniques to be used;
- (b) provision for the determination of buildings that require pre-condition surveys to be re-evaluated following test blasts at the commencement of blasting;
- (c) 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 are likely to be approached or exceeded;
- (d) provision for the 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;
- (e) identification of any particularly sensitive activities in the vicinity of the pipeline route (e.g. commercial activity using sensitive equipment such as radiography or mass-spectrometry);
- (f) alternative management and mitigation strategies where compliance with German Standard DIN 4150-3:1999 cannot be achieved;
- (g) the measures that will be undertaken by the Requiring Authority to communicate vibration management measures to affected stakeholders;
- (h) methods for monitoring and reporting on construction vibration; and
- (i) methods for receiving and responding to complaints about construction vibration.

23. The CNVMP shall be implemented and maintained throughout the entire construction period and shall be updated when necessary.

Roading and Traffic Management

24. The Requiring Authority shall undertake a condition survey of the carriageway along the designated route and submit it to the Council's Team Leader Compliance and Monitoring, Resource Consents prior to the commencement of construction. The condition survey shall include but not be limited to a photographic or video record of the carriageway along the designated route.



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25. An overarching Traffic Management Plan ("TMP") shall be prepared for the Project. The TMP should set out general processes for the submission of the appropriate Site Specific Traffic Management Plan ("SSTMP") to the Council and should address the following:

- (a) the staging of the works including details of any proposals to work on multiple sections of the route concurrently;
- (b) general methodology for determining when works will be undertaken on various road types (e.g. arterials, local roads etc);
- (c) general methodology for selecting detour routes; and
- (d) identification of any potential road closures and provision for emergency vehicles. '

26. The TMP shall be provided to the Council at least one month prior to commencement of the Project or relevant Project stage.

27. SSTMPs shall be prepared for the Project or relevant Project stage, by a suitably qualified person. SSTMPs are to be provided to the Council with an application for the required Road Opening Notice (RON) prior to any work commencing on the relevant Project stage to which the SSTMP relates.

28. SSTMPs shall be provided to the Council no less than 15 working days prior to the commencement of construction.

29. SSTMPs shall describe the measures that will be taken to avoid, remedy or mitigate the traffic effects associated with construction of the Project or relevant Project stage. In particular, SSTMPs shall describe:

- (a) traffic management measures to mitigate impact on traffic capacity at peak hours during weekdays and weekends;
- (b) where road closures are deemed necessary by the Council, details of 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;
- (c) the capacity of proposed detour route(s) and their sufficiency to carry the additional traffic volumes and any safety issues associated with the detour route, including mitigation measures where required;
- (d) specific traffic management plans across arterial intersections;
- (e) provisions for safe and efficient access of construction vehicles and methods to manage the

effects of the delivery of construction material, plant and machinery, including the potential effects of High Sided Vehicles (HSV) and construction machinery on trees that overhang the designation;

- (f) measures to maintain, where practicable, existing vehicle access to property in order to enable, as far as practicable, normal operations on the property to continue, or to provide alternative access arrangements;
- (g) measures to maintain, where practicable, pedestrian and cyclist access on roads and footpaths adjacent to the construction works. Such access shall be safe, clearly identifiable and seek to provide the shortest and most convenient detours where such detours are necessary;
- (h) proposed monitoring to measure the impact of the works on traffic and the impact of the traffic management measures;
- (i) definition of the proposed construction zone and area available for traffic; and the location of barriers and fences to protect the construction site;
- (j) measures to maintain the normal day-to-day operations of public transport providers, or proposed alternatives where changes are required;
- (k) any temporary changes in speed limit;
- (l) provision of safe and efficient access of construction vehicles to and from the construction site, including the movement of construction traffic on local roads; and
- (m) the measures that will be undertaken by the Requiring Authority to communicate traffic management measures to affected road users and stakeholders.

30. SSTMPs shall be prepared following consultation with the following key stakeholders:

- (a) road controlling authorities;
- (b) emergency services (police, fire and ambulance);
- (c) local business associations;
- (d) Auckland Regional Transport Authority (or its successor) and any bus operators which operate scheduled services along the route; and
- (e) schools and childcare centres with frontage or access to roads where works are taking place.

31. The Requiring Authority shall provide, where practicable, two temporary traffic lanes adjacent to the construction works on roads carrying more than 5000 vehicles per day. In this respect the construction equipment and process shall be modified where



practicable to achieve the lane provisions required. In addition, details of the hours of work for works on or adjacent to these roads shall be provided.

32. All TMPs (including SSTMPs) shall be consistent with the New Zealand Transport Agency *Code of Practice for Temporary Traffic Management* which applies at the time of construction.
33. All TMPs (including SSTMPs) shall be subject to an independent safety and traffic operational audit prior to being submitted to the Council.
34. As soon as practicable following completion of construction, the Requiring Authority shall:
 - (a) repair any damage to public carriageways and footpaths (and associated road components) resulting from the impacts of construction. Such repair may involve short-term maintenance to allow for settling and consolidation of carriageways prior to final repair by the Requiring Authority; and
 - (b) re-grass areas (including berms) that were previously grassed.

Works Within Road Reserve

35. On completion of construction within Council roads and State Highways, all works shall be reinstated in accordance with the Code of Practice for Working in Roads which applies at the date that the contract for the relevant Project stage is awarded, unless otherwise agreed between the Requiring Authority and the road controlling authority.
36. A completion report for each Project Stage shall be submitted to the Council detailing the reinstatement works on all public roads including Quality Assurance records.

Construction Hours

37. Construction hours shall be generally as follows, except where work is necessary outside the specified days or hours for the purposes specified in 38(a) to (e) below.
 - Monday to Friday: 7am to 9pm;
 - Saturday: 8am to 1 pm;
 - Sundays and public holidays: No Work.
38. Purposes for which work may occur outside of the specified days or hours are:
 - (a) where work is specifically required to be planned to be carried out at low traffic times (for example, excavation across busy intersections);
 - (b) for delivery of large equipment;
 - (c) in cases of emergency;

- (d) for securing of the site or removing a traffic hazard; and/or
- (e) for any other reason specified in the CMP or SSTMP.

Community Information and Liaison

39. The Requiring Authority shall prepare a Communications Plan ("CP") setting out:
 - (a) the method/s of consultation and liaison with key stakeholders and the owners/occupiers of neighbouring properties regarding the likely timing and duration of works, alternative routes, access to properties and any proposed alterations to public transport services;
 - (b) details of prior consultation or community liaison undertaken with the owners/occupiers of neighbouring properties, key stakeholders, schools, public transport providers, emergency services or representative groups regarding proposed road or lane closures, potential diversions and delays, 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 inquiries.
40. The Requiring Authority shall submit the CP to the Council at least one (1) month prior to construction commencing on any defined stage.

Tree Management

41. When providing details as to how impacts of construction on trees and vegetation will be managed in the CMP, as required by condition 10, the following shall apply:
 - (a) the Requiring Authority's arborist shall provide an updated accurate list of all trees affected. This shall include a description of potential root loss, pruning, proximity of excavations and a brief statement on proposed outcome. The list shall also include protection status and specific tree protection requirements;
 - (b) all excavation work within the dripline or root zone of any tree in a Council street or Council reserve, any scheduled tree or any tree that would otherwise be generally protected under the District Plan and is located upon private land (and extends over the work site), shall be supervised by a Council approved arborist;
 - (c) any root or limb with a diameter in excess of 35mm where severance is required shall be supervised by the approved arborist in accordance



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with best practice to provide, as far as practicable, for the long-term health and vitality or stability of the subject tree(s);

- (d) any scheduled tree or any tree that would otherwise be generally protected under the District Plan and considered by the Requiring Authority's arborist to be at risk of damage from the construction works, adjacent to construction areas, will be fenced off to minimise and/or avoid any damage to the rootplate area of the subject tree;
 - (e) where a Council owned tree has been damaged and a Council arborist assesses that remedial work is necessary, the works shall be undertaken by a competent Council approved arborist and the Requiring Authority shall be directly liable for all remedial costs. Should a Council owned tree be damaged beyond repair or destroyed then the Requiring Authority shall be directly liable for all costs relating to tree removal and replacement planting; and
 - (f) where replacement planting is required to remediate the loss of a Council owned tree, the species and location of the replacement tree shall be approved by the Council.
42. Following the completion of construction the Requiring Authority shall provide a monitoring report to the Council that lists all trees, in accordance with condition 39(a), that were subject to any cutting or damage of the roots, trunk, or canopy to an extent deemed more than minor by the Requiring Authority's arborist.

Archaeology and Heritage

43. In the event that a lava cave is discovered during construction of the pipeline, the Council's Heritage Team shall be immediately notified and, subject to compliance with traffic management and health and safety requirements, provided with an opportunity to inspect the cave. The Requiring Authority shall keep photographic or other records of the extent of any lava cave discovered during construction of the Project and shall provide GPS coordinates for the discovery.
44. Some caves in this area have been found to contain bones. Should any cave encountered have bones present, then the cave is to be additionally regarded as an archaeological site and archaeological protocols are to be followed.
45. Detailed protocols for the management of archaeological and waahi tapu discoveries shall be developed by the Requiring Authority in consultation with tangata whenua and the New Zealand Historic Places Trust prior to construction.

46. Subject to Condition 44, 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 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 any approval required from the New Zealand Historic Places Trust has been obtained.
47. Condition 43 shall not apply where the Requiring Authority holds all relevant approvals under the Historic Places Act 1993, apart from the requirement in the case of discovery of human remains to contact tangata whenua and the New Zealand Police.

Contamination

48. The Requiring Authority shall notify the Team Leader Compliance and Monitoring, Resource Consents at the Council immediately on identification of any contamination found along the pipeline route which was not identified in the reports submitted in support of the Notice of Requirement, including contaminated soil, surface water or groundwater. Any contamination that is discovered shall be investigated, remediated, disposed of and reported on (including validation) in accordance with the Ministry for the Environment Contaminated Land Management Guidelines and the relevant guidelines addressing contaminants from specific industries or activities.

Site Reinstatement

49. When contractors' yards or other temporary works areas are no longer required for any construction or operational purpose, site offices, storage and equipment sheds, fencing and hard stand areas shall be removed and the area reinstated to at least the standard which existed prior to commencement of works.

Lapsing of designation

50. The designation shall lapse on the expiry of a period of 10 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.

Advice Notes

1. The designation overlays earlier designations that are protected pursuant to sections 176 and 177 of the RMA. Where this is the case, the Requiring Authority may require the written consent of those other requiring authorities if the proposed activities hinder or prevent the works to which the earlier designations relate.
2. The Requiring Authority is advised that all construction activities occurring within the road reserve are required to obtain Road Opening Notices from the Council prior to construction.
3. The Requiring Authority is advised that normal road opening procedures will also apply for maintenance, renewal or repair works within the road reserve for which the Council may impose conditions. Such works will be required to be undertaken in accordance with the Council's Engineering Quality Standards.
4. Existing codes, standards, guidelines or established procedures for the purposes of utilities management also apply to the work. These include:
 - (a) Health and Safety in Employment (Pipelines) Regulations 1999 and Australian Standard AS2885 ('Pipelines: Gas and liquid petroleum') Parts 1 and 3;
 - (b) New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001);
 - (c) Electricity (Hazards from Trees) Regulations 2003;
 - (d) Code of Practice for Working in the Road (Auckland Region).

H10-55 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. Notwithstanding Condition 1, the antennas on the existing mast existing 1 January 2009 may be upgraded, reconfigured or additional antennas

installed subject to there being no increase in the overall height of the mast and attached antennas.

3. Any new masts and associated antennas shall comply with the relevant building in relation to boundary controls from adjoining open space land as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009.
4. 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

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

- a) Height - 12.5 m
- b) Height in relation to boundary - shall comply with the relevant building in relation to boundary controls from the adjoining open space zone property and the daylight controls for any mixed use zone property as included in the Auckland City Council District Plan - Isthmus Section as at 1 January 2009.

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

6. 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.



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Noise

7. 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 mixed use zoned property:
7am - 10pm on any day:
Leq 60 dB(A)
10pm - 7am on any day:
Leq 55 dB(A)
8. 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 7 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.
9. 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 7, 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 must not exceed existing noise levels.
10. 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

11. 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.

Soil Instability/Unstable Ground

12. The site is subject to potential geotechnical hazards. The potential for earthworks or building construction to have adverse effects on the site or surrounding properties resulting from filled weak ground shall be assessed in any outline plan of works for any such activities.

Contaminated Site

13. Should an Outline Plan of Works involve earthworks and/or excavation, the requiring authority shall undertake an Environmental Site Assessment (ESA) to be submitted with the outline plan of works. The ESA shall be comprised of a desktop study, a walkover of the proposed development area to identify potential contamination and soil sampling within the proposed development area. The results of the ESA shall demonstrate the level of contamination within the area of works and propose mitigation in the event that the contamination is above the regulatory guideline values for the protection of human health in the relevant zone.

Notwithstanding the above, in the case of:

- a) Removing any existing underground fuel tank, the ESA can be conducted following the removal of the tank and any material around the tank pit.
- b) Very minor earthworks/excavations, the Council (Resource Consents Team Manager) may at their discretion waive the need to undertake an ESA and soil sampling.

If evidence of contamination which has not been previously identified is discovered during works, the Requiring Authority shall immediately cease works and notify the Team Leader: Compliance and Monitoring, and provide a detailed site contamination report and action plan to the satisfaction of the Team Leader, Compliance and Monitoring.

The Requiring Authority shall ensure the excavated materials that require offsite disposal are disposed of in an appropriate landfill and provide evidence of the disposal to the Team Leader: Compliance and Monitoring.

LapseDate

14. 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

- 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.

H11-02 PROPOSED ROAD, MIAMI PARADE

Development to be in accordance with the following -

- That the road be built in accordance with the modified designation.
- That construction of the road and the road as completed do not encroach into the coastal marine area.
- That means of mitigating any adverse effects on the coastal marine area be incorporated into the final design of the road.
- That a landscape plan incorporating planting to reduce visual effects of the road on the coastal environment be submitted to the Council at the time of detailed design.
- 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 184 of the Resource Management Act.
- 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 H11-02

H11-06 BUILDING LINE FOR CORNER CUT OFFS, CAPTAIN SPRINGS ROAD AND CHURCH STREET

Development to be in accordance with the following -

- That the term for implementation of those 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.
- 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.

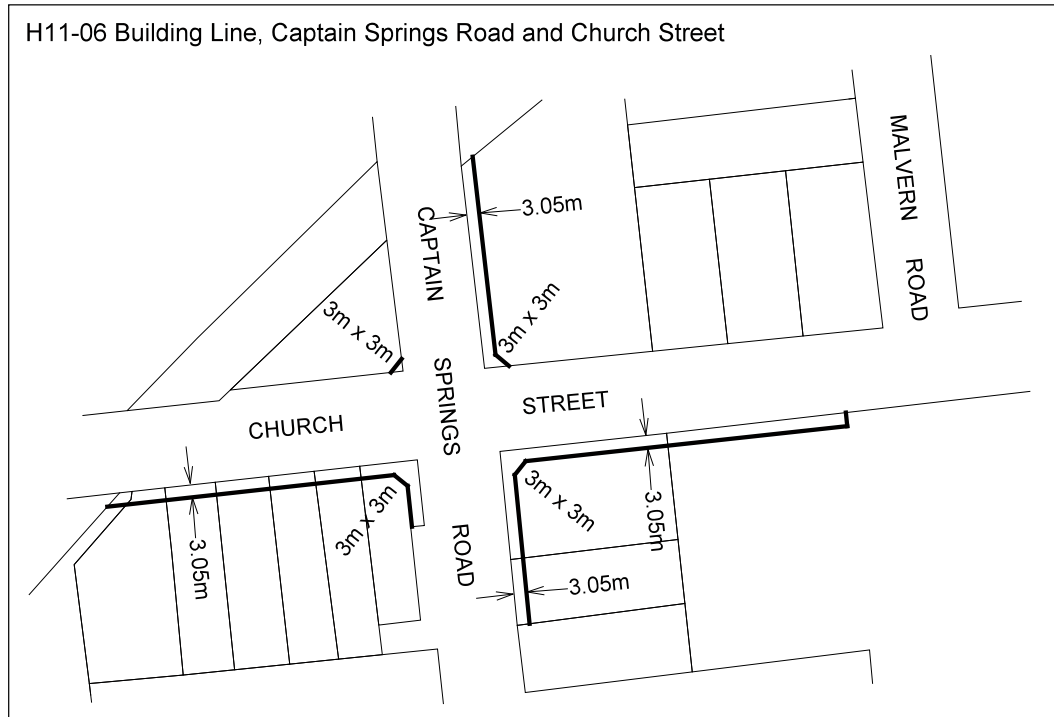
See also Diagram H11-06

H11-07 BUILDINGS LINE FOR CORNER CUT OFFS, CHURCH STREET AND MAYS ROAD

- 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.
- 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.







**H11-08 BUILDING LINE FOR CORNER CUT
OFFS, CAPTAIN SPRINGS ROAD
AND NEILSON 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.

**H11-10 WASTEWATER PURPOSES, MIAMI
PARADE**

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 H11-10

**H11-12 PROPOSED SERVICE LANE,
CHURCH STREET**

Development to be in accordance with the following -

1. Activities shall be in accordance with the development controls for the Business Activity 2 zone.
2. For those proposed service lane abutting residential properties and open space areas, adequate fencing and screening be implemented to reduce any adverse effects.

H11-10 Wastewater Purposes, Miami Parade



3. Adequate vegetation and the use of devices such as speed humps be implemented along those service lanes that provide routes between roads, to reduce vehicle speed and prevent inappropriate use of the lane.
4. The term for implementation of the designation shall be 12 years from the inclusion of the designation in the District Plan.
5. 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.

**H11-13 PROPOSED ROAD, PUKEMIRO
STREET EXTENSION**

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.
3. Activities shall be in accordance with the development controls of the Business Activity 6 zone.



**H11-14 PROPOSED ROADING NETWORK,
PIKES POINT EAST AND WEST**

Development to be in accordance with the following -

1. Means of mitigating adverse effects on the coastal marine area to be incorporated at the time of detailed design.
2. A detailed landscape plan be submitted to the Council at the time of detailed design.
3. Activities shall be in accordance with the development controls of the Business Activity 6 zone.
4. The term for implementation of these designations shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.
5. 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.

**H11-16 REFUSE PROCESSING STATION
ANGLE STREET / CAPTAIN SPRINGS
ROAD EXTENSION**

Development to be in accordance with the following -

1. All new activities, works and buildings not in conformity with the notice of requirement or not otherwise provided for by the zone provisions of the District Plan 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.

**H11-18 PROPOSED ROADS, PUKERIMO
STREET, MIAMI PARADE TO THE
MANUKAU ESPLANADE**

Development to be in accordance with the following -

1. That construction of the road and the road as completed does not impact adversely on the Manukau Harbour or coastal environment.
2. That means of mitigating any adverse effects on the coastal environment be incorporated in to the final design of the road.
3. That a landscape plan incorporating planting to reduce visual effect of the road on the coastal environment be submitted to the Council at the time of detailed design.
4. The term for implementation of the designation shall be 12 years from the inclusion of the designation in the District Plan in accordance with Section 184 of the Resource Management Act.
5. 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.
6. See Diagram H11-02
7. Prior to giving effect to the designation, a site investigation shall be undertaken to determine the extent, if any, of contaminated soils within the construction footprint of the road. Where this investigation identifies any contaminated soils, a contamination management plan shall be submitted to Council's contaminated sites specialist at Auckland City Environments for approval. The contamination management plan must contain details of the measures to be implemented during construction and operation of the road to avoid and mitigate adverse effects on the surrounding environment.

**H11-19 BUILDING LINE FOR ROAD
WIDENING AND CORNER CUT OFFS,
NEILSON STREET AND ANGLE
STREET**

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 in 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.



**H11-24 SPORTS FIELDS/OPEN SPACE
PURPOSES, 69 CAPTAIN SPRINGS
ROAD**

Development to be in accordance with the following -

1. That the term for implementation of this designation be 10 years from the inclusion of the designation in the District Plan, In accordance with Section 184A(2) of the Resource Management 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.
3. That any development of the site is subject to the following development controls (with the exception of lighting poles and associated fixtures):
 - a) the maximum permitted building height, as measured from finished ground level following earthworks to create suitable sports fields and open space, is 10m.
 - b) The maximum building coverage is 15%.
 - c) All buildings shall be set back 6m from the southern boundary of the site. With the exception of retaining walls and fences specifically for the purpose of preventing balls straying beyond play and minimising conflict with other uses, all buildings shall be set back 6m from the western and eastern boundaries of the site. Where the site adjoins land to the north zoned Open Space 3, there is no yard requirement.
4. The maximum height of any lighting poles and associated fixtures shall not exceed a height of 20m, as measured from the finished ground following earthworks to create suitable sports fields.
5. All buildings and structures shall be set back by a horizontal distance of at least 12 metres from the centreline of the Henderson - Otahuhu A high voltage transmission line.
6. With the exception of lighting poles and associated fixtures, any buildings or parking areas that are visible from the adjoining land zoned Open Space 4 and Open Space 2 shall be appropriately landscaped, consistent with ensuring safety to pedestrians and other users, by adopting Crime Prevention Through Environmental Design (CPTED) principles.
7. All activities shall comply with the separation distances specified in NZECP 34:2001. (Note: this applies to the 220kV Transpower line).
8. The use of artificial light producing an illuminance in excess of 150 lux measured at any point on the site in

a horizontal or vertical plan at ground level shall not be permitted to extend beyond 10pm during weekdays and Saturday and up to 9pm on Sunday and public holidays.

9. No activity shall be permitted to create any noise with results in the following standards being exceeded -

The L_{10} noise level and maximum level (L_{max}) arising from any activity measured at or within the boundary of any residentially zoned property shall not exceed the following limits:

Monday to Saturday	7.00am - 10.00pm	L ₁₀ 55dBA
Sunday & Public Holidays	9.00am - 6.00pm	
At all other times	L ₁₀ 40dBA L _{max} 75dBA, or background (L95) plus 30dBA, whichever is the lower	

Crowd noise shall not be included in any assessment of noise levels.

The above noise levels shall be measured and assessed in accordance with the requirements of the NZS 6081: 1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sound".

10. Prior to use of the site as sports fields the following shall have been implemented:
 - a) The extension of the adjacent car park at Waikaraka Park to provide one hundred (100) additional car parking spaces (including 3 mobility impaired spaces) shall be completed in accordance with the Isthmus: District Plan, and secure parking for bicycles shall also be provided.
 - b) A footpath, designed and constructed in accordance with Council standards, shall be provided along the western side of Captain Springs Road, from the intersection with Neilson Street to the southern side of the vehicle entrance to the car parking area.
 - c) A pedestrian path, with a minimum width of 1.5m, shall be provided along the full length of the southern side of the vehicle access to the car parking area on Waikaraka Park.
 - d) Access for pedestrians, including those in wheelchairs, shall be provided to the sports fields, and linking to the coastal walk and cycleway.



11. That the following be submitted as part of the Outline Plan of Works prior to the construction of the sports fields:

- a) Details of the form of the sports fields, including whether artificial surfaces or other such methods are proposed to improve access to facilities.
- b) Assessment of safety issues, including Crime Prevention Through Environmental Design and CCTV cameras if required.
- c) A full earthworks methodology, showing cut to fill balance and existing and proposed finished contours, retaining walls, and batter slope gradient. This methodology shall include details of suitable sediment control measures to be used to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control.
- d) A report from a Chartered Professional Structural or Geotechnical Engineer confirming that all buildings, retaining walls and batter slopes can be safely constructed and if required, indicating any measures to be taken to mitigate the effects of soil instability on the proposed use and beyond the site. Light framed structures and buildings are preferred but alternative design methods will be accepted if satisfactory evidence is provided to ensure that there will be no danger to the structure, its occupants or surrounding properties caused by subsoil decomposition.
- e) A Site Management Plan including the following:
 - i) specific details relating to the construction and management of all works associated with this development, and including if relevant:
 - Hours of earthworks and construction.
 - Details of the site manager, including their contact details (phone, facsimile, postal address). A telephone number for after hours emergencies shall also be supplied.
 - The location of a large notice board on the land that clearly identifies the name, telephone number and address for service of the site manager.
 - The address to which the work relates.
 - Any means, such as a restriction on the size of construction vehicles and machinery accessing the land, required to

ensure that no damage occurs to trees on land, remainder of the site or adjacent to the site, throughout the construction period.

- Any means of protection of services such as pipes and water mains within the legal road.
 - Measures to be adopted to maintain the land in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - Location of workers conveniences (e.g. portaloos).
- ii) detailed procedures to control the on-site or off-site impacts of the following matters during the proposed works:
 - Dust; which must be controlled according to the Good Practice Guide for assessing and managing the environmental effects of Dust Emissions, Ministry for the Environments 2001.
 - Landfill gas encountered during the proposed works.
 - Refuse or contaminated material.
 - Suspended sediment or leachate run-off.
 - iii) (Contingency Plan) detailing the procedures to deal with any potential adverse health or environmental impacts in the event of encountering landfill gas, leachate, or hazardous material (notably asbestos) during the proposed works.
 - iv) (Health and Safety Plan) providing details of how the effects of the contaminated material will be minimised, including for the workers involved in the site development and on-going maintenance. The plan must be in accordance with the Cleanup of Contaminated Sites, Occupational Safety & Health Service, Department of Labour, 1994.
 - f) A contamination report detailing how the activity complies with Auckland City Council guidelines "Tier 1 Soil Screening Criteria - human health". This report shall include details of the investigations to be undertaken in accordance with the "Contaminated Land Management Guidelines No). 5 Site Investigation and Analysis of Soils", MFE 2003.
 - g) A methodology for works in close proximity to the Henderson - Otahuhu A high voltage transmission line. This shall include measures to



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ensure compliance with the New Zealand Electrical Code of Practice (NZECP) 34:2001, including but not limited to the following:

- i) In accordance with NZECP 34:2001, Section 2, in the case of any tower supporting any conductor, no person shall excavate or otherwise interfere with any land:
 - At a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
 - At a depth greater than 3 metres, between 5 metres and 12 metres of the outer edge of the visible foundation of the tower; or
 - In such a way as to create an unstable batter.
- ii) Excavated or other material shall not be deposited under or near the Henderson - Otahuhu A high voltage transmission line so as to reduce the vertical distance from the ground to the conductors to a distance less than:
 - 7.5 metres vertically, across or along roads or driveways or on any other land traversable by vehicles
 - 6.0 metres vertically, on any land not traversable by vehicles due to inaccessibility; and
 - 4.5 metres in any distance other than vertical on all land.
- iii) All machinery and mobile plan operated on proposed site shall maintain a minimum clearance distance of 4 metres from the Henderson - Otahuhu A line conductors at all times.
- iv) The approved management plan shall be implemented and maintained throughout the entire period of works.
- h) Details of the provision made to protect existing and proposed structures, pipework, infrastructure and other site works from any effects caused by the escape of methane gas resulting from the decomposition of fill.
- i) A Lighting Plan prepared by a recognised lighting specialist and shall include details of the design and compliance with AS 2560.2.3 Sports Lighting for Football (All Codes), the Auckland City Council Environmental Protection Bylaw 2008, Clause 13.5.4, regarding glare at the boundary and to ensure that the spill light does not exceed 79 lux at the Eastern Boundary and 10 lux at all other boundaries.

The Lighting Plan shall include details of the luminaires, which shall be of modern design with zero upward wasted light output and zero tilt to limit glare and cut off, particularly to any of the residential properties to the south of the site across the adjacent bay and shall demonstrate that the requirements of AS 4282 Table 2.2 are satisfied to fully comply with the Auckland City Council Environmental Protection Bylaw 2008, Clause 13.5.4, in respect to glare.

- j) A Landscape Plan shall be prepared and shall ensure that visual links between the Notice of Requirement area, the Manukau Harbour, and the existing Waikaraka Park are maintained while also being consistent with ensuring safety to pedestrians and other users through appropriate use of Crime Prevention Through Environmental Design (CPTED) principles. It shall show as a minimum, where planting will be retained, transplanted trees, trees for removal, mitigation planting for the loss of any generally protected trees. This plan shall include:
 - Any planting to mitigate increases in ground level.
 - Details of the plant species and sizes, all of which shall be locally sourced and coastal tolerant.
 - Details of the depth of planting required and the estimated depth of roots, once fully grown. Unless information confirms the depth of the fill on site allows deeper rooting plants, to prevent potential contamination effects, all plants shall be shallow rooting, not extending beyond a depth of 1m when fully grown.
 - Confirmation that the location of any trees shall not conflict with the Electricity (Hazards from Trees) Regulations 2003 and any tall-growing trees/vegetation (exceeding a mature height of 1 metre) are located at least 12 metres away from the centre line of the Henderson - Otahuhu high voltage transmission line.
 - Details of how the proposed landscaping of the site has considered the historic heritage of Waikaraka Park and its location adjacent to the Manukau Harbour, through an information plaque or other means to ensure information is publicly available on the site's history.



H12-02 BUILDING LINE FOR ROAD WIDENING, CHURCH STREET

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.

H12-03 WASTEWATER PURPOSES, NEILSON STREET

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.

H13-04 PROPOSED REGIONAL PARK, HAMLINS HILL

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.

H13-06 WASTEWATER PURPOSES, CNR SYLVIA PARK ROAD AND GREAT SOUTH 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 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.

H13-07 WASTEWATER PURPOSES, BELL AVENUE

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



APPENDIX B (PLANNING MAPS)

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

H13-08 WATER SUPPLY PURPOSES, CNR GREAT SOUTH ROAD AND SYLVIA PARK 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 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.

H13-09 RAILWAY PURPOSES, NORTH AUCKLAND RAILWAY

Development to be in accordance with the following:

1. No additions or alterations shall be made to the building scheduled in the District Plan (Map Reference E10-23 Remuera Railway Station and Signal Box) other than in accordance with an outline plan submitted and processed in terms of Section 176A of the Resource Management Act 1991. This provision shall also apply to the interior of the building and the site surrounds as dimensioned in the Plan.
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 note:

In some cases the railway designation applies to railway infrastructure which passes in, on, along, over, across or under a road. This includes circumstances such as level crossings, rail bridges over road, and road bridges over rail. In such circumstances, the Railways Act 2005 addresses the respective responsibilities of road and rail authorities, including rights of use, maintenance and access arrangements.

H13-10 BUILDING LINE FOR ROAD WIDENING, GREAT SOUTH 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 H13-10

H13-18 CONCEPT PLAN - PACIFIC RISE BUSINESS CENTRE

DOMINANT ACTIVITY: BUSINESS PARK

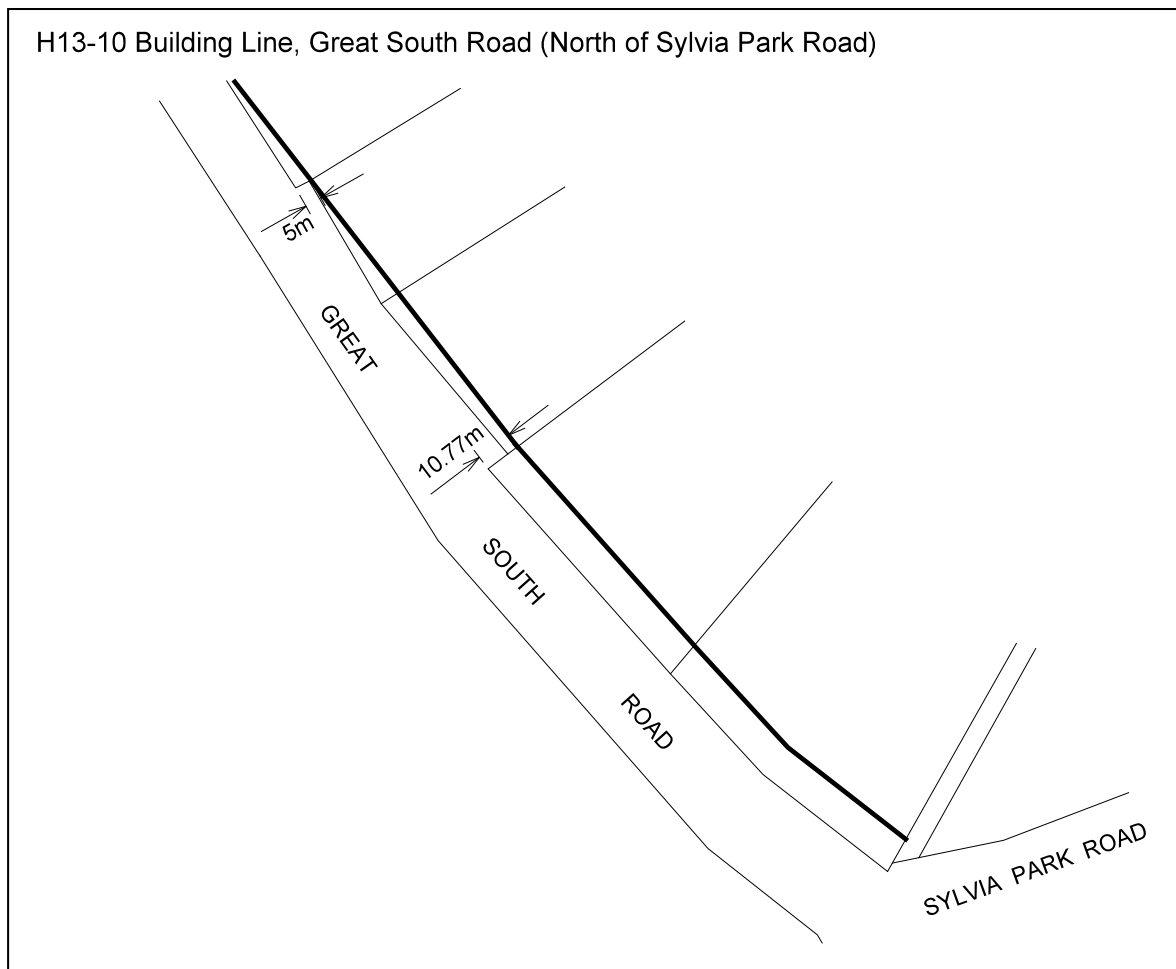
PERMITTED ACTIVITIES

- Ancillary activities for any permitted activity
- Banks
- Care centres
- Computer and data processing
- Educational facility
- Healthcare services
- Industry
- Motor vehicle sales and service premises within buildings, on Lots 7 and 11 only
- Offices
- Residential accommodation for persons whose duties require them to live on the premises
- Telecommunication facilities
- Warehousing and storage

RESTRICTED DISCRETIONARY ACTIVITIES

- Conference facilities
- Recreation facilities
- Restaurants, cafes and other eating places
- Tourist complex





DEVELOPMENT CONTROLS

All development is subject to the development controls specified below.

1. Building Platform

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

2. Building Location/Building Coverage

Buildings may be located anywhere on a site, provided that the building coverage shall not exceed 40%.

3. Maximum Floor Area

The maximum gross floor area permitted on the land subject to this Concept Plan shall not exceed 97,000m² (1:1).

4. Maximum Height

20 metres

5. Minimum Landscaping

20% of each site.

6. Building in Relation to Boundary

No part of any building may exceed a height equal to 2 metres plus the shortest horizontal distance between that part of the building and the boundary of land zoned Open Space 2.

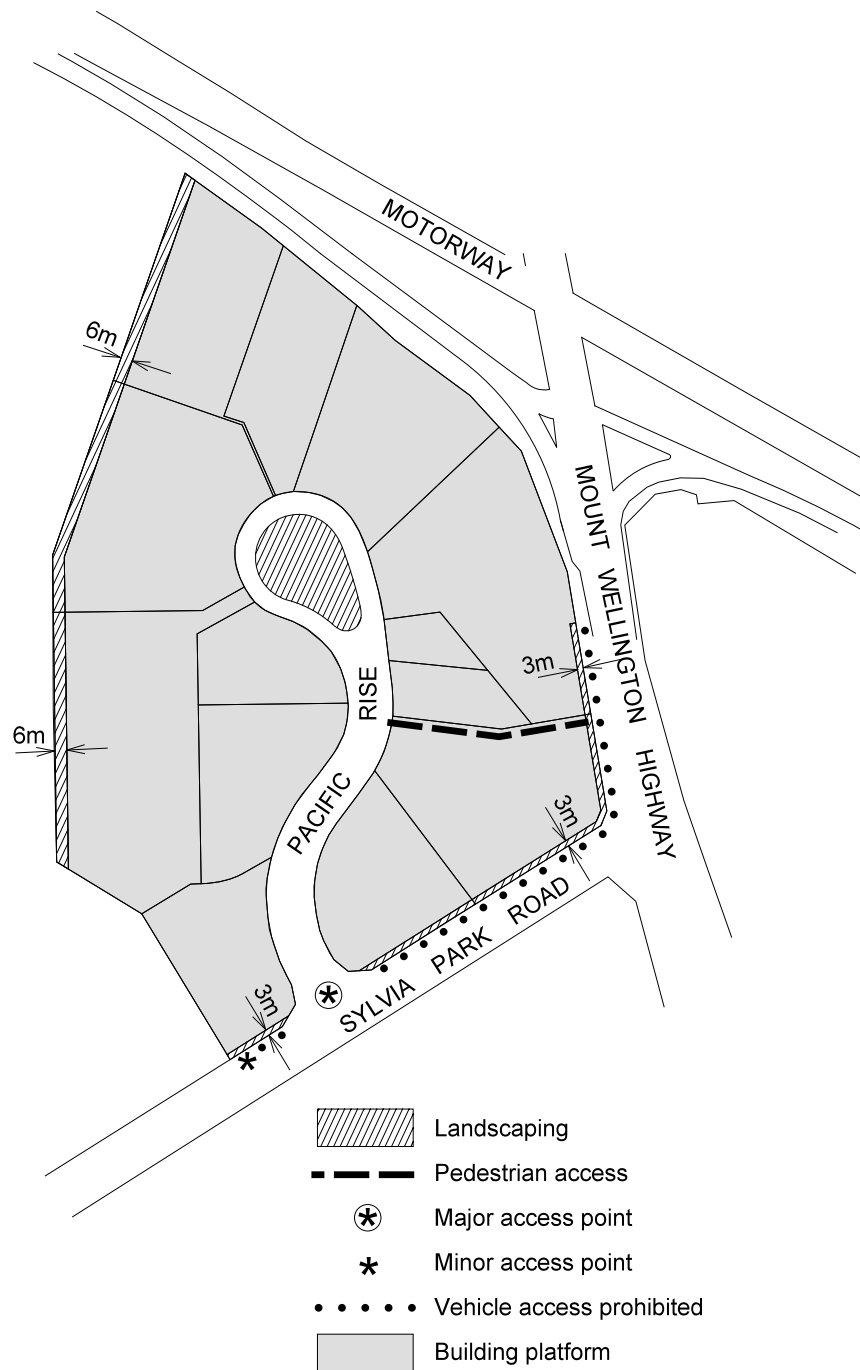
7. Yards

- A 6 metre yard is required on sites which abut land zoned open space.
- A 3 metre yard is required along the boundaries of the site which adjoin Sylvia Park and Mt Wellington Highway as shown on the Concept Plan.

All required yards are to be landscaped and maintained to the satisfaction of the Council



H13-18 Concept Plan - Business 8 Zone - Pacific Rise



8. Performance Standards

The provisions of Rules 8.8.1.4 NOISE; 8.8.1.5 ODOUR; 8.8.1.6 VIBRATION shall apply.

9. Parking and Loading

Parking and loading shall comply with the provisions of PART 12 - TRANSPORTATION

10. Access

Access to the sites subject to this Concept Plan shall be limited to those areas shown on the Plan.

11. Subdivision

Before approving any subdivision of land, whether for cross lease, unit title or freehold purposes, the applicant shall demonstrate that the proposed use of any new site or sites created is in accordance with the concept plan's permitted activities or with an application for a resource consent which has been granted.

Any subdivision proposal shall:

- (a) be consistent with this Concept Plan.
- (b) demonstrate that the operation and management of the dominant activity of the zone will not be adversely affected.

Explanation

The Business 8 zone is applied to this land so as to allow its comprehensive development as a Business Park. The provisions applying to the land are designed to ensure a low intensity development with a high level of amenity, appropriate to its location on Hamlins Hill. The Plan seeks to ensure that traffic generated by the sites will not have an adverse effect on Sylvia Park Road and the Mt Wellington Highway.

Criteria for Assessing Applications for Resource Consent

In addition to the matters set out in Clause 8.7.5 BUSINESS 8 ZONE ACTIVITIES the following matter is of concern:

The impact that further traffic generated by the site may have on Sylvia Park Road and the Mt Wellington Highway. Problems created at access points, and the intersection of these two roads due to the turning movements of vehicles seeking to access the site will impact on the efficiency and safety of the operation of the roads.

Conditions may be imposed to avoid or mitigate any adverse effect arising from traffic generated by the site.

H13-26 WESTFIELD TO SOUTHDOWN GAS PIPELINE DESIGNATION**Purpose of Designation**

The designation by Vector Gas Limited is for:

- i) The design, construction, operation, maintenance, repair, upgrade and renewal of a new gas transmission pipeline and ancillary facilities between Vector Gas Limited Westfield Delivery Point at Mt Wellington Highway, Westfield and its Southdown Delivery Point at Hugo Johnson Drive in Penrose (a length of approximately 1.6 kilometres).
- ii) The design, construction, operation, maintenance, repair, upgrade and renewal of modifications to the facilities at the Westfield Delivery Point to accommodate the new pipeline, including removal of pipecleaning and metering equipment for relocation to the Southdown Delivery Point.
- iii) The design, construction, operation, maintenance, repair, upgrade and renewal of modifications to the facilities at the Southdown Delivery Point to accommodate the new pipeline, including the installation of pipecleaning and metering equipment.

The designation is subject to the following limitations:

- Renewal shall be limited to works on the gas transmission pipeline and will be limited to the replacement of sections of the pipeline with sections having an equivalent diameter and maximum allowable operating pressure, and no more than 20m of pipeline will be excavated within any one 14 calendar day period.
- Upgrade shall be limited to adding or replacing above ground components, provided the relevant Auckland City District Plan permitted activity standards are complied with and the maximum allowable operating pressure is not increased. Above ground components are limited to:
 - a) Westfield Delivery Point and Southdown Delivery Point which consist of pipeline offtake and station inlet piping; isolation valves; filters; pressure regulation and safety valves; metering equipment and all weather enclosure; foundations; electrical and earthing systems; and other ancillary systems
 - b) Surface marker posts; and
 - c) Warning signage.
- Upgrade does not include increasing the height or footprint of any building or structure containing any of the above listed above ground components.



APPENDIX B (PLANNING MAPS)

The designation affects land legally described in Appendix 1 "Schedule of Affected Land" of Volume 3 of the Notice of Requirement for Designation as submitted to Auckland City Council.

1. No person shall:

- Erect any building or structure; or
- Erect a fence with supports which extend more than 0.4 m into the ground from the surface; or
- Plant any tree or shrub; or
- Disturb the soil below a depth of 0.4m from the surface; or
- Do anything on or to the land which would or could damage or endanger the pipeline,

within the designated corridor without first obtaining the written consent of the Requiring Authority.

For the avoidance of doubt, such written consent shall not be required for ordinary cultivation, digging, excavating, tilling or working soil to a depth of less than 0.4m or where the Requiring Authority has provided specific written approval prior to the designation coming into effect, so long as a minimum of 1 m cover remains above the top of the pipeline after any ordinary cultivation, digging, excavation, tilling or working soil has taken place.

Landowners and/or developers can apply to the Requiring Authority for consent to do any work on the land within the designation corridor. The Requiring Authority will review each application with the landowner and/or developer and work to achieve the most suitable outcome for all parties.

The Requiring Authority may give its written consent subject to reasonable conditions, including the power to revoke the consent in specified circumstances.

The Requiring Authority agrees not to unreasonably withhold its consent. The Requiring Authority will endeavour to provide an outcome in response to an application within 15 working days.

Works or activities that would or could damage or endanger the pipeline include, for example, the use of heavy compaction or vibration machinery and equipment, pile-driving machinery and equipment, trenching, excavation or drilling (including micro drilling and directional drilling).

- ### 2. No person shall undertake road opening, trenching, excavation or drilling (including micro drilling or directional drilling), or lay underground high voltage power lines either in parallel with or intersecting the Requiring Authority's pipeline, without first obtaining the Requiring Authority's written approval, in land comprising of a road or railway corridor.

- ### 3. However, the restrictions in 1 and 2 above do not apply, and the Requiring Authority's consent is not required under s176 of the Resource Management Act 1991 to the following activities, provided that a Road Opening Notice has been obtained from the Auckland City Council:

- Any works authorised by an earlier designation
- Any repair, maintenance or upgrade to existing road surface; and
- Any repair, maintenance, or upgrade to any existing network utility infrastructure.

Provided in all cases that:

- Soil is not disturbed below a depth of 0.4m from the surface; and
- After works, the finished surface level is not reduced below the pre-existing surface datum.

Where works other than those authorised by an earlier designation would exceed a depth of 0.4m from the surface and/or after completion of such works the finished surface level is proposed to be reduced below the pre-existing surface datum then application shall be made to the Requiring Authority for consent to do the works. The Requiring Authority will review each application with the applicant and work to achieve the most suitable outcome for all parties. The Requiring Authority may give its written consent subject to reasonable condition, and agrees not to unreasonably withhold its consent. The Requiring Authority will endeavour to provide an outcome in response to an application within 15 working days.

Emergency works may be performed in line with the Vector advice booklet by excavation to 0.4m depth and, thereafter, use of hand tools only. Emergency operations should be notified immediately to the Requiring Authority or their agent who provide an on-call service outside of normal working hours.

LAPSING PERIOD

Pursuant to s184(1)(c) of the Resource Management Act 1991 (RMA), the period during which the designation shall not lapse, unless given effect to, shall be ten years commencing from the date the designation is included in Isthmus Section of the Auckland City District Plan.

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.

OUTLINE PLAN

The Council's acceptance of the Construction Management Plan, Traffic Management Plan, Construction Noise Management Plan and Reinstatement



Management Plan required to be submitted under Conditions 2.1, 2.4, 2.15 and 6.1 respectively shall constitute approval of the details of the proposed project or work under the RMA for the purposes of s176A(2)(a) RMA, so that no Outline Plan for the project or work need be submitted to the Council.

For the avoidance of doubt, the Council waives any requirement for the Requiring Authority to submit an Outline Plan for the project or work under s176A(2)(c) RMA.

CONDITIONS

The designation shall be subject to the following conditions:

Unless the context otherwise requires, references in the following conditions to "the Council" shall be deemed to be references to the Auckland City Council's Chief Executive Officer or nominee.

1.0 GENERAL CONDITIONS

1.1 Subject to these conditions, the works to give effect to the designation shall be undertaken generally in accordance with the plans and information submitted by the Requiring Authority in the documents entitled "Westfield to Southdown Gas Pipeline" (Reference 741-R-005, Rev 0 Volumes 1, 2 and 3).

1.2 The Requiring Authority shall give written notice of:

- a) The likely commencement date for the works pursuant to the designation; and
- b) The expected timeframe for the construction programme,

to the Council and landowners along and adjacent to the designation not less than three months prior to entry for construction. The Requiring Authority shall provide to the Council a list of the landowners notified pursuant to this condition and a copy of the information supplied to them.

2.0 CONSTRUCTION

2.1 The Requiring Authority shall submit a detailed Construction Management Plan to the satisfaction of the Council at least three months prior to commencing construction activities within the designated gas pipeline corridor and associated transmission facilities. The Construction Management Plan shall include the construction drawings and procedures, methods and measures to be applied during the construction phase to address:

- a) Liaison undertaken with the Council, affected parties, utility owners and the general public;
- b) Construction techniques (including earthing requirements within the Southdown Co-

generation site), including likely work programme;

- c) Construction work within road reserves;
- d) Noise control;
- e) Dust control, including specific reference to protection of overhead electricity transmission lines and towers; and the switchyard, gas turbine intakes, and cooling towers at the Southdown Co-generation Plant;
- f) Identification, temporary relocation, maintaining and permanent reinstatement of earthing structures within the Southdown Co-Generation site;
- g) Earthworks and sediment control, including vegetation control;
- h) Identification, management, containment and disposal of unsuitable and/or surplus material;
- i) Identification, management, containment and disposal of contaminated material, including any contaminated groundwater;
- j) Maintaining access to existing utilities for the purpose of repairs, maintenance, and upgrades;
- k) Location, protection and provision of alternative supply in the event of disruption of existing utilities, including Transpower's overhead transmission line support structures and other associated electricity transmission facilities;
- l) Vibration associated with use of construction equipment and any potential effects on surrounding buildings and infrastructure, commercial and industrial activities, including the Southdown Co-generation Plant;
- m) Ensuring the maintenance of existing access arrangements to electricity transmission line towers, particularly during the construction phase. Where the Requiring Authority requires or causes a change in access arrangements, then alternative arrangements shall be made to continue four-wheel drive, 24-hour access;
- n) Avoiding or minimising the need to damage or destroy native vegetation within Hamlins Hill Reserve, and measures for maintaining a stock proof barrier along the Sylvia Road boundary of the reserve during construction;
- o) Management of issues raised by affected parties during construction including contact details for key Vector construction personnel and systems for investigation, recording and reporting actions taken to resolve issues raised; and



APPENDIX B (PLANNING MAPS)

- p) The measures to be put in place during construction in order to comply with the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- 2.2 The construction plans described in Condition 2.1 shall include detailed engineering plans of the pipeline route. The plans shall include long sections and cross sections (where necessary) detailing the alignment and level of the pipeline and associated works with respect to ground levels, structures and services.
- 2.3 The Requiring Authority shall submit a detailed Health and Safety Management Plan to the Council at least three months prior to commencing construction. This plan must also address procedures for the safe removal and disposal of any contaminated material and groundwater.
- 2.4 The Requiring Authority shall submit a detailed Traffic Management Plan to the satisfaction of the Council at least three months prior to commencing construction. All traffic and pedestrian control measures detailed in the Traffic Management Plan shall conform to Level 2 as described in the Transit New Zealand Code of Practice for Temporary Traffic Management (CoPTTM). Specific areas to be addressed in the Traffic Management Plan shall include:
- a) Liaison with roading and rail authorities, landowners and occupiers, utility owners, emergency services and public transport providers and the general public;
 - b) Temporary diversion of traffic during construction;
 - c) Traffic safety;
 - d) Consideration of hours of work for heavily trafficked roads;
 - e) Movement of construction traffic on roads; and
 - f) Maintenance of roads and property accesses.
- 2.5 Not less than two weeks prior to the commencement of works, the Requiring Authority shall meet with the Council for a pre-construction meeting.
- 2.6 The Requiring Authority shall at all times ensure that access to property along the pipeline route is maintained to a level that will enable, as far as is practicable, normal operations on the property to continue.
- 2.7 In areas other than road reserves, pipeline construction and associated activities shall not occur during the hours of darkness as defined in the Traffic Regulations 1976 except in the case of urgent work necessary to prevent injury to persons or damage to property.
- 2.8 Within road reserves pipeline construction and associated activities shall be limited to between the hours of 7am and 7pm Monday to Saturday (excluding public holidays) except:
- a) Where otherwise stated in a Traffic Management Plan to the satisfaction of the Council submitted pursuant to Condition 2.4; or
 - b) With the prior written approval of the Council.
- 2.9 Within road reserves, all construction activities at any one location shall be limited to a linear distance of 500 metres at any one time except with the prior written approval of the Council.
- 2.10 Except as otherwise provided, the new pipeline shall have a minimum cover of at least 1.5 metres.
- 2.11 The Requiring Authority shall liaise with the operators of existing utilities and pipelines located in or adjacent to the designation during the detailed design phase and subsequent construction processes and shall ensure that all existing pipelines and utilities are:
- a) Accurately located prior to the preparation of the plans detailed in Condition 2.1. If necessary, this location work shall include exploratory excavation;
 - b) Either protected from any activity which may interfere with the proper functioning of the pipeline or utility or relocated to a location approved by the operator of that pipeline or utility;
 - c) If damaged, then repaired at the Requiring Authority's expense, to the reasonable satisfaction of the affected pipeline or utility operator; and
 - d) Where practicable able to be accessed during construction.
- 2.12 Where existing pipelines and other buried utilities are encountered the new pipeline shall, where practicable be installed underneath them, with a minimum 500mm vertical separation. Where practicable a 1m horizontal separation shall be provided between the existing pipelines and other buried utilities and the new pipeline. If the minimum clearances cannot be achieved during construction, measures such as concrete protection slabs or similar barriers shall be provided to protect the existing pipeline and/or utility from damage as a result of installation of the new pipeline.
- 2.13 The new pipeline shall be installed at crossings of sealed or paved road carriageways using trenchless



construction techniques unless otherwise agreed with the Council. Where the Requiring Authority identifies that trenchless construction techniques are not feasible, it shall provide information to the Council for approval of alternative construction methods.

- 2.14 Any excavated material that is surplus to the requirements of, or unsuitable for use, on the project or work shall be disposed of off-site at a location approved by, and to the satisfaction of, the Council.
- 2.15 The Requiring Authority shall submit a Construction Noise Management Plan to the satisfaction of the Council at least two months prior to commencing construction. The Plan shall be developed and implemented in accordance with Condition 3.4 for construction works along the pipeline and shall:
- Identify all occupied business premises which are located within 40 metres of any area to be used for pipeline construction and installation purposes;
 - Provide predicted construction noise levels for all buildings identified in sub-clause (a); and
 - Specify mitigation measures needed to achieve compliance with Condition 3.4 for all buildings identified in sub-clause (a) where required.

3.0 WORKS AND ACTIVITIES

- 3.1 All works in, on or under road reserves shall be carried out in accordance with the requirements of the Council's then current Standards for Engineering Design and Construction.
- 3.2 All works or activities related to the designation, including earthworks and the operation of mobile plant as part of the construction of the project or work, shall be designed and undertaken to comply with the mandatory requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
- 3.3 All works and activities shall be designed and undertaken to meet the requirements of AS/NZS 4853: Electrical Hazards on Metallic Pipelines.
- 3.4 The noise from construction, maintenance, repair, upgrade and renewal activities shall be measured, assessed and controlled in accordance with the procedures and limits set out in NZS 6803:1999 Acoustics - Construction Noise.
- 3.5 All activities within road reserve shall be carried out in accordance with the requirements of the Code of Practice for Working in Roads, Auckland Region and all activities with road reserve that require

excavation shall be subject to the Road Opening Notice requirements of Auckland City Council.

- 3.6 Where activities are undertaken involving excavation are undertaken pursuant to the designation, appropriate erosion and sediment control measures shall be employed, in accordance with Annexure 14 to the City of Auckland - District Plan Isthmus Section - Operative 1999.
- 3.7 The Requiring Authority shall at all times ensure that access between parts of any property held in single ownership temporarily severed by construction, maintenance, repair, upgrade or renewal activities is maintained to a level that will enable, as far as is practicable, normal activities on the property to continue.
- 3.8 Within road reserves scheduled maintenance, repair, upgrade or renewal activities and associated activities shall be limited to between the hours of 7am and 7pm, Monday to Saturday (excluding public holidays) except:
- Where otherwise stated in a traffic management plan, to the satisfaction of the Council; or
 - With the prior approval of the Council.
- 3.9 The Requiring Authority shall consult with the Council at least 15 working days prior to carrying out any works or activities in, on or under Council-controlled roads or land, except in emergency situations.
- 3.10 All repair works on existing public wastewater, stormwater and water mains shall be carried out by a Council-approved licensed contractor at the Requiring Authority's expense.
- 3.11 Vibration levels from construction maintenance, repair, upgrade and renewal activities shall be in accordance with the requirements of International Standard ISO 2631-2:1989. "Evaluation of human exposure to whole body vibration - Part 2 Continuous and shock-induced vibration in buildings (1 to 80Hz)".

The Council may approve vibration levels above these above standards where it is satisfied that they are necessary for construction or demolition work of a limited duration, and any potential effects on surrounding buildings and infrastructure, commercial or industrial activities (including the Southdown Co-generation Plant) will be less than minor.

4.0 HERITAGE

- 4.1 The Requiring Authority shall, not less than three months prior to the commencement of construction, undertake a Heritage and Cultural Survey along the pipeline route, in consultation with the New Zealand



APPENDIX B (PLANNING MAPS)

Historic Places Trust, affected tangata whenua and the Department of Conservation, to confirm the location of any features of heritage and cultural significance.

Before the commencement of construction, the Requiring Authority shall submit documentation to the Council advising the outcomes of that survey and specifically identifying:

- a) Any features of heritage and cultural significance within or adjacent to the designation; and
- b) Appropriate protection measures for those features or the provision of the relevant authority to modify damage or destroy any archaeological site from the New Zealand Historic Places Trust.

4.2 Prior to commencement of construction, the Requiring Authority shall implement a protocol for management of construction activities where those activities are in close proximity to known cultural and/or heritage sites and for discovery of taonga koiwi or artefacts during design and construction ("the Heritage Protocol"). The Heritage Protocol shall be based on the draft protocol contained in Appendix 9 of Volume 3 of the Notice of Requirement for Designation.

5.0 MONITORING AND REINSTATEMENT

5.1 For land other than road reserves, following consultation with affected landowners the Requiring Authority shall submit a Reinstatement Management Plan to the satisfaction of the Council at least three months prior to commencing construction. The Plan shall provide a written and photographic record of the area affected by works and shall include the procedures, methods and measures to be applied to address:

- a) Reinstatement of affected areas;
- b) Reinstatement of existing utilities including property infrastructure; and
- c) Post construction monitoring measures to monitor effectiveness of the reinstatement measures.

The reinstatement measures identified in the Reinstatement Management Plan shall be implemented as soon as practicable after areas become available for reinstatement due to the progress of the works.

5.2 For land other than road reserves, the Requiring Authority shall monitor reinstated areas at three monthly intervals for a period of 12 months after construction and six monthly for the following 12 months. The Requiring Authority shall submit a Reinstatement Report to the Council within one month of completion of each monitoring inspection.

The Requiring Authority shall as soon as practicable undertake any remedial work identified in the Reinstatement Report as necessary to achieve the outcomes specified in the Reinstatement Management Plan submitted pursuant to Condition 5.1.

5.3 Where the designation is within road reserves, the Requiring Authority shall engage a Council approved suitably qualified roading engineer to undertake a before and after construction assessment based on a Road Asset Management rating survey of every road in which the pipeline is located. The consultant shall prepare an Initial Road Reinstatement Report as soon as practicable after completion of construction works and submit that report to Council. The Requiring Authority shall as soon as practicable as required by the Council undertake any remedial work identified in the Initial Road Reinstatement Report as necessary to ensure that the roads are reinstated to the same standard as prior to construction.

5.4 Within road reserves, the Requiring Authority shall monitor the areas where work has been undertaken pursuant to the Initial Road Reinstatement Report at three monthly intervals for a period of 12 months after remediation. The Requiring Authority shall submit a Further Road Reinstatement Report to the Council within one month of completion of each monitoring inspection. The Requiring Authority shall as soon as practicable as required by the Council undertake any remedial work identified in any Further Road Reinstatement Report as necessary to ensure that the roads are reinstated to the same standard as prior to construction.

5.5 The Requiring Authority shall submit to the Council a detailed specification of any road works reinstatement undertaken within three months of completion of the works.

6.0 COMPLETION

6.1 The Requiring Authority shall submit to the Council detailed as-built pipeline alignment drawings of the pipeline within three months of the commissioning of the new pipeline. The as-built drawings shall include geodetic coordinates for all key locations in an agreed electronic format.

6.2 Where any maintenance, upgrade or renewal works result in amendments to the as-built pipeline alignment drawings, updated drawings shall be provided to the Council within three months of the commissioning of those new works.

6.3 Following construction of the new pipeline and registration of easements/variations to easements over the new pipeline, the Requiring Authority will give notice under section 182 of the RMA seeking to



remove those parts of the designation required solely for the safe and efficient construction of the new pipeline.

ADVICE NOTES

1. Transpower New Zealand Limited (Transpower) has a right of access to its existing works situated within the designation under s23 Electricity Act 1992. Any development within the designation must not preclude or obstruct this right of access. It is an offence under s163(f) Electricity Act to intentionally obstruct any person in the performance of any duty or in doing any work that the person has the lawful authority to do under s23 of the Electricity Act.
2. It is Transpower's preference that all mobile plant operated on site maintain a horizontal distance of at least 12 metres from the centre of the transmission line and support structures.
3. The Requiring Authority is obliged to operate the pipeline and ancillary facilities in accordance with the requirements of AS 2885: Pipelines - Gas and Petroleum Liquids and the Health and Safety in Employment (Pipelines) Regulations 1999.
4. All necessary consents must be obtained from the Auckland Regional Council prior to the construction of the new facilities. Consultation with affected parties is recommended as part of obtaining these consents.
5. An authority may need to be obtained from the New Zealand Historic Places Trust to destroy damage or modify an archaeological site(s) in accordance with the Historic Places Act 1993.
6. Pursuant and subject to s36 RMA the actual and reasonable costs incurred by the Council in monitoring conditions of the designation shall be paid by the Requiring Authority.
7. The Requiring Authority has confirmed that it will consult with landowners and occupiers who may be affected by the construction of the new pipeline to reach fair and reasonable arrangements for entry.
8. Before the commencement of construction, the Requiring Authority will need to apply for and agree to a Deed of Grant with New Zealand Railways Corporation pursuant to s75 of the Railways Act 2005. This Grant will address the design and construction of the pipeline, and ongoing access/property rights and maintenance of the pipeline within rail land. In addition to ensuring that the new gas pipeline and associated works do not compromise the continued safe operation or future development of the railway, the Railways Corporation will need to be satisfied that appropriate physical protection measures will be provided such that the pipeline is

protected from activities associated with the laying of other network utilities within the rail corridor.

9. Before entering railway land for any purpose, the Requiring Authority must first obtain a Permit to Enter pursuant to s73 of the Railways Act 2005 and must strictly comply with the conditions of entry in the permit. Applications for Permits are to be made to the Area Manager, ONTRACK, PO Box 22-043, Auckland. Further details are available at www.ontrack.govt.nz.

H14-10 PANAMA ROAD PRIMARY SCHOOL, PANAMA 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:
 - indigenous trees (including the roots) over 6m in height or with a girth (measured at 1.4m above the ground) greater than 600mm;
 - 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.



APPENDIX B (PLANNING MAPS)

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:

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

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.

