

PART 1 Designations

### 1.1 Explanation

A Minister of the Crown, Local Authority, or network utility operator that has been approved as a requiring authority under section 167 of the Resource Management Act may require land to be designated in the Plan. Designated land is shown on the planning maps and is listed in the table below.

The effect of a designation is that the requiring authority responsible for the designation may do anything on that land that is in accordance with the designation. The other rules in the Plan that might otherwise control activities on land do not apply to designated land. Should anyone other than the requiring authority wish to undertake an activity on designated land, they may only do so with the written permission of the requiring authority, and the proposed activity must be in accordance with the designation. The zone rules for the designated land apply to any activity that is not covered by the designation.

Details of designations in the District are contained in the following schedule.

### 1.2 Designation Schedule

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description	
1		<b>Minister of Defence</b> Defence Purposes Ardmore Military Training Area (AMTA)	Allots 146, 147, 148, 149, 150, 151, 152 Opaheke Parish Pt Allot 139, Opaheke Parish Allot 153, Opaheke Parish Allot 237, Opaheke Parish Pt Allots 238 and 239, Opaheke Parish Allot 235, Opaheke Parish Allot 33, Pt N 171 Hunua Parish Lot 1 DP15356 Lot 2 DP15356 Lot 3 DP15356 Lot 4 DP15356 Pt Lot 5 DP15356 Allot 137, 167, Hunua Parish	Closed Road (x5) Pt Allot 32, Hunua Parish Pt Allot 32, Hunua Parish Pt Allot 35, Hunua Parish Pt Allot 32, Hunua Parish Pt Allot 32, Hunua Parish Pt Allot 32, Hunua Parish Pt Allot 8, Hunua Parish Pt Allot 32, Hunua Parish Pt Allot 35, Hunua Parish Pt Allot 8, Hunua Parish Pt Allot 8, Hunua Parish Pt Allot 77,

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description	
				Hunua Parish
2	F8 & F9	<b>Watercare Services Ltd</b> <b>Water Supply Purposes</b> on land at Hays Creek including but not limited to a dam, spillways, impounded reservoir of water, intake and outlet structures, overhead power supply and telemetry, aeration equipment (including compressors), forestry, noxious plant and pest control, and recreation plus utility services.	Part Allot 119 Parish of Hunua CT 4C/988 Part Allot 120 Parish of Hunua CT 4C/988 Part Allot 168 Parish of Hunua CT 89C/68 Part Allot N170 Parish of Hunua CT 4C/1298 Part Allot M170 Parish of Hunua CT 4C/988 Part Allot S170 Parish of Hunua CT 89C/70	Part Allot 177 Parish of Hunua CT 1349/84 Part Allot 177 Parish of Hunua CT 13D/673 Pt Allot SW 178 Parish of Hunua CT 89C/69 Lots 1 and 9 DP 30541 CT 14D/319 Lots 1 and 2 DP 65410 CT 30A/60 Lot 1 DP 60318
3	E6	<b>Watercare Services Ltd</b> <b>Water Supply Purposes</b> on this land at Kaipara Road including, but not limited to, a reservoir (tank) and pumping	Lot 1 DP79740 CT 36C/262	

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description
		station plus utility services.	
4	F6	<b>Watercare Services Ltd</b> <b>Water Supply Purposes</b> on this land at Hunua Gorge Road including, but not limited to, a water treatment plant, stand-by power generation, depot and office, and water storage reservoir plus utility services	Lot 1 DP59100 CT 31A/842 Lot 1 DP43063 CT 31A/842 Pt Lot 1 DP34331 CT 919/274
5	E9	<b>Watercare Services Ltd</b> <b>Water Supply Purposes</b> on this land at Creightons Road including, but not limited to, a single residence on that parcel of land which is legally described as Part Lot 1 DP43534 and comprised in Certificate of Title 1302/14, and forestry from the adjacent Ardmore Station on that parcel of land which is legally described as Part Lot 2 DP21088 and described in Gazette Notice 1977 Page 2193	Pt Lot 2 DP 21088 CT 1198/14
6	E9	<b>Watercare Services Ltd</b> <b>Water Supply Purposes</b> on this land near the corner of Creightons and Jones Road including, but not limited to, part of the Hays Creek reservoir	Part Allot 177 Hunua Parish CT 35B/368 Part of Lot 1 DP 157319 CT 94C/208 Part of Lot 1 DP 375770
7	D4	<b>Vector Ltd</b> Electrical Works (substation)	Lot 1 DP 39638
8	Various	<b>New Zealand Railways Corporation</b> Railway Purposes North Island Main Trunk Railway	
9	C5, C6, C7, D5, D6	<b>Ardmore Aerodrome</b>	Lot 190833 Lot 1; DP107840 Lots 1, 2; DP171923 Lots 22, 41; DP173738 Lots 200-209; DP173739 Lots 300-307 (Leasehold DP205039 Lots 300, 308-310); DP173740 Lots 1-7, 11, 13; DP173741 Lots 10, 14-18 (Leasehold DP199587 Lots 16 17 and 150); DP173742 Lots 19-21,

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description	
			25, 30-38); DP173743 Lots 26-29, 39, 40, 42-65, 67-70; DP178388 Lots 71-85 (Leasehold DP199586 Lots 15, 78 and 149); DP179798 Lots 86-97, 113-129, 141-148; DP179799 Lots 98-112, 130-140; DP192624 Lots 8,9; DP171742 Lot 1	
10	G3	<b>Watercare Services Ltd</b> Sewage Treatment Plant	Lot 2 DP 133976 CT NA 129A/574	
11	G6	<b>Papakura District Council</b> Rubbish Dump	Pt Allot 52, Hunua Parish	
12	G6	<b>Papakura District Council</b> Rubbish Dump	Lot 1 DP 55769	
13	G5	<b>Counties Power Ltd</b> Electrical Supply Substation	Allot 301, Opaheke Parish, Sec 1 Survey Office Plan 41081 and part of Section 1 Survey Office Plan 326417	
14	Various	<b>Transit NZ</b> Motorway Purposes – Auckland-Hamilton (State Highway One)		
15	Various	<b>Transit NZ</b> State Highway 22		
16	D7	<b>Minister of Education</b> Ardmore Primary School	Pt Allot 53 Parish of Papakura	
17	C4	<b>Minister of Education</b> Alfriston Primary School	Pt Allot 17 Parish of Papakura Pt Lot 1 DP 94453	
18	D2	<b>Minister of Education</b> Takanini Primary School	Pt Lot 2 DP 14894 Pt Lot 3 DP 14894	Pt Lot 7 DP 14894
19	E2	<b>Minister of Education</b> Conifer Grove Primary School	Pt Lot 1 DP 82635	
20	E3	<b>Minister of Education</b> Papakura Normal Primary School	Allot 95 Parish of Papakura Pt Allot 93 Parish of Papakura	
21	E5	<b>Minister of Education</b> Cosgrove Primary School	Lot 1 DP 43586 Lot 2 DP 43586 Lot 3 DP 43586	Lot 4 DP 43586 Pt Allot 2 Parish of Opaheke (Part Lots 41 &

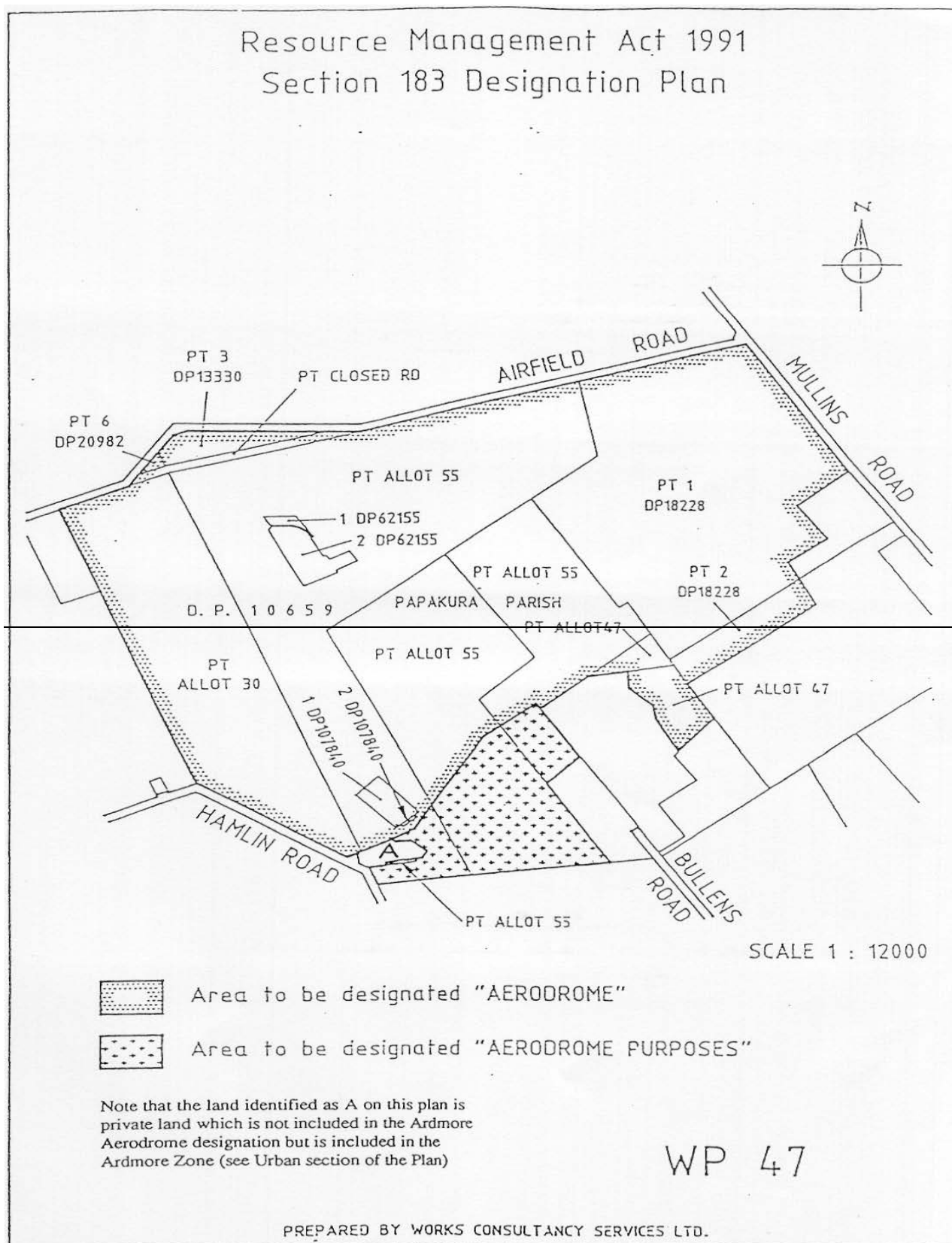
Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description	
				42 Deeds Plan 81)
22	F4	Minister of Education Papakura High School	Allot 77 Sbrn Sec 1 Parish of Opaheke Allot 78 Sbrn Sec 1 Parish of Opaheke Pt Allot 83 Sbrn Sec 1 Parish of Opaheke Closed Road SO Plan 44937 Sec 1 SO 66339 Lot 58 DP 37801	
23	F4	Minister of Education Papakura Intermediate School	Allot 84 Sbrn Sec 1 Parish of Opaheke	
24	F5	Minister of Education Kelvin Road Primary School	Pt Allot 90 Sbrn Sec 1 Parish of Opaheke	
25	F4 & F5	Minister of Education Edmund Hillary Primary School	Pt Allot 57 Sbrn Sec 1 Parish of Opaheke Pt Allot 58 Sbrn Sec 1 Parish of Opaheke Lot 15 DP 54706	
26	F4	Vector Ltd	Lot 1 DP 54706	Lot 2 DP 54706
27	F4	Minister of Police Police Purposes (Papakura Police Station)	Lot 5A DP 48154 Lot 5B DP 48154 Lot 6 DP 48154 Lot 1 DP 184106	Pt Allot 207 Sec 11 Village of Papakura Allot 217 Sec 11 Village of Papakura Allot 203 Sec 11 Village of Papakura
28	E3 and E4	Minister of Defence Defence Purposes	Lot 1 DP 201101 Sec 1 SO 31679 Lot 2 DP 201101 Lot 2 DP 198558 Lot 1 DP 329779 Sec 2 SO 317074 Sec 1 SO 317074	Sec 3 SO 317074 Sec 3 SO 70474 Sec 4 SO 317074 Sec 4 SO 70474 Pt Lot 1 DP 168748 Pt Lot 1 DP 170957
29	E4	Minister of Corrections Papakura Community Work Centre	Pt Lot 7 DP 33444	
30	F4	Minister for Courts	Allot 201 Sec 11 Village of Papakura	

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description	
		Papakura Courthouse	Allot 202 Sec 11 Village of Papakura Pt Allot 207 Sec 11 Village of Papakura	
31	F3	<b>Minister of Education</b> Papakura Central Primary School	Lot 2 DP 70273 Lots 141-151, Lots 172-175 and Pt Lots 176-178, Deeds Plan Whau 39 Pt Allot 5 Village of Papakura Harbour Bed SO Plan 51987 (0.0080ha), Harbour Bed SO Plan 51987 (0.0230ha), Closed Road Deeds Plan Whau 39	
32	F3	<b>Minister of Education</b> Rosehill College/Rosehill Intermediate School/Rosehill Special School	Pt Allot E11 Parish of Opaheke Lots 133-136 DP 47965 Lot 152 DP 47965 Pt Lot 6 DP 14721	Lot 47 DP 57351 Lots 139-141 DP 47965 Lot 30 DP 49598
33	F3	<b>Minister of Education</b> Papakura South Primary School	Lot 1 DP 41370 Lot 144 DP 47965	
34	F4	<b>Minister of Education</b> Opaheke Primary School	Lot 8 DP 50450 Lot 7 DP 37081	Pt Lot 2 DP 37081 Pt Lot 1 DP 7548
35	F5	<b>Minister of Education</b> Red Hill Primary School	Pt Lot 2 DP 41685 Lot 7 DP 56675	Pt Lot 10 DP 79174
36	G3	<b>Minister of Education</b> Park Estate Primary School	Pt Lot 7 DP 4963 Pt Allot 311 Parish of Opaheke	
37	H4	<b>Minister of Education</b> Drury Primary School	Allotments 43-46 Sec 8 Village of Drury Allotments 56-61 Sec 8 Village of Drury Allotments 68-74 Sec 8 Village of Drury	Allot 86 Sec 8 Village of Drury Lot 2 DP 12263 Closed Road SO Plan 50778
40	D3	<b>Transpower NZ Limited</b> Electricity Substation	Lot 1 DP 135030 Lot 2 DP 135030	

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description
41	Various	<b>National Gas Corporation NZ Limited</b> Gas Transmission Purposes NGC Pipelines – Rotowaro to East Tamaki	-
42	H4	<b>Watercare Services Ltd</b> Construction and Operation of a Boost Pumping Station for water reticulation purposes	Lot 1 DP 160625
43	E4	<b>Telecom New Zealand Ltd and Telecom Mobile Ltd</b> Telecommunication and Radiocommunication and Ancillary purposes – Papakura exchange and Mobile Phone site	Sec 2 SO 65498
44	H4	<b>Telecom New Zealand Ltd and Telecom Mobile Ltd</b> Telecommunication and Radiocommunication and Ancillary purposes – Runciman Exchange and Mobile Phone Site	Pt Lot 1 DP 47861
45	15	<b>Transpower NZ Ltd</b> Drury Switchyard	261 Quarry Road, Drury and described as being Part Lot 1-2 DP 62333 contained within Certificate of Title NA86D/916
46	F2	<b>Minister of Education</b> Primary School (Years 1 – 8) and Early Childhood Education Centre	171 Hingaia Road and described as Part Lot 2 DP 201220, Section 1 on SO 93559, CT: NA 129D/887
47		<b>Auckland Council</b> Designation for construction, operation and maintenance of a stormwater pond	2 Popes Road, Takanini, described as Lot 2 DP 136772, contained within CT NA80C/590; and 22 Popes Road, Takanini, Described as Lot 1, DP 163055, contained within CT NA98B/472
48	D4, E4, E5	<b>Auckland Council</b> To construct, operate and maintain a stormwater corridor (including a channel for the conveyance of stormwater, planting and provision for pedestrian footpaths and cycleways in an area of public open	Takanini, within blocks surrounded by: Walters, Cosgrave, Grove and Old Wairoa Roads; Hamlin, Cosgrave and Old Wairoa Roads; and Old Wairoa, Papakura - Clevedon and Cosgrove Roads specifically: Lot 1 DP21849

Designation Number	Map Ref	Requiring Authority and Purpose of Designation	Legal Description
		space) to convey the 1 per cent AEP* storm event flows from the upper Papakura Central Catchment to the McLennan Wetland *AEP means Annual Exceedance Probability (AEP), where the 1% AEP storm event is the probability of exceeding a given flood event level within a period of a year, where there is a 1 per cent chance or greater probability of flooding occurring in an area in 1 year	Lot 2 DP21849 Lot 4 D188918 Lot 2 DP55480 Lot 3 DP55480 Lot 2 D159502 Lot 1 DP47595 Lot 1 DP69608 Lot 2 DP69608 Lot 200 D490095 50 metre section of Cosgrave Road adjacent to 84 Cosgrave Road 25 metre section of Old Wairoa Road east of Ancroft Street
49	D4	<b>Minister of Education</b> Education purposes – primary school (years 0-8) and early childhood education (preschool)	Lot 5 DP 47595 and Lot 6 DP 47595





### **1.3 Conditions for Designations**

#### **DESIGNATION 9 – ARDMORE AERODROME**

Designation Notation	ARDMORE AERODROME
Address	Ardmore Aerodrome, Papakura
Legal Description	DP 107840 Lots 1, 2 DP 171923 Lots 22, 41 DP 173738 Lots 201 - 205, 208 - 209 DP 173739 Lots 300 – 304, 307 DP 173740 Lots 1-7, 11, 13 DP 173741 Lots 10, 14 – 18 DP 173742 Lots 19-21, 25, 30 - 38 DP 173743 Lots 26-29, 39, 40, 42-65, 67-70 DP 178388 Lots 71-85 DP 179798 Lots 86 – 97, 113 – 129, 141-148 DP 179799 Lots 105 – 112, 130 – 140, 305 - 306 DP 192624 Lots 8, 9 DP 171742 Lot 1 DP 211113 Lots 206 – 207 DP 319290 Lot 200 DP 328158 Lots 1 – 2, 4, 100 – 104
Requiring Authority:	Ardmore Airport Limited
District Plan:	Papakura District Council Operative District Plan 1999
District Plan Reference:	WP47. WP49, Ardmore Airport Height Surfaces

## **ARDMORE AERODROME: SPECIFICATION FOR APPROACH, LAND USE AND CONTROLS**

### **1. INTRODUCTION**

The purpose of this specification is to define the approach and land use controls over part of Papakura District in the vicinity of the Ardmore Aerodrome and the controls utilised to manage the adverse effects of noise generated from the Aerodrome.

This specification is designed to ensure the continued safety and efficiency of aircraft operations at the Ardmore Aerodrome while managing the Aerodrome to appropriately manage the effects of noise generated from the Aerodrome.

### **2. LOCATION OF RUNWAY CENTRELINES**

At the outer ends of the approach surfaces, the extended centrelines for the two sealed runways pass through the following co-ordinates:

Runway 03/21	Northeast End (A)	785 805.46mN 421 368.93mE
	Southwest End (C)	780 644.15mN 416 087.12mE
	East End (B)	783 508.44mN 414 878.32mE
	West End (D)	783 505.83mN 414 878.32mE

The above co-ordinates are in terms of the NZGD 2000 Meridional Circuit Mount Eden 2000 (Central Meridian Scale Factor 0.9999).

The co-ordinates for Runways 03/21 and 07/25 are based on surveyed fixes of the threshold centreline markings extended for 3000 metres outward from the two bases.

The centreline for the grass runway 03/21 is parallel to and 150 metres from the centreline of the sealed runway 03/21.

### **3. LOCATION OF BASES**

For Ardmore Aerodrome, the bases for the approach surfaces for the sealed runways are each 90 metres long, i.e., extending for 45 metres at each side of the runway centreline. The bases are perpendicular to the runway centrelines, are horizontal, and the elevation of each base is the ground level on the runway centreline at the base location.

The centres of the bases are located at the following co-ordinates:

Runway 03/21	Northeast End (R)	783 708.98mN 419 223.51mE
	Southwest End (S)	782 740.83mN 418 232.76mE
	East End (P)	783 507.40mN 419 340.86mE
	West End (D)	783 505.83mN 414 878.32mE

West End (Q)                      783 500.88mN  
   417 877.99mE

The above co-ordinates are in terms of the NZGD 2000 Meridional Circuit Mount Eden 2000 (Central Meridian Scale Factor 0.9999).

Bases P, Q and R coincide with the physical ends of the sealed runways. Base S is inset 25 metres from the southwest end of the runway.

The level for Base S is R.L. 32.32 and for Base R is R.L 32.87

The level for Base Q is R.L. 29.79 and for Base P is R.L 33.71

The bases for the grass 03/21 runway lie 30 metres beyond the ends of the runway and are 80 metres long, extending for 40 metres at each side of the runway centreline.

#### 4. **APPROACH SURFACES**

The Approach surfaces defined in this specification include take-off/climb requirements. Each approach surface rises from a base.

Approach surfaces for the sealed runways rise from P, Q, R and S respectively at a gradient of 2.5 percent (1 in 40) and continue upwards and outwards for a horizontal distance of 3000 metres from their respective bases. Each approach surface is symmetrically disposed about the extended centreline and its sides diverge uniformly outwards at a rate of 10 percent.

Approach surfaces for the grass runway rise from the bases defined for the runway at a gradient of 2.5 percent (1 in 40) for a horizontal distance of 2600 metres. These approach surfaces are symmetrically disposed about the extended centreline of the runway strip and their sides each diverge uniformly outwards at a rate of 10 percent.

#### 5. **SIDE CLEARANCES (TRANSITIONAL SLOPES)**

Side clearances rise upwards and outwards from the sides of the approach surfaces for the sealed runways at a gradient of 1 in 7 to intercept the horizontal surface at 80 metres AMSL.

For the grass runway, side clearances rise upwards and outwards from the sides of the approach surfaces at a gradient of 1 in 5 to intercept the horizontal surface at 80 metres AMSL.

#### 6. **HORIZONTAL SURFACE**

The horizontal surface overlays the aerodrome and extends from above the Aerodrome for a radius of 4000m from bases P and Q. This flat horizontal surface is at 80 metres AMSL. The Aerodrome level is 35 metres AMSL. This corresponds to a level 1.5 metres above reference mark "J" on S.O. 49594.

**7. CONICAL SURFACE**

The sloping conical surface rises upwards and outwards from the periphery of the horizontal surface at a gradient of 5 percent (1 in 20) for a further 2100 metres until it reaches a height of 185 metres AMSL.

**8. HEIGHT RESTRICTION**

No building, structure, mast, pole, tree or other object shall penetrate any of the approach surfaces, transitional surfaces, horizontal surface or conical surface as defined in this specification.

Provided that where there is any conflict between these height control limits and the Auckland International Airport height controls, the lower height restriction shall apply.

If developments and land uses within the area below the horizontal surface or conical surface are proposed to penetrate either of these two surfaces, and will also be higher than 9 metres above the terrain, then under Section 176 of the Resource Management Act 1991, the proposal shall be referred for consent to the Airport Authority.

**9. LAND USE RESTRICTION: RURAL AERODROME PROTECTION AREAS (FIXED WING AIRCRAFT OPERATIONS)**

The Rural Aerodrome Protection Areas are located under each of the flight paths. The areas are shown stippled on plan WP49.

The Rural Aerodrome Protection Area extends from the runway bases P, Q, R and S for a distance of 900 metres.

The land use restriction is essential as aircraft pass over the Rural Aerodrome Protection Areas on landing and take-off at low altitudes. These areas are subject to a high level of aircraft noise and there is also a relatively greater risk of aircraft accident in these areas than elsewhere.

Land uses within the Rural Aerodrome Protection Areas which may detrimentally affect the safe operation of aircraft should be avoided.

Within the Rural Aerodrome Protection Areas, any new proposals for buildings or solid structures exceeding 4 metres in height above ground level shall be referred for consent to the Airport Authority. This specific height restriction overrides the general height restriction in (8) above.

In assessing buildings and structures the Airport Authority will consider the need for the proposal, siting, height and construction materials.

In considering other land uses, the Airport Authority will take into account possible height intrusion, the likelihood of dust, glare, electrical interference and the possibility of the proposal attracting birds to the area or promoting the gathering of people in the area.

In all other respects, the complementary provisions of the District Plan for the area shall apply but subject to the restrictions contained in this specification.

10. **ARDMORE AERODROME SOUND EMISSIONS**

The Aerodrome shall be operated in compliance with Rule 6.14.9 *Ardmore, Aerodrome Zone Sound Emissions* of the Papakura District Plan (Urban Section), including any subsequent amendments

11. **BEST PRACTICABLE OPTION**

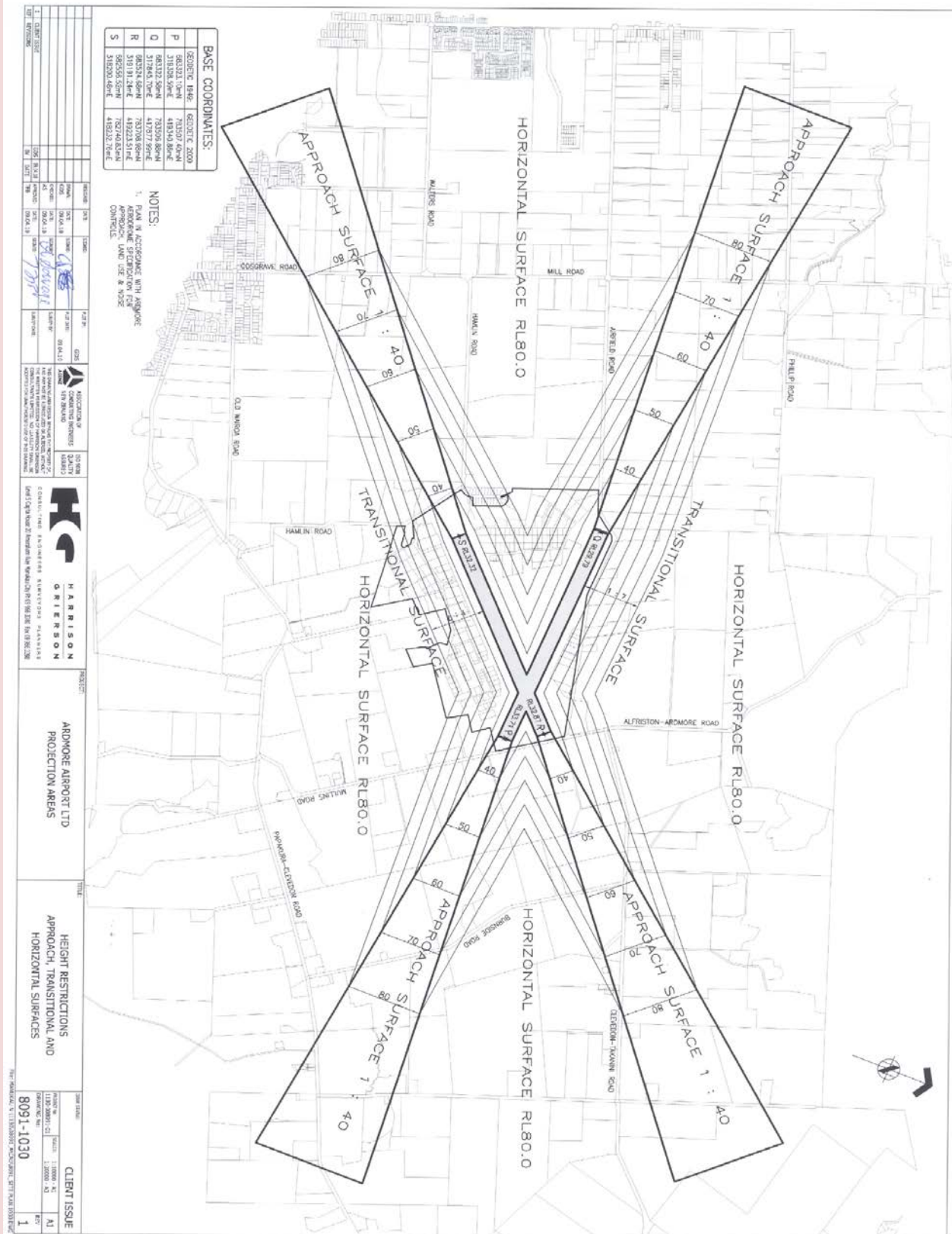
In administering the conditions of this designation, the Airport Authority shall adopt the best practicable options including, but not limited to, management procedures and Operational Controls to reduce the exposure of the community to noise from Aircraft and Aerodrome activities.

12. **NOISE MANAGEMENT PLAN**

The operation of Ardmore Aerodrome shall be in accordance with the Ardmore Airport Ltd Noise Management Plan. With the exception of those provisions contained in Appendix A of that Plan, the Ardmore Airport Noise Management Plan shall be reviewed on a 12 monthly basis, or as necessary to ensure Best Practicable Options in terms of noise management are achieved, in accordance with the document amendment procedures, contained in that Plan.

13. **MONITORING**

The Airport Authority shall be responsible to the monitoring of noise associated with the Aerodrome and flight activity. Such monitoring shall include all matters detailed in Rule 6.14.9.10 of the Papakura District Plan (Urban Section), including any subsequent amendments



## CONDITIONS FOR DESIGNATION 13: ELECTRICAL SUPPLY SUBSTATION

### SUTTON ROAD FUTURE ROAD WIDENING

1. The Substation security fence shall be set back at least 14m from the Sutton Road/western boundary (being the location of this boundary as it existed in the Notice of Requirement).

**Advice Note:** *In future the Council may require up to 12m of the site to widen Sutton Road of which 4m can be landscaped. (Refer diagram Figure 1 prepared by Papakura District Council).*

### NOISE

2. The substation must be operated in such a manner as to comply with the following noise emission standards. The noise level measured within the notional boundary of any existing dwelling shall not exceed the following limits:

Daytime                      0700-2000      L10 = 50dBA

Night-time                  2000-0700      L10 = 40dBA

The noise levels must be measured and assessed in accordance with the requirements of NZ6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

### EARTHWORKS ASSOCIATED WITH ANY SITE DEVELOPMENT

3. All retaining walls, earthworks, reinforcements and stability works must be constructed and completed immediately after cutting and or prior to filling to minimize the likelihood of any instability.
4. Prior to commencing any earthworks the requiring authority must install all the necessary erosion and sediment control measures as shown in the Auckland Regional Councils TP 90 and be responsible for preventing, controlling and stopping the loss of soil and silt and any damage caused by the earthworks on adjacent properties. All necessary erosion and sediment measures once installed are to be maintained to ensure continual operation until the development has been completed and the site fully stabilized.
5. The requiring authority must control runoff, mitigate and prevent soil erosion, sediment loss and trap pollutants from entering adjacent lands, street curb and channels/ natural and artificial water bodies.
6. All existing drainage systems must be protected from any release of silt, accidental or otherwise from the site. This also involves measures to prevent soil being spread onto the road and access way.
7. All earthworks and areas of bare earth shall be re-vegetated or re-grassed within 3 months of completion of the earthworks. Where regeneration of the grass is not sufficient, areas of bare soil shall be “hydro-seeded” or otherwise sown with the appropriate ground cover vegetation.



8. The requiring authority must limit the dispersal of dust from the earthworks to adjacent sites by implementing a watering regime in order to ensure that the areas of bare soil are dampened (up until the bare soil is revegetated).
9. In the event of any excavated material being spilled on a public road, the requiring authority must take immediate action at their cost to clean/repair the road or reimburse the Papakura District Council the expenses of cleaning and/or reinstating the damaged road.
10. All earthworks must occur between the hours of 7.00am and 6.00pm Monday to Saturday.

#### **OVERLAND FLOW**

11. The finished land level and grade of the earthworks and land forming must be such that it does not impede, restrict or block the existing overland flow from adjacent properties and that an adequate flow path over the site shall be maintained.
12. The finished land level and grade of the earthworks and land forming must be such that it does not divert, redirect and concentrate runoff onto adjacent properties.

#### **NOISE DURING CONSTRUCTION**

13. The requiring authority must comply with the noise standards set out in Acoustic Construction Noise NZS 16803:1999 at all times while any construction works are being conducted on site.

#### **SITE ACCESS DURING CONSTRUCTION**

14. The site must be secure from unauthorised public access during construction.

#### **LIGHTING**

15. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties and public roads so as to minimise the level of spill light and glare.

#### **HAZARDOUS SUBSTANCES**

16. The requiring authority must ensure that any transformer oil storage areas are bunded. Bunds shall be sufficient capacity to contain the release from the total volume of all storage vessels located in each bunded area.

## **SURFACE WATER**

17. The requiring authority must maintain and regularly clean all storm water catch pits, channels, grates, pipes and other storm water collection systems to ensure they operate in an effective manner.

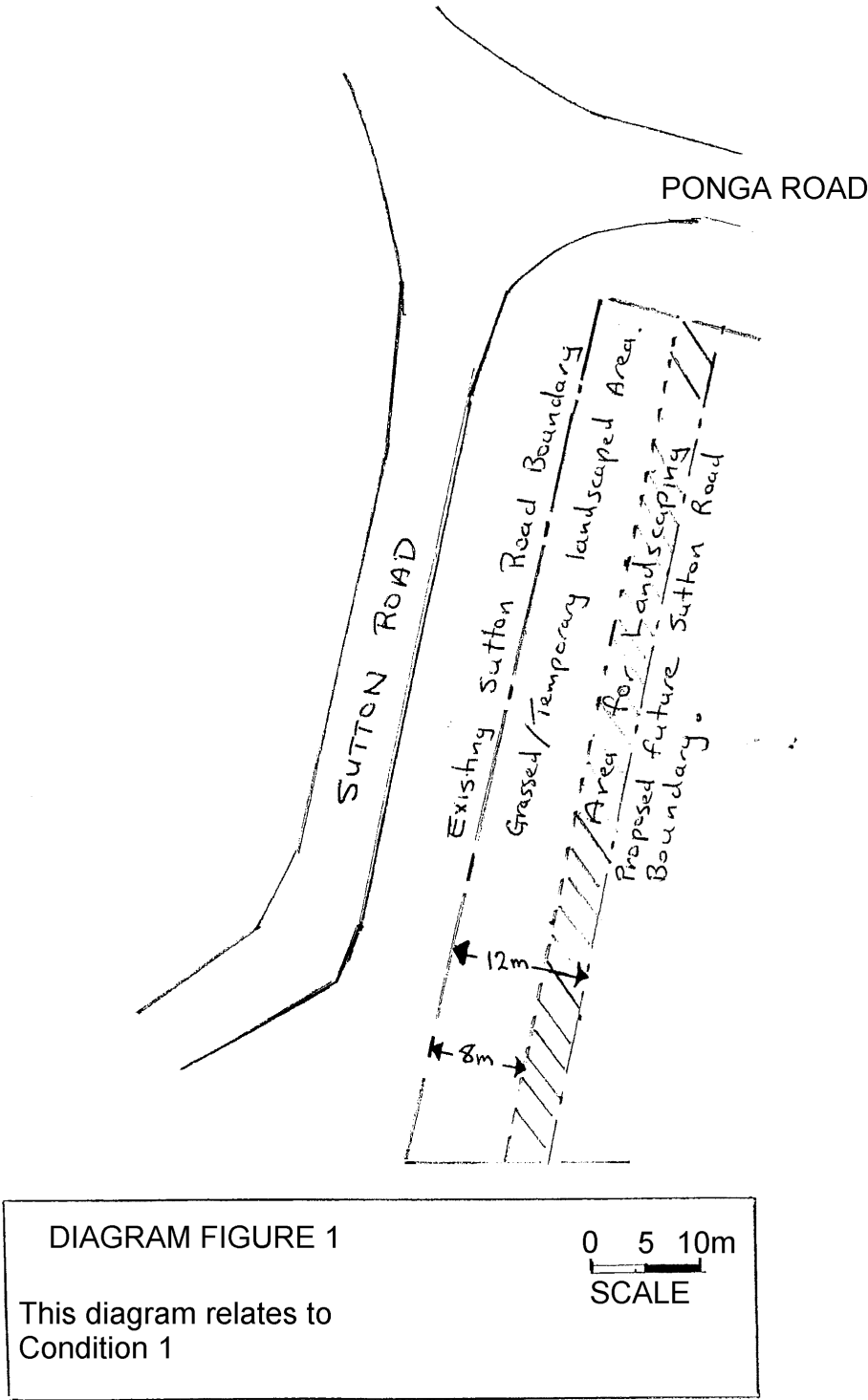
## **ELECTRICAL INTERFERENCE**

18. The requiring authority must make every reasonable effort to ensure that the electrical supply substation is operated, managed and controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radiocommunications Act 1989, the Radiocommunications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), and relevant Gazetted Notices.

### **Advice Note:**

*It is noted that the submitted and approved Outline Plan of Works for the establishment of the substation includes a landscape plan that identifies the possible need for the alteration or removal of trees at 9 Ponga Road in a specified area and such work can be undertaken as part of the designated works to enable emergency maintenance or for the planned installation, upgrade or replacement of equipment which cannot be installed from the existing vehicle entrance.*

DIAGRAM FIGURE 1 LU7847



## DESIGNATION 14 – CONDITIONS

### MOTORWAY PURPOSES

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 Notices of Requirement dated November 2014 and referenced by the Council as MPA077 and PPA052 and supporting documents being NOR documents, Application Forms, and Assessment of Environmental Effects prepared by Green Group Ltd, dated November 2014, including:

#### III Volume 1 -Notices of Requirement- NoRs 1 and 2 dated 6 Nov 2014

Report title and reference	Author	Rev	Dated
Volume 2 Assessment of Environmental Effects	Owen Burn	4	Nov 2014
Volume 3 Technical Reports comprising: Arboricultural Assessment	Leon Saxon-Greenscene NZ Ltd	1	Nov 2014
Consultation Record	Lucie Mairs	1	Oct 2014
Social Impact Assessment	J Talbot and Louise Strogon	3	Nov 2014
Assessment of Traffic Noise and Vibration	Siiri Wilkening (Marshall Day Acoustics)	4	28 Oct 2014
Assessment of Transport Effects	Flow Transportation Specialists Ltd	F	11 Nov 2014
Assessment of Effects on Freshwater Ecology	Eddie Sides	4	October 2014
Assessment of Effects on Terrestrial Ecology	Katherine Muchna and Dr Sarah Flynn	3	October 2014
Assessment of Landscape and Visual Effects	Shannon Bray Boffa Miskell	4	2Dec 2014

Construction Plan      Environmental      Steve Lloyd      1      Nov 2014

Relevant plan title and reference	Author	Rev	Dated
Volume 4 Southern Corridor Improvements Drawings set comprising:	Aurecon	Various	07 Nov 2014
- Designation Plans			
- General Arrangement			
- Typical Sections			
- Retaining Walls			
- Civil structures			
- Existing Utilities			
- Proposed utilities			
- Drainage			
- Erosion and Sediment Control			
Other additional information	Author	Rev	Dated
Further information letter, including all attachments	Owen Burn		23 December 2014
Email on 10 February 2015, subject:	Steve Lloyd		10 February 2015
"Notes on email from Fritha Witton"			
regarding withdrawal of LUC for trees			
SH1: Southern Corridor Improvements Urban Design and Landscape Framework- Revision 2	Shannon Bray		10 March 2015
Cover Letter	Owen Burn		27 January 2015
Assessment of Environmental Effects Addendum	Owen Burn	1	January 2015
Plans: Noise/Security Wall Height	Aurecon	T3	26/5/15
Plans; Sheets 1-14			
Drawings 241032 - 0231 to 0237	Aurecon	B	15/05/2015
Drawings 241032 - 0238	Aurecon	A	15/05/2015
Drawings 241032 - 0206 -	Aurecon	c	17/10/2014

Typical Cross Sheet4

Other additional information	Author	Rev	Dated
Drawing 241032 -0101- General Arrangement - Sheet 1	Aurecon	F	17/10/2014
Drawing 241032 -0102 - General Arrangement- Sheet 2	Aurecon	F	17/10/2014
Drawing 241032-0103- General Arrangement- Sheet 3	Aurecon	F	17/10/2014
Drawing 241032- 0104- General Arrangement- Sheet 4	Aurecon	F	17/10/2014
Drawing 241032 -0105 - General Arrangement- Sheet 5	Aurecon	F	17/10/2014
Drawing 241032- 0106- General Arrangement- Sheet 6	Aurecon	F	17/10/2014
Drawing 241032- 0107 - General Arrangement- Sheet 7	Aurecon	F	17/10/2014
Drawing 241032- 0108 - General Arrangement – Sheet 8	Aurecon	G	17/10/2014
Drawing 241032 -0109 - General Arrangement – Sheet 9	Aurecon	F	17/10/2014
Drawing 241032 -0110 - General Arrangement- Sheet 10	Aurecon	F	17/10/2014
Drawing 241032 -0111 - General Arrangement- Sheet 11	Aurecon	F	17/10/2014
Drawing 241032- 0112 - General Arrangement- Sheet 12	Aurecon	G	07/11/2014
Drawing 241032-0113- General Arrangement- Sheet 13	Aurecon	F	17/10/2014
Drawing 241032- 0114- General Arrangement- Sheet 14	Aurecon	F	17/10/2014

- The amended Notice of Requirement Drawings 241032-0100-0117 attached as Attachment A. These drawings represent the final form of the altered

designation line and override the alteration to designation line shown in Volume 4 Southern Corridor Improvements Drawings and all other drawings referred to above.

2. The designation shall lapse if not given effect to within 10 years from the date on which it is included in the Auckland Council District Plan (Manukau Section), the Auckland Council District Plan (Papakura Section) and the Proposed Auckland Unitary Plan (PAUP).

3. As soon as practicable following completion of the Southern Corridor Improvements (the Project), the Requiring Authority shall give notice in accordance with 182 of the RMA to Manager Regional and Local Planning, Auckland Council, for the removal of those parts of the designation that are not required for the long term operation, maintenance and mitigation of effects of the Project.

#### **Noise and Vibration Management- Operation**

4. The detailed design of any structural mitigation measures (detailed mitigation measures) shall be undertaken by a suitably qualified acoustics specialist prior to construction of the Project, in consultation with an urban designer and landscape architect, and shall include the location, length and height of noise barriers in general accordance with the Assessment Traffic Noise and Vibration.

5. Following detailed design, where a need is identified to revise any structural mitigation measure as identified in Drawing Nos. 241032-0000-DRG-RU-0101-T1 to 241032-0000-DRG-RU-00114-T1 Noise/Security Wall Height Plans, Sheet 1 to 14 (for example, because it is not practicable to implement a particular mitigation in the same location, length).

- i) If the changed design of the structural mitigation measure would still achieve the same Noise Criteria Category at all relevant protected premises and facilities (PPFs), and a suitably qualified acoustic specialist certifies to the Council that the changed structural mitigation measure would be consistent with adopting the Best Practicable Option (BPO) in accordance with NZS6806:2010, the detailed mitigation measures may be amended to include the changed structural mitigation measure, or
- ii) If the changed design of the structural mitigation measure would change the Noise Criteria Category at any PPF to a less stringent Noise Criteria Category, but a suitably qualified acoustic specialist confirms that the changed structural mitigation measure would be consistent with adopting the BPO in accordance with NZS6806:2010, the detailed mitigation measure may be amended to include the changed structural mitigation measure. The Requiring Authority shall consult with affected property owners prior to amending the detailed mitigation measures to include the changed structural mitigation measure.

6. Where modification of buildings may be required to achieve compliance with NZS6806:2010 (Category C Building), then the following process shall be followed:

- (a) Prior to commencement of construction of the Project in

the vicinity of a Category C Building, the Requiring Authority shall write to the owner of each Category C Building seeking access to such building for the purpose of measuring internal noise levels and assessing the existing building envelope in relation to noise reduction performance.

- (b) If the owner(s) of the Category C Building approve the Requiring Authority's access to the property within 12 months of the date of the Requiring Authority's letter (sent pursuant to Condition DC6 (a)), then no more than six months prior to commencement of construction of the Project, the Requiring Authority shall instruct a suitably qualified acoustic specialist to visit the building to measure internal noise levels and assess the existing building envelope in relation to noise reduction performance.

Where a Category C Building is identified, the Requiring Authority shall be deemed to have complied with Condition DC6(b) above where:

- i. The Requiring Authority (through its acoustics specialist) has visited the building and has carried out the assessment specified in DC6(b); or
  - ii. The owner of the Category C Building consented to the Requiring Authority's request for access, but the Requiring Authority could not gain entry for some reason (such as entry being denied by a tenant); or
  - iii. The owner of the Category C Building did not approve the Requiring Authority's access to the property within the time period set out in Conditions DC6(b) (including where the owner(s) did not respond to the Requiring Authority's letter (sent pursuant to Condition DC6(a) within that period); or
  - iv. The owner of the Category C Building cannot, after reasonable enquiry, be found prior to completion of construction of the Project.
- (d) If any of (ii) to (iv) above apply to a particular Category C Building, the Requiring Authority shall not be required to implement any building- modification mitigation at that Category C Building.
  - (e) Subject to Condition DC6(c), within six months of the assessment required under Condition DC6(b), the Requiring Authority shall give notice to the owner of each PPF Category C Building identified under Condition DC6(a):
    - i. Advising of the options available for building-modification mitigation to the building; and
    - ii. Advising that the owner has three months within which to



decide and advise the Requiring Authority whether to accept building-modification mitigation for the building, and if the Requiring Authority has advised the owner that more than one option for building-modification mitigation is available, to advise the Requiring Authority which of those options the owner prefers.

- (f) Once an agreement on building-modification mitigation is made between the Requiring Authority and the owner of an affected Category C Building, the mitigation shall be implemented in a reasonable and practical timeframe agreed between the Requiring Authority and the owner and at the Requiring Authorities expense.
- (g) Subject to Condition DC6(a), where building-modification mitigation is required, the Requiring Authority shall be deemed to have complied with DC6(b) above where:
  - i. The Requiring Authority has completed building-modification mitigation to the Category C Building; or
  - ii. The owner(s) of the Category C Building did not accept the Requiring Authority's offer to implement building-modification mitigation prior to the expiry of the timeframe stated in Condition DC6(b) above (including where the owner(s) did not respond to the Requiring Authority within that period);

7. Where noise attenuation walls exceed a height of 2m adjacent to residential properties, planting, as and if agreed, shall be undertaken on the residential property side of the noise attenuation wall following consultation with the adjacent property owner. Planting shall be implemented within the planting season following construction of the adjacent noise attenuation wall.

8. Noise/security barriers shall be built within the designation in the locations and to the heights shown on the noise/security barrier height plans and cross section drawings, Sheets 1 to 14, to an accuracy of  $\pm 1$  metre. Where, following detailed design the noise/security barrier height deviates from the height defined in these plans and drawings the same noise criteria category is to be achieved for the relevant PPFs. The noise criteria categories to be achieved (at a minimum) for each PPF are shown on the figures of AEE Volume 3 Appendix 9 "Traffic Noise and Vibration Assessment", Appendix H, figures 1 to 6: NZS 680:2010 Noise Criteria Categories- Preferred Mitigation Situation (Year 2026).

#### **Construction Traffic Management Plan (CTMP)**

9. (1) A CTMP shall be prepared by a suitably qualified person and shall describe the methods for avoiding, remedying or mitigating the local and network wide effects resulting from construction of the Project, which will be undertaken to address, as far as practicable, the following:

- (a) Methods to avoid, remedy or mitigate the local and network wide effects of the construction of individual elements of the Project (e.g. intersections/overbridges) and the use of staging to allow sections of the Project to be opened to traffic while other sections are still under

construction.

- (b) Methods to manage the effects of the delivery of construction material, plant and machinery (including oversized trucks).
- (c) The numbers, frequencies, routes and timing of construction traffic movements.
- (d) Traffic management measures to address and maintain traffic capacity as far as reasonably practicable, including bus services, at peak traffic periods during weekdays (6:00 to 9:00 and 16:00 to 18:00) at the Takanini Interchange.
- (e) Measures to maintain existing vehicle access, as far as possible, or where the existing property access is to be removed or becomes unsafe as a result of the construction works, measures to provide alternative access arrangements in consultation with Council (Team Leader Southern Monitoring) and the affected landowner. In relation to the Stevenson site at 24 and 30 Great South Road, measures are required to maintain safe and efficient left and right access to and egress from the Stevenson's site throughout the construction period.
- (f) Measures to maintain pedestrian and cycle access with thoroughfare to be maintained on all roads and footpaths adjacent to the construction works, where practicable (e.g. unless provision of such access is severed by the works or such access will become unsafe as a result of the construction works). Such access shall be safe, clearly identifiable, provide permanent surfacing and seek to minimise significant detours.
- (g) When development commences at the former Manukau Golf Course and the entrance onto Great South Road is utilised, the use of the intersection will be monitored by the Consent Holder and an appropriate Traffic Management Plan (TMP) shall be submitted to Council for certification. If the Council (Team Leader Southern Monitoring) has not provided a response within 10 working days of the submission of the TMP, it will be deemed to be certified.

2) The consent holder shall ensure that, when developing the CTMP, the suitably qualified person shall:

- (a) Use best practice to better understand the effects of construction of the Project or Project stage on the affected road network, which may include the use of traffic modelling tools. Any such assessment should be undertaken in consultation with Auckland Transport, and have the ability to simulate lane

restrictions and road closures; and

(b) As far as practicable, undertake measures to avoid road closures and also the restriction of vehicle, cycle and pedestrian movements.

## **DESIGNATION 41 - CONDITIONS**

### **NGC PIPELINE DESIGNATION - ROTOWARO TO EAST TAMAKI**

The designation by NGC New Zealand Limited (NGC) of land within the Papakura District is for:

- a) The operation, maintenance, upgrade and renewal of the existing 350mm diameter gas transmission pipeline and all ancillary structures and activities associated with these works for transportation of natural gas; and
- b) The design, construction, operation, maintenance and renewal of a new pipeline generally alongside the existing pipeline and all ancillary structures and activities associated with these works for transportation of natural gas.
- c) The designation affects land legally described in Appendix 2 “Schedule of Affected Land” of Volume 3 of the Notice of Requirement for Designation submitted to Papakura District Council.

### **DESCRIPTION OF DESIGNATION IN DISTRICT PLAN**

The designation shall be described in the Papakura District Plan as “Gas Transmission Purposes”.

### **LAPSING PERIOD**

Pursuant to Section 184(1)(c) of the Resource Management Act 1991, 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 the Papakura District Plan.

### **OUTLINE PLAN**

If the Requiring Authority accepts Conditions 2.1, 2.4, 2.9, and 2.12, being the requirements to submit the Construction Management Plans and associated conditions/matters, that acceptance shall be deemed by Council to be a waiver in relation to that Plan or relevant parts of that Plan pursuant to Section 176A(2)(c) of the Resource Management Act 1991 of the requirement for an Outline Plan of Works under Section 176A. If the Council and the Requiring Authority do not agree on the terms of such Plan and associated matters/conditions, the relevant provisions of Section 176A of the Resource Management Act 1991 shall apply in respect of any part not agreed.

## 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 Papakura District Council’s Chief Executive Officer or nominee.

### 1. GENERAL CONDITIONS

1.1 The works to give effect to the designation shall be generally in accordance with the plans and information submitted by NGC in support of the Notice of Requirement in the documents entitled “Rotowaro – East Tamaki Pipeline Route Designation” (Reference 5104-R-04, Rev 1 Volumes 1, 2 and 3), and as amended by Drawings numbered:

- a) P5107/0605/01  
(Sheets 1, 5 and 6 - Revision 2);
- b) P5107/0504/015  
(Sheets 1 and 2 - Revision 1);  
and except as varied by the conditions herein.

1.2 The maximum width of the designation shall be as follows excepting any lesser widths specified in Appendix 3 – Property Plans, Volume 3 Notice of Requirement:

	Construction Width	Post Construction Width
Within Road Reserve (along road)	6 metres	6 metres
Within Road Reserve (across road)	8 metres	8 metres
Non Road Reserve (land Zoned other than Rural)	18 metres	12 metres
Non Road Reserve (land Zoned Rural)	25 metres	12 metres

1.3 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 not less than two years and then again not less than one year 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.

1.4 The Requiring Authority will minimise as far as practicable the construction width used in all land zoned Rural. Where a reduced width is practicable, the Requiring Authority shall give notice to the Council that it no longer wants the relevant portion

of the construction width pursuant to Section 182 of the Resource Management Act 1991.

## **2. 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. 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 with Council, affected parties, utility owners and the general public;
  - b) Construction techniques including likely work programme;
  - c) Construction work within road reserves;
  - d) Noise control;
  - e) Dust control including specific reference to protection of power transmission lines;
  - f) Earthworks and sediment control plan including vegetation control, disposal of unsuitable and/or surplus material;
  - g) Measures to ensure construction vehicles do not deposit soil or other debris on roads;
  - h) Provision for fencing so as to enable continued operation of the landuse activities on the properties through which the designation passes;
  - i) Location, protection and provision of alternative supply in the event of disruption of existing utilities; and
  - j) Management of issues raised by affected parties during construction including contact details for key NGC construction personnel and systems for investigation, recording and reporting actions taken to resolve the issue raised.
- 2.2 The construction plans described in Condition 2.1 shall include detailed engineering plans prepared in consultation with landowners. The plans shall include longsections 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.
- 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 works. All traffic and pedestrian control measures detailed in the Traffic Management Plan shall conform with the Transit New Zealand manual entitled “Code of Practice for

Temporary Traffic Management Issue 2” and dated October 2002. Specific areas to be addressed in the Plan shall include:

- a) The temporary diversion of traffic during construction;
  - b) Traffic safety;
  - c) Control at intersections;
  - d) Consideration of hours of work for heavily trafficked roads;
  - e) Maintenance of road and property access; and
  - f) Movement of construction traffic on local roads.
- 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 between parts of any single property temporarily severed by construction is maintained to a level that will enable, as far as is practicable, normal operations on the property to continue.
- 2.7 Except within 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 7 am and 7 pm 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 300 metres in accordance with the drawing 9009-SK-001 Rev.B, except with the prior written consent of the Papakura District Council.
- 2.10 Construction activities in private property shall be limited to the period between 1 October in any given year, and 30 April in the following year except with the prior written approval of the Council.
- 2.11 Except as otherwise provided, the pipeline shall have a minimum cover of at least 1.5 metres in land zoned rural and 2.0 metres in road reserves and land with a zoning other than rural.
- 2.12 The Requiring Authority shall liaise with all relevant utility operators during the detailed design and subsequent construction processes prior to undertaking any work pursuant to this designation and shall ensure that all existing utility services located in or adjacent to the designation are:

- a) Accurately located prior to the preparation of the plans detailed in Condition 2.1. If necessary, this shall include exploratory excavation;
  - b) Either protected from any activity which may interfere with the proper functioning of the services or relocated;
  - c) If damaged, repaired at the Requiring Authority's expense, to the reasonable satisfaction of the affected utility operator; and
  - d) Able to be accessed during construction.
- 2.13 Where existing buried services are encountered the new pipeline shall, where practicable be installed underneath them, with a minimum 0.5 metre vertical separation. Where practicable a 1.0 metre horizontal separation shall be provided from any existing pipeline. If the minimum clearance cannot be achieved during construction, measures such as concrete protection slabs or similar barriers shall be provided to protect the utility from damage as a result of installation of the pipeline.
- 2.14 The pipeline shall be installed across road carriageways using trenchless construction techniques unless otherwise agreed with Council.
- 2.15 All works or activities related to the designation shall be designed and undertaken to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- 2.16 The noise from construction and maintenance works shall be measured, assessed and controlled in accordance with the procedures and limits set out NZS 6803:1999 Acoustics – Construction Noise.
- 2.17 All pipeline construction activities within road reserves shall be in accordance with the requirements of the Code Of Practice For Working on Roads, jointly published by the Combined Working Group of the Auckland region's territorial authorities and the Auckland Utilities Operators Group, included as Appendix G of evidence presented at the Public Hearing 12 July 2004 by Owen McBride.
- 2.18 Any damage caused to the road traffic signal inductive loops as a result of construction activities shall be reported to the Council immediately. Any costs associated with the reinstatement of these loops shall be met by the Requiring Authority.
- 2.19 All 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. HERITAGE**

- 3.1 The Requiring Authority shall, not less than six months prior to the commencement of construction, undertake a detailed Heritage and Cultural Survey along the pipeline route, in consultation with New Zealand Historic Places Trust, affected tangata whenua and 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 the survey and specifically identifying:

- a) Features within or adjacent to the construction designation; and
- b) Appropriate protection measures for those features or the provision of the relevant authority to modify or destroy from the New Zealand Historic Places Trust.

- 3.2 Prior to commencement of construction, the Requiring Authority shall implement a protocol for management of construction activities where these 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 11.2 of Volume 3 of the Notice of Requirement for Designation (Rev 1).

#### **4. MONITORING AND REINSTATEMENT**

- 4.1 For areas outside road reserves, 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.

- 4.2 For areas outside of 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 4.1.

- 4.3 Where the designation is within road reserves, the Requiring Authority shall engage a Council approved suitably qualified independent consultant to undertake a before and after construction assessment based on a Road Asset Management requirement including RAMM condition rating survey and High Speed Data 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 the 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.

- 4.4 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. COMPLETION**

- 5.1 The Requiring Authority shall submit to the Council detailed as-built pipeline alignment drawings of both pipelines within three months of the commissioning of the new pipeline. The as built drawings shall include geodetic coordinates for all key locations in agreed electronic format.
- 5.2 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.
- 5.3 The Requiring Authority shall submit to the Council a detailed as-built specification of the road works reinstatement undertaken in accordance with the Papakura District Council Asset Data Standards Specifications dated March 2003 within one month of completion of the works.
- 5.4 The Requiring Authority shall give notice to the Council that it no longer wants the construction width of the designation pursuant to Section 182 of the Resource Management Act 1991 within three months of completion of the work.

## **6. PAKAKURA DISTRICT COUNCIL SPECIFIC CONDITIONS**

- 6.1 All activities excluding construction and maintenance at the stations along the route shall be conducted and buildings located, designed and used to ensure that the noise levels within the notional boundary of any rural dwelling or the boundary of any residential dwelling does not exceed the following limits:

Monday to Sunday	7:00am - 7:00pm	50dBA (L <sub>10</sub> )
Monday to Sunday	7:00pm - 7:00am	40dBA (L <sub>10</sub> )

Noise levels shall be measured in accordance with the requirements of NZS 6801:1991 Measurement of Sound and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound.

- 6.2 The Requiring Authority shall submit a Construction Noise Management Plan to the satisfaction of Council at least three months prior to commencing construction. The Plan shall be developed and implemented in accordance with Condition 2.16 for construction works along the pipeline and shall:
- a) Identify all occupied dwellings which are located within 40 metres of any area to be used for pipeline construction and installation purposes;
  - b) Provide predicted construction noise levels for all dwellings identified in clause (a); and
  - c) Specify mitigation measures needed to achieve compliance with Condition 2.16 for all dwellings where required, or alternative strategies for ensuring that construction noise levels will be acceptable to the occupants of identified dwellings to ensure that these are acceptable to them.
- 6.3 Trenchless technology shall be used where the pipeline crosses a road pavement transversely irrespective of road hierarchy or traffic volume. The “Table 1: Traverse Pipeline Construction” in Appendix 1 attached to these conditions, highlights the road sections where trenchless technology shall be used.
- 6.4 Open trench construction must be used where the pipeline runs longitudinally within the road as set out in “Table 2 Longitudinal Pipeline Construction”, in Appendix 1 attached to these conditions.
- The length of open trench at any one time and at any one location shall be in accordance with drawing 9009-SK-001 Rev.B in Appendix 2 attached to these conditions, such that the length of trench open at the end of each days work is no greater than 10m, and that the trench will be backfilled completely where two lanes of traffic cannot otherwise be achieved. Traffic management shall be in accordance with the Traffic Management Plan required in Condition 2.4. Where two lane traffic cannot be maintained past the open trench, the trench shall be backfilled, with a temporary surfacing provided to a safe and trafficable condition to Councils Roading Maintenance Contract No. PDC/03/02 dated March 2003, or a Council approved temporary method of bridging the open trench may be used to ensure that two lanes of traffic can pass safely over this section of road at the end of each day.
- Elsewhere trenches shall be backfilled flush with the adjacent road surface to a safe and trafficable condition at the end of the working day.
- 6.5 The road reinstatement detailed in Condition 4.3 must include the full resurfacing with the same surface material of either the lane width occupied by the pipeline or one half of the road carriageway including road marking, and repair to traffic islands.
- If construction activities affect both halves of the road carriageway to the extent that the ride quality is affected over the full width of the road carriageway then the full width of the carriageway must be resurfaced in accordance with Condition 6.6.
- Assessment of the width of the carriageway to be resurfaced will be as determined by the roading consultant appointed in accordance with Condition 4.3.
- 6.6 Reinstatement of the areas affected by construction activities within the road carriageway shall comply with the requirements of Condition 2.17 except that the carriageway areas must be resurfaced with TNZ Mix 15. Where the existing surface is asphalt, the existing surface shall be milled as specified in Councils Roading Maintenance Contract No. PDC/03/02 and a Council approved membrane seal shall be applied to the milled surface, prior to placement of the asphalt..

- 6.7 Council reserves the right to undertake testing of the new road surface to ensure surfacing compliance with Council's Roading Maintenance Contract No. PDC/03/02 dated March 2003. Any surfacing that does not meet these performance standards shall be replaced as set out in Condition 6.6.
- 6.8 Regarding the requirement to provide as-built information in accordance with the asset data standards for Papakura District Council, NGC and their consultant shall provide as-built data on Papakura District Council's standard forms for all Council assets that are disturbed or reinstated as a result of installation of the gas pipeline.

#### **ADVICE NOTES**

1. Access to overhead electricity transmission lines, poles or supporting structures shall be maintained at all times in accordance with the Electricity Act 1992.
2. Guidelines for land consultation, agreement for entry for construction and grant of easement, and construction damage release are contained in the Land Access Code jointly published by Federated Farmers Institute of New Zealand Incorporated and the Petroleum Exploration Association of New Zealand and dated May 1997. NGC is encouraged to engage in a review of the Land Access Code with Federated Farmers.
3. The Requiring Authority is obliged to operate the pipelines and ancillary facilities in accordance with the requirements of NZ/AS2885: Pipelines – Gas and Petroleum Liquids, and the Health and Safety in Employment (HSE) Pipelines Regulations 1999 and for the existing pipeline in accordance with the authorisation issued for those facilities in terms of the Petroleum Act 1937.
4. All necessary consents must be obtained from the Waikato Regional Council and Auckland Regional Council prior to the construction of the new facilities. Consultation with Department of Conservation and other affected parties will be required as part of obtaining these consents.
5. A resource consent to authorise the transmission of gas beneath State Highway 1 will need to be obtained from the Council prior to commissioning of the pipeline.
6. 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.
7. Pursuant and subject to Section 36 of the Resource Management Act 1991 the actual and reasonable costs incurred by the Council in monitoring conditions of this recommendation shall be paid by the Requiring Authority.
8. The cost of repairing poorly reinstated trenches has been estimated at 5-15% of the maintenance programme for local authorities. This was analysed in detail in Transfund Research report No. 249 entitled "Impact of Poorly Reinstated Trenches on Roughness". The key performance indicators for assessing trench reinstatement are riding quality and surface defects which include corrugations, rutting and settlement. An assessment of the pavement performance can be made by back-calculation of Falling Weight Deflectometer (FWD) deflection data. The above noted surface defects can be measured before and after trenching using a

laser profilometer (high speed data capture) for rutting, roughness, and texture depth.

## DESIGNATION 41 – CONDITIONS - APPENDIX 1

Table 1: Traverse Pipeline Construction

Road Name	Start (m)	End (m)	Area	Hierarchy	Start Name	End Name	Rural or Urban	No. of Lanes	Length	Cray Width (m)	Volume of Heavy Vehicles (%)	Existing Surface	Proposed Seal	Actual ADT	Recently Constructed or Upgrade proposed 2004/05 or 2015/06	Comments
AIKFIELD RD (285)	2215	3663	ARMORE	COLLECTOR	MILL RD	CORSAIR LANE	RURAL	2	1448	6.2	14	GRADE 3/5 CHIPSEAL		2800		Trenchless Construction
ALFRISTON RD (431)	1826	4025	ARMORE	SECONDARY	MILL RD	ALFRISTON RD	RURAL	2	2083	7.6	14	GRADE 3/5 CHIPSEAL		3600		Trenchless Construction
CLEVEDON RD (79)	1814	2236	ARMORE	SECONDARY	BRIGHTWELL ST	DOMINION RD	URBAN	2	322			GRADE 3/5 CHIPSEAL		7075		Trenchless Construction
FITZGERALD RD (322)	991	1439	DRURY	LOCAL	BROOKFIELD RD	FIELDING RD	RURAL	2	448	6.5	9	GRADE 3/5 CHIPSEAL		1396	2005/06	Trenchless Construction
HAMLIN RD (336)	0	518	ARMORE	COLLECTOR	COSGRAVE RD	H.P. GAS LINE	RURAL	2	518	6.3	9	GRADE 3/5 CHIPSEAL	SAME AS EXISTING SURFACE	880		Trenchless Construction
HAMLIN RD (336)	518	834	ARMORE	COLLECTOR	H.P. GAS LINE	HAMLIN BRIDGE	RURAL	2	316	6.3	9	GRADE 3/5 CHIPSEAL		880		Trenchless Construction
HARRISON RD (401)	0	500	DRURY	LOCAL	QUARRY RD	END	RURAL	2	500	5	9	GRADE 4 CHIPSEAL		57	57	Trenchless Construction
HARRY DODD RD (402)	0	511	DRURY	LOCAL	APPLEBY RD	END	RURAL	1	627	4.6	9	GRADE 3/5 CHIPSEAL		50		Trenchless Construction
OLD WAIROA RD (174) SEE NOTE 1	2043	2870	ARMORE	LOCAL	END OF KERB & CHANNEL	END	RURAL	2	627	2.9	9	METAL ROAD		43	43	Trenchless Construction
PAPAKURA CLEV EDON RD (470)	0	1038	ARMORE	SECONDARY	DOMINION RD	HEARD RD	RURAL	2	1038	7	14	GRADE 2 OR 3 CHIPSEAL		4112		Trenchless Construction
PHILLIP RD (358)	764	1692	ARMORE	LOCAL	OLD SEAL JOIN	END	RURAL	2	888	6	9	GRADE 3/5 CHIPSEAL		264		Trenchless Construction
PONGA RD (370)	0	1230	RED HILL	COLLECTOR	OPAHEKE RD	JACK PATERSON RD	RURAL	2	1230	6.5	9	GRADE 3/5 CHIPSEAL		1339		Trenchless Construction
QUARRY RD (362)	1051	1442	DRURY	COLLECTOR	POWER Pylon (RHS)	HARRISON RD	RURAL	2	391	7.8	9	GRADE 2 OR 3 CHIPSEAL		750		Trenchless Construction
QUARRY RD	1442	1831	DRURY	COLLECTOR	HARRISON RD	TELECOM MARKERS POSTS (RHS)	RURAL	2	489	7.6	9	GRADE 2 OR 3 CHIPSEAL, 10% FINE MIX 10 AC		750		Trenchless Construction
WAHOEHOE RD (390)	616	1344	DRURY	COLLECTOR	FITZGERALD RD	FIELDING RD	RURAL	2	728	7	9	GRADE 2 OR 3 CHIPSEAL		1800		Trenchless Construction
WALKER RD (381)	0	566	RED HILL	LOCAL	OPAHEKE RD	END	RURAL	2	565	6	9	GRADE 3 CHIPSEAL		12	12	Trenchless Construction

Note 1:

It is likely that prior to laying of the NGC pipeline that Old Wairoa Road will be upgraded to a 2 lane carriageway and sealed.

Table 2: Longitudinal Pipeline Construction

Table 2: Longitudinal Pipeline Construction

Road Name	Start (m)	End (m)	Area	Hierarchy	Start Name	End Name	Rural or Urban	No. of Lanes	Length	Cway Width (m)	Volume of Heavy Vehicle's (%)	Existing Surface	Pro-posed Seal	Est'd ADT	Actual ADT	Recently Constructed or Upgrade proposed	Comments
Boundary Rd (57)	674	1473	Red hill	Secondary	NIMT Railway	Hunua Rd	Urban	2	799	8	3	Mix 10 AC	Mix 15 ac	1600	1540		Open trench construction
Croskery Rd (87)	0	243	Red hill	Secondary	Hunua Rd	Beriana Pl	Urban	2	243	9.5	3	GRADE 2 CHIPSEAL	Mix 15 ac	1100			Open trench construction
Dominion Rd (87)	243	547	Red hill	Secondary	Beriana Pl	Dominion Rd	Urban	2	304	9.5	3	Mix 10 AC		1053	1053		Open trench construction
Dominion Rd (90)	0	566	Red hill	Secondary	Clerendon Rd	President Ave	Urban	2	566	7	3	GRADE 3	Mix 15 ac	3183	3183		Open trench construction
Dominion Rd (90)	566	941	Red hill	Secondary	President Ave	Sheehan Ave	Urban	2	345	7.2	3	CHIPSEAL WITH		3200	2245	2004/05 (part)	Open trench construction
Dominion Rd (90)	941	1448	Red hill	Secondary	Sheehan Ave	Settlement Rd	Urban	2	507	7.3	3	Mix 10 AC AT SIDE ROAD JUNCTIONS	Mix 15 ac	3200		2004/05	Open trench construction
Dominion Rd (90)	1448	1842	Red hill	Secondary	Settlement Rd	Croskery Rd	Urban	2	394	9.9	3		Mix 15 ac	4085	4085	2004/05	Open trench construction
Hunua Rd (129)	639	1385	Red hill	Secondary	Parker St	Boundary Rd	Urban	2	746	8.4	3	GRADE 3 or 4 CHIPSEAL MIX	Mix 15 ac	3400	3446		Open trench construction
Settlement Rd (220)	2159	2719	Red hill	Collector	Dominion Rd	Redcrest Ave	Urban	2	560	8	3	10 & mix 10 AC	Mix 15 ac	3390			Open trench construction



## **DESIGNATION 42 – CONDITIONS**

### **WATERCARE SERVICES LTD – BOOST PUMPING STATION**

This designation is for the construction and operation of a boost pumping station for water reticulation purposes.

#### **CONDITIONS**

Pursuant to section 171(2)(a) of the Resource Management Act 1991, this requirement is subject to the following conditions:

1. The construction and operation of the boost pumping station shall be generally in accordance with the information and plans submitted with the Notice of Requirement being “Waikato River Water Source – Assessment of Environmental Effects” (Watercare Services Limited; February 1996) except where changes are to be made in order to give effect to the conditions that follow.
2. For the purposes of section 184 of the Resource Management Act 1991 this designation shall lapse fifteen years:
  - a. From the date on which it is included in the District Plan; or
  - b. From the date the water permit no.960089 granted to Watercare by the Waikato Regional Council to authorise the taking of water from the Waikato River commences in terms of section 116 of the Resource Management Act 1991Whichever is the later.
3. Noise from construction activities including both site development and building development, shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 or subsequent equivalent standards. “The Measurement of Assessment of Noise from Construction, Maintenance and Demolition Work”.
4. That a wheel wash cleaning facility, or a similar facility or technique, shall be utilised on the site to provide for the cleaning of vehicle tyres by the vehicle operators before vehicles leave the site so as to prevent the tracking of soil or other material onto the local roading network. Should any material be deposited on the local roads it shall be removed immediately by Watercare.
5. No staff or workers other than caretaker/security staff are to live on the site during the construction phase.
6. Watercare shall confer with the Council to establish personnel from each respective organisation for the purposes of direct liaison on all matters concerning the carrying out of the works associated with the proposal. This will provide each party with an efficient means of contact and provide for both regular and, if necessary, more immediate, conferring over the relevant parts of the construction of the proposal.



7. Engineering drawings and specifications are to be submitted to the Council for approval showing details and specifications in regard to stormwater management including safeguarding against contamination of stormwater. The work proposed is to be to the satisfaction of the Council's Director of Regulation. Approval of the engineering drawings covering this matter is to be obtained before the release of building consents.
8. The external cladding of the building shall be in tones and textures compatible with the semi-rural environment in which the building will be erected. Green and brown tonings would be well regarded. Reflected surfaces shall be avoided.
9. A landscape plan shall be submitted to Council for its approval showing all hard and soft landscaping together with species and their approximate heights of maturity. Approval for this is to be granted before release of the building consent. Planting shall be undertaken in the first suitable planting season.
10. At the time of lodging an application for building consent or any subsequent form of building approval for the facility, a noise certificate is to be provided to the Council by a suitably qualified acoustic engineer stating that the following noise levels, measured at or within the boundary of any land zoned Residential or the notional residential boundary of any Rural zoned land, will be achieved by the proposed facility:

Monday to Saturday	7.00am to 9.00pm	50 dBA L10
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At all other times including Public Holidays		45 dBA L10
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11. Within 3 months of commencement of the activity on this site a suitably qualified acoustic engineer is to measure the actual noise levels of the facility and is to confirm to the Council that the above noise standards are being met.

The noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS6801:1991 "Measurement of Sound" and New Zealand Standards NZS6802:1991 "Assessment of Environmental Sound", or other subsequent appropriate standard existing at the time.

12. The signage and its maintenance shall be to the satisfaction of the Council's Director of Regulation.
13. The vehicle entrance, vehicle accessways, vehicle manoeuvring areas and parking shall be formed, sealed and provided with stormwater drainage to the appropriate standards of the Council.
14. There shall be no floodlighting of the building or site.
15. The reticulation of all electricity supply systems and telecommunications systems shall be underground unless it is determined, to the satisfaction of the Council, that it is not practicable to do so.

16. Certified as-built plans are to be provided for all piped drainage with these plans being provided to the Council to the satisfaction of the Director of Works and Services of the Council.
17. A Health and Safety Plan is to be provided prior to the commencement of any works on Council land.
18. All necessary resource consents and other authorisations as may be required from the Auckland Regional Council must be obtained prior to any works commencing upon the site.
19. Watercare shall ensure that the following management plans are prepared and approved by the Council prior to the commencement of construction:
  - a. Structures Associated With The Pipeline – and more particularly that part relating to the boost pumping station.
  - b. Construction Traffic.
  - c. Erosion and Sediment Control.All management plans prepared in accordance with this condition shall, in addition to the matters noted in conditions 19-21 hereof, set out the procedures to be followed and measures to be implemented by Watercare to ensure compliance with conditions 1-17 of this designation.
20. As a minimum the Structures Associated With The Pipeline (Boost Pumping Station) Management Plan shall include the following:
  - a. A description of the project.
  - b. A description of the construction activities and construction site management.
  - c. A description of the procedures to be used by Watercare to control the effects of construction activities and comply with the conditions of this recommendation including (but not limited to) those measures to be used to control construction noise, dust, sediment runoff, erosion, public use of roads, deterioration of the existing roading infrastructure, traffic safety, visual effects, and operational noise.
  - d. A description of the procedures to be used by Watercare to ensure adequate monitoring and liaison is undertaken with all relevant parties.
21. As a minimum the Construction Traffic Management Plan shall contain:
  - a. A description of the general responsibilities of Watercare.
  - b. A description of the procedures to be used by Watercare to ensure adequate monitoring and liaison is undertaken with all relevant parties.
  - c. A description of general traffic management procedures.
  - d. A description of the existing traffic environment.

- e. A description of the estimated traffic generation and principal construction traffic routes.
  - f. A description of the procedures to be used by Watercare to control the effects of the construction activities and comply with the conditions of this recommendation including (but not limited to) those measures to be undertaken to control deterioration of the existing roading infrastructure, dust, noise, control of intersections, traffic safety, pedestrian safety and access to private property.
22. As a minimum the Erosion and Sediment Control Management Plan shall contain:
- a. A description of the project.
  - b. A description of the methods to be used to control erosion and sediment runoff.
  - c. The procedures to be used by Watercare to ensure adequate control measures are implemented.
  - d. A description of the methods to be used to reinstate construction areas.
  - e. The procedures to be used to ensure that inspection of the control measures is undertaken regularly and also at the end of the project.
  - f. A statement of the various other procedures to be undertaken by Watercare to ensure adequate mitigation of environmental effects, and to comply with the conditions of this recommendation.
23. The management plans prepared in accordance with condition 18 hereof shall be submitted to the Council for approval. Management plans submitted to the Council shall be deemed to be approved after 20 working days of receipt unless notification is given by the Council within that period that the management plan has not been approved.
24. All activities undertaken by Watercare shall be in accordance with the management plans approved by Council.
25. Pursuant to section 36 of the Resource Management Act 1991 Watercare shall be responsible for paying for administrative charges relating to receiving, processing and recommending approval of the requirement. Watercare will be advised of the charges as they fall due, covering the fair and reasonable costs incurred by the Council and Watercare shall also pay Council's monitoring fees associated with its monitoring obligations as a consequence of the conditions on approval.

**DESIGNATIONS 43 AND 44 – CONDITIONS**

**TELECOM NEW ZEALAND LIMITED AND TELECOM MOBILE LIMITED**

Designations 43 and 44 shall be subject to the following conditions:

1. New antennae or associated support structures shall not exceed 25m above ground level.
2. Any equipment transmitting radiofrequency energy shall comply with the exposure levels stated in New Zealand Standard NZS2772.1.1999.1 at any place where the public has reasonable access.

## DESIGNATION 45 – CONDITIONS

### DRURY SWITCHYARD

The construction, operation, maintenance, replacement, renewal and upgrading of a 220kV switchyard, transmission lines, and ancillary facilities at 261 Quarry Road, Drury and described as being Part Lot 1-2 DP 62333 contained within Certificate of Title NA86D/916 is subject to the following conditions:

#### General

1. The works to give effect to the designation shall be in general accordance with the plans and information submitted by Beca Carter Hollings and Ferner Ltd on behalf of Transpower New Zealand Ltd [The Requiring Authority] in support of the Notice of Requirement contained in the document 'Notice of Requirement for a Designation' ref. 4260430 dated 9 October 2008, and all being Council approved reference 9410, and as may be modified by specific conditions hereunder.
2. Any upgrading of the switchyard shall include all activities and effects relating to an increase in the carrying capacity, efficiency or security of supply through equipment within the designated site, but excludes an increase in voltage above 220kV.

#### Electric and Magnetic Fields

3. The electric and magnetic fields shall comply with the guidelines for public exposure to electric and magnetic fields as published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).
4. Within 3 months of the commissioning of the switchyard the requiring authority shall demonstrate compliance with the ICNIRP reference levels by providing to the Council written confirmation from a suitably qualified person. Electric field strength and magnetic flux density are to be measured 1 metre above ground level at the switchyard fence and site boundary.
5. The site shall be designed and operated to limit public exposure to electric and magnetic fields, in accordance with the recommendations in Section 1 of the World Health Organisation monograph No. 238.

*Advice Note: Policy 9 of the National Policy Statement on Electricity Transmission refers to both the ICNIRP guidelines and the WHO monograph.*

#### Landscaping

6. Landscaping must proceed in general accordance with the Landscaping Plan (figure 4) drawn by Boffa Miskell Ltd and contained within their report entitled Landscape and Visual Effects Assessment dated September 2008.

7. The landscaping plan must be implemented within the first planting season following the completion of works on the site.
8. The landscaping is to use screen planting with species capable of providing a 15m high evergreen dense continuous screen around the site (with the exception of land underneath the pylons where low native planting will be grown).
9. All landscaping must be maintained in a healthy condition in order to give effect to the Landscaping Plan for the duration of the designation. Once a continuous row and/or canopy has been established, this maintenance shall include the replanting of any gaps created by the death or damage of trees, in order to allow a continuous row and/or canopy to re-establish.

### **Lighting**

10. All exterior on-site lighting shall be positioned and directed downwards within the site, away from adjacent properties, existing dwellings and public roads so as to minimise the level of spill light and glare.

### **Site Management**

11. Stock proof fencing will be provided to exclude stock from all water bodies shown on the Landscaping Plan (figure 4) drawn by Boffa Miskell Ltd and contained within their report entitled Landscape and Visual Effects Assessment dated September 2008, should the site be used for grazing.

### **Electrical Interference**

12. The switchyard shall be operated, managed and controlled so that there is no additional electrical interference with television or radio reception at any existing residence as a consequence of the construction and operation of the switchyard.

### **Operational Noise of the Switchyard**

13. The switchyard shall be designed, constructed and operated in such a manner so that the noise level measured at the site boundaries of 261 Quarry Road shall not exceed the following limits:

	<b>L<sub>eq</sub> Levels</b>	<b>L<sub>max</sub></b>
Monday – Sunday 0700 - 2000	55 dBA	-
Monday – Sunday 2000 - 0700	45 dBA	75 dBA

- a. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:1999 Measurement of Sound and NZS 6802:1999 Assessment of Environmental Sound
  - b. The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.
  - c. Should the above standards be superseded then the most up to date standards will apply.
14. Circuit breaker maintenance noise shall not exceed 75dBA  $L_{max}$  at all times.

#### **Signage**

15. No advertising signs shall be placed on any structure, wall or fence within the site (directional and safety signs are exempted).

#### **Earth Potential Rise or Induced Voltage Hazards**

16. The requiring authority shall ensure that any earth potential rise or induced voltage hazards caused by the switchyard comply with the NZ Electrical Code of Practice 35 and shall not adversely affect the operation of existing infrastructure.

#### **Construction Noise**

17. The requiring authority must comply with the noise standards set out in NZS 6803:1999 Acoustics – Construction Noise at all times while any construction works are being carried out on site.

### **Archaeological Deposits**

18. If any urupa, traditional sites, taonga (significant artefacts), koiwi (human remains) or other archaeological sites are exposed during site works then the following procedures shall apply:
- (a) Immediately it becomes apparent that an urupa, traditional site, taonga, koiwi or other archaeological site has been exposed, all site works in the immediate vicinity shall cease;
  - (b) The site supervisor shall immediately secure the area in such a way that ensures that any artefacts or remains are not further disturbed; and
  - (c) The site supervisor shall notify tangata whenua, the New Zealand Historic Places Trust, the Department of Conservation, The Papakura District Council, and, in the case of human remains, the NZ Police, that an archaeological or traditional site has been exposed so that appropriate action can be taken. This includes such persons being given reasonable time as determined by the Council to record and recover archaeological features discovered before work may commence.
19. That the requiring authority consult with the Kaitiaki Unit (Te Roopu Kaitiaki O Papakura) in regard to the proposed creation of a wetland and riparian planting to mitigate the diversion of one of the springs on the site.

### **DESIGNATION 46 – CONDITIONS**

#### **Primary School (Years1-8) and Early Childhood Education Centre**

The requirement is for education purposes '*Primary School (Years 1 – 8) and Early Childhood Education Centre*' encompassing:

- the construction, undertaking, establishment, management, operation, and maintenance early childhood and primary facilities; and
- every use of the land for educational purpose where the relevant education authority constructs, undertakes, establishes, manages, operates, or maintains land for such work or use,

at 171 Hingaia Road and described as Part Lot 2 DP 201220, Section 1 on SO 93559, CT: NA 129D/887

### **Conditions**

#### **General**

1. The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.



2. The school design and building layout will accommodate the possibility of a north-south side road, perpendicular to Hingaia Road.

If the school is built prior to this road being available for use, access and egress will be from Hingaia Road. In this case, the school design will allow for design modifications so that when the side road is operational the school will take access and egress from the side road and access and egress from Hingaia Road will be permanently closed.

### Access and Servicing

3. The school design and building layout must provide for long term vehicle access and egress to the site from a side road, and not directly from Hingaia Road.
4. Carparking and drop off/ pick up spaces shall be provided off the road as follows:
  - a) Early Childhood Education Centre - 16 spaces  
PLUS
  - b) Primary School - 60 spaces  
Or 1 space per staff member PLUS 1 drop off/pick up space for every 12 students,  
whichever is the lesser. “
5. All access and egress, drop-off and pick-up areas and vehicle parking and circulation will be in accordance with ‘Guide to Traffic Engineering Practice, Parts 1-4: Austroads 1988’.
6. Full details of the provision of water, wastewater, stormwater and servicing shall be provided with any Outline Plan of Works for development of the site. If public reticulation for these services is not available at the time of development the requiring authority will be required to provide for the needs of the development on the site.
7. A detailed archaeological assessment of the subject site, including a systematic field survey and subsurface test pitting, shall be undertaken prior to the commencing of works on the site, to determine whether subsurface archaeological material is present.

### Noise

8.
  - a) All buildings shall be so designed and constructed, and the use of buildings and site shall be so conducted that the noise level shall not exceed the following limits. Measurements shall be taken either:
    - at or within the boundary of any adjacent site zoned residential; or
    - at or within the notional boundary of a residential building (i.e. 20m from the closest point of the residential building to the noise source) on any site zoned for rural, future urban or rural lifestyle purposes.

Monday to Sunday 0700-2000

55dB L<sub>Aeq</sub> (15 min)

Monday to Sunday 2000-0700

45dB L<sub>Aeq</sub> (15 min) 75dB L<sub>AFmax</sub>

- b) These noise limits shall not apply to noise from standard school outdoor activities occurring between 8.00am and 6.00pm.
  - c) Noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 *“Acoustics – Measurement of Environmental Sound”* and NZS 6802:2008 *“Acoustics – Environmental Noise”*
  - d) Noise from construction activity shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, New Zealand Standard NZS 6803:1999 *“Acoustics – Construction Noise”*.
9. The applicant shall provide a certificate from a qualified acoustic engineer, at the time of lodging the necessary building consent(s) demonstrating that the noise standards will be met.

### **Performance Standards**

- 10. The height of all buildings (excluding any aerials, chimneys and goal posts associated with sporting activities) shall not exceed 10 metres except for assembly halls, recreational facilities, and cultural or performance facilities which shall not exceed a height of 12 metres.
- 11. No building shall be located closer than 10 metres from all site boundaries and road boundaries.
- 12. No part of any building shall project above a 45° recession plane measured from any point 2 metres above the ground level along any boundary of the site.
- 13. Driveways, vehicle parking and manoeuvring areas shall be located no closer than 3 metres from site boundaries. For clarification this does not apply to driveway entrances that may be located within 3 metres of a road boundary. Temporary areas during the period of construction may be closer than 3 metres to a road boundary.
- 14. The landscaping plan submitted with the Outline Plan of Works should clearly show landscaping that will provide visual relief for adjoining properties.

### **Advice notes**

- 1. Council will need to be satisfied that the servicing needs of any development on the site will be met before any building consent will be issued.
- 2. Stormwater treatment and attenuation for development on the site must be in accordance with the relevant approved Stormwater Catchment Management Plan, being ‘Hingaia Structure Plan Stage 1 Stormwater Catchment Management Study and Plan dated April 2003, or subsequent CMP.

If the impervious area on the site is to exceed 20% the approval of Council is required. A variation to the Catchment Management Plan and a discharge consent from the ARC may need to be obtained by Council. Supporting reports, design and

calculations are to be supplied to Council by the requiring authority. All costs associated with this process will be met by the requiring authority.

3. Should the school be developed before public stormwater provision is constructed for the Hingaia 1B Area, provision for stormwater treatment from the portion of the proposed side road that is formed to provide access to the school may be required on the school site as an interim measure.
4. At the time of submitting the Outline Plan of Works the Requiring Authority should show that they have consulted with the adjoining property owners in respect of landscaping that is to be developed along the site boundaries.

## **DESIGNATION 47 – CONDITIONS**

### **Auckland Council - designation for construction, operation and maintenance of a stormwater pond**

#### **General**

1. The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.
2. The works to give effect to the designation shall be generally in accordance with the plans and information submitted by the Requiring Authority in support of the Notice of Requirement for construction, operation and maintenance of a stormwater management pond.
3. Any development or redevelopment authorised by this designation is subject to the Outline Plan of Works requirements in section 176A of the Resource Management Act 1991 and shall be carried out in accordance with the conditions of this designation and recommendations in the subsequent Outline Plan of Works.
4. The spatial extent of the designation shall be in accordance with the area shown on the designation plan submitted with the notice of requirement entitled Proposed Designation Plan by Hosken Associates, dated 29/07/09 and shall be illustrated on the planning maps. Upon survey of the site for land purchase, the spatial extent of the designation shall be accurately defined. If the spatial extent of the designation differs, if necessary, the provisions of Section 181 of the Resource Management Act 1991 will apply.
5. In addition to the information required to be provided pursuant to Section 176A of the Resource Management Act 1991, the Requiring Authority shall provide detailed design of the stormwater management pond with the application for the Outline Plan of Works for the development that includes:
  - a. The provision of extended detention and stormwater attenuation for the 2 year ARI event, including the provision of peak flow control and discharge to the

Papakura Stream for the full range of operating levels in the pond and the range of stream levels within the Papakura Stream to ensure that erosion effects on the Papakura Stream are eliminated or minimised.

- b. An assessment of the effects of discharge from the pond from high intensity storm events, where the base flow in the Papakura Stream is relatively low.
  - c. Details of a mechanism or shut off valve system to be installed at the outlet that can be manually activated in the event of a spillage of contaminants within the contributing catchment.
  - d. Design of the associated overland flow paths and stormwater network leading to the pond to establish any critical levels on incoming pipes that have a potential impact on pond operational levels.
  - e. Details showing that the design of the pond outfall does not interfere with the proposed Watercare watermain to be constructed within the immediate stream banks of the Papakura Stream and that this shall not affect the operating levels of the pond.
  - f. Details showing that the water level in the stormwater management pond allows drainage into the Papakura Stream without the need for pumping and allows stormwater from the contributing catchment to drain into the stormwater management pond without causing suspended materials to settle in the stormwater pipes.
  - g. An assessment demonstrating how the design incorporates the Ministry of the Environment guideline recommendations for climate change to year 2090.
6. At the completion of works for the construction of the stormwater management pond, the Requiring Authority shall provide as-built plans to the Auckland Council for approval by the Development Control Manager. The as-built plans shall include (but are not limited to):
- a. The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the treatment devices, with co-ordinates expressed in terms of the New Zealand Map Grid and LINZ datum.
  - b. Documentation of any discrepancies between the design plans and the as-built plans.
  - c. The location, dimensions and levels (including cross sections and long sections) of the associated major overland flow paths.
  - d. Plans and cross sections of all stormwater management devices, including confirmation of the water quality volume, storage volumes and levels of any outflow control structure. The plans and cross sections shall provide sufficient details of the stormwater management devices to enable them to be compared to the design plans.

### **Earthworks**

7. In addition to the information required to be provided pursuant to Section 176A of the Resource Management Act 1991, the Requiring Authority shall provide the following information with the application for the Outline Plan of Works for the development of the stormwater management pond to address earthworks:
  - a. Confirmation of the location for stockpiling and disposal of excess fill and appropriate erosion and sediment controls in accordance with ARC TP90 to control runoff and mitigate and prevent soil erosion and sediment loss from stockpiling the excess fill.
  - b. Conceptual erosion and sediment control plans and methodologies in accordance with ARC TP90 to control runoff, mitigate and prevent soil erosion and sediment loss.
  - c. A comprehensive dust management and mitigation plan to minimise dust generation and dispersal.

### **Noise**

8. Noise from construction activity shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, New Zealand Standard NZS 6803: "Acoustics- Construction Noise".

### **Traffic**

9. The temporary vehicle access shall be constructed in accordance with the layout shown on the the designation plan submitted with the Notice of Requirement entitled *Proposed Designation Plan* by Hosken Associates, dated 29/07/09, and the engineering and construction standards set out in the relevant Auckland Council District Plan and Development Code.
10. The temporary vehicle access shall be removed when the internal road network for Takanini Structure Plan Area 6 is constructed.
11. In addition to the information required to be provided pursuant to Section 176A of the Resource Management Act 1991, the Requiring Authority shall provide a Traffic Management Plan to the Auckland Council Development Control Manager for construction traffic associated with the development of the stormwater management pond. The Traffic Management Plan shall include (but is not limited to) methods for managing the effects of construction traffic to and within the site and shall include information regarding the frequency, number of movements and proposed routes.

### **Landscaping**

12. Landscaping of the pond edges and requirement area shall be provided. A detailed landscape management plan showing details of plant species, spacing and planting program shall be submitted with the application for the Outline Plan of Works for the

development of the stormwater management pond. The landscape management plan shall be to the satisfaction of the Auckland Council and shall:

- a. Be in general accordance with the Landscape Concept Plan prepared by Hoskin Associates, dated March 2009,
  - b. Be in general accordance with the provisions of Rule 13.8, Section 3, part 13-Landscape Design, of the Auckland Council District Plan, Papakura Section.
  - c. Be in general accordance with recommendations 6 and 12 of the Cultural Values Assessment, Prepared by Te Roopu Kaitiaki O Papakura, dated December 2007.
  - d. Include provisions and methods to ensure landscaping works do not interfere with overland flow paths.
13. The Landscape Management Plan shall be implemented within the first planting season following the completion of works on the site, or the operation of the stormwater management pond, whichever is sooner.

### **Maintenance and Monitoring**

14. An Operational Maintenance Manual shall be prepared for the designation area and shall be submitted with the application for the Outline Plan of Works for the development of the stormwater management pond. The Operational Maintenance Manual shall be to the satisfaction of the Auckland Council. All maintenance works shall be undertaken in accordance with this manual. The Operational Maintenance Manual shall be in accordance with ARC TP10 and shall address the following maintenance requirements:
- Removal of litter, debris or pollution affecting the pond and outlet structures or causing blockages;
  - Removal of sediment from the forebay areas as required (approximately once every 3-5 years),
  - Removal of sediment from the base of the pond on an infrequent basis
  - (approximately once every 20-30 years),
  - Drying and testing of removed sediment on site and transportation of sediment to an approved landfill,
  - Aesthetic maintenance (for example landscaping, grass mowing, tree pruning, litter control, erosion monitoring).
  - The management of pests (for example Mosquitoes and Flies).

### **Heritage**

15. Where evidence of an archaeological site, taonga, koiwi waahi tapu, or artefacts is discovered whilst undertaking site works, works shall cease immediately and the

Council, Tangata Whenua and the New Zealand Historic Places Trust shall be notified.

### **Construction**

16. Construction activity shall only occur between the hours of 8.00 am and 5.00pm Monday to Friday excluding public holidays.

### **DESIGNATION 48 – CONDITIONS**

#### **Takanini Stormwater Conveyance Corridor**

1. Except as modified by the conditions below and subject to final detailed design, the works are to be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated 26 August 2014 and the supporting documents being:
  - a. Takanini Stormwater Conveyance Corridor – Assessment of Effects (Volume One, dated July 2014) and associated errata memorandum
  - b. Takanini Stormwater Conveyance Channel Infrastructure Report and associated technical assessment reports (Volume 2, dated July 2014)

*Note: flooding, land take, and landscape and amenity effects are covered only in the Notice of Requirement. All other matters including the technical reports on settlement, archaeology and construction have been updated by documents lodged with the associated resource consent applications prepared by Hill Young Cooper Limited dated April 2016, and referenced by the Council as R/LUC/2016/449, R/REG/2016/450, R/REG/2016/451, and R/REG/2016/452.*

- c. Plan sets:
    - i. “Proposed Stormwater Channel Land Take Plan”, Figure 3, revision K, plan prepared by GHD, job number 51-31962-00, dated 25 August 2014, in Volume One Appendix 2 of the notified Notice of Requirement
    - ii. “Proposed Stormwater Channel Layout and Designation Extent”, Appendix M2, revision D, plan prepared by GHD, job number 51-31962-00, dated 24 July 2014, in Volume One Appendix 1 of the notified Notice of Requirement.
2. The Requiring Authority must not commence works until the necessary resource consents have been granted for the relevant stage of works.

#### **Advice Note:**

*Any potential adverse effects arising from the physical works will be considered through the appropriate resource consent process.*

3. Prior to construction of any stage of the project commencing an Outline Plan of Works must be provided to the Council under section 176A of the RMA and is to include the following Management Plans for the relevant stage(s) of the project:
  - a. Environmental Management Plan;
  - b. Landscape and Planting Plan;
  - c. Management Plans required for each of the approved regional consents:
    - i. Construction Management Plan;
    - ii. Construction Traffic Management Plan;
    - iii. Construction Noise Management Plan;
    - iv. Contaminated Land Management Plan;
    - v. Erosion and Sediment Control Plan;
    - vi. Groundwater and Settlement Monitoring and Contingency Plan;
  - d. Operation and Maintenance Plan.
4. The Requiring Authority must undertake consultation with adjacent landowners as part of the detailed design of the project and a summary of that consultation is to be included as part of any Outline Plan of Works.
5. As soon as practicable following commissioning of the project, in consultation with the Council the Requiring Authority must :
  - a. Review the designated area and identify any areas of designated land that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the stormwater channel and associated structures and activities including the recreational and amenity spaces to be located in the corridor;
  - b. Identify any areas of the designation within the road reserve that are no longer necessary as the completed infrastructure is otherwise provided for and adequately protected by provisions of the Local Government (Auckland Council) Act 2009 and Utilities Access Act 2010;
  - c. Give notice to the Council in accordance with section 182 of the RMA for removal of those parts of the designation identified in (a) and (b) above (including any relevant conditions or parts of conditions); and
  - d. Provide as-built plans to the Council's Team Leader, Compliance and Monitoring, Resource Consents.



Advice Note:

*The Requiring Authority may allow developers of adjacent land to locate temporary stormwater treatment devices in the designated area prior to construction of public works with the approval of the Auckland Council – General Manager - Healthy Waters. The Requiring Authority may allow developers of adjacent land to construct public local roads in the designated area subject to approval by the Auckland Council – General Manager - Healthy Waters and subject to the approval of Auckland Transport as road controlling authority and in accordance with Auckland Transport’s specifications.*

**Mana whenua**

6. The Requiring Authority is required to undertake consultation with Ngati Tamaoho, Te Ākitai, and Ngāti Te Āta as part of the detailed design of the project and a summary of this consultation must be included as part of the Outline Plan of Works.

Advice Note:

*Each of Ngāti Tamaoho, Te Ākitai, and Ngāti Te Āta may choose to nominate a representative to act on behalf of interested Mana Whenua groups as “the kaitiaki”.*

**Environmental management plan**

7. An appropriately qualified ecologist is to be engaged at each stage of the project (i.e. detailed design, pre- and post-construction) to undertake an assessment to determine ecological values, including conducting field investigations, and to identify appropriate environmental design considerations to avoid or to mitigate potential ecological effects and where possible to enhance ecological values.
8. An Environmental Management Plan must be prepared and submitted as part of any Outline Plan of Works and subsequently implemented to address the following matters:
  - a. Enhancement of habitat and ecological value of the conveyance channel through incorporation of ecologically sensitive design principles;
  - b. Maintenance of a minimum base flow to provide for potential fish habitat;
  - c. A lizard management plan;
  - d. Options to manage weed and pest species in the designated area; and
  - e. Operational and maintenance requirements to ensure ongoing establishment and enhancement of ecology in the channel.

Advice note:

*The Environmental Management Plan will incorporate the requirements of any conditions of the resource consents that may be required for the project.*

**Landscape and planting plan**

9. A Landscape and Planting Plan is to be prepared by a registered landscape architect and submitted as part of any Outline Plan of Works to demonstrate how the corridor will enhance landscape character and amenity values, including safety. A Landscape and Planting Plan may be prepared for each of the four stages of the project, provided that an overall concept plan is provided for the Outline Plan of Works considerations. The Landscape and Planting Plan(s) must include the following matters:
- a. Provide for a naturalised channel through use of appropriate materials and form including a meander in the low flow channel where possible and an asymmetric approach to the planting design;
  - b. Integration of the channel structures (including the weir structures) with the open space environment and of the corridor with adjacent development;
  - c. Connection, accessibility and movement across the channel including analysis responding to any known development plans showing the location of bridges and connections;

Advice note:

*The TSCC road crossings should include a minimum of two crossing points along the east/west alignment of the corridor (one between Grove and Cosgrave Roads and one between Cosgrave and Old Wairoa Roads) and a minimum of one crossing point along the northern branch.*

- d. Provision for footpath and cycleways in the designated area including multiple crossing points to encourage connectivity between areas and to provide accessibility to key destination points;
- e. Provision of amenity spaces that are suitable for passive and active use;
- f. Identification of plant species, their size and proposed locations;

Advice note:

*The plant species should be appropriate to the final soil and hydrological conditions as well as ensuring that the selected species do not significantly restrict flows.*

- g. Location and details of all hard landscaping including dimensions and specifications;
- h. Methods to ensure public safety within the designation area including discouraging access during heavy rainfall, and any signage requirements;

Advice note:

*Fencing should generally be avoided, but where required should be as low and open in design as possible. Fencing design should contribute to the overall landscape design aesthetic and support positive CPTED (Crime Prevention Through Environmental Design) outcomes.*

- i. Incorporate the results of consultation, including with (but not limited to) landowners, Mana Whenua, and Auckland Transport; and
- j. Indicate how positive urban design outcomes will be enabled, with particular regard to the following:
  - Facilitating and encouraging a positive interface with existing and potential adjacent developments;
  - Supporting wider connectivity and safety for walking and cycling routes;
  - Design that reflects the local context (current, historical and cultural);
  - Creation of useable amenity spaces;
- k. Location, design and integration of all maintenance access points and elements.

The Landscape and Planting Plan(s) must take account of ongoing maintenance requirements to ensure hydraulic flows are to be implemented, as required by the Operations and Maintenance Plan required by these conditions.

The approved Landscape and Planting Plan(s) must be implemented on completion of the works for each stage of the project.

- 10. A Crime Prevention Through Environmental Design analysis prepared in collaboration with the Auckland Council Community Facilities Department must be provided demonstrating how the design will ensure surveillance is maintained and entrapment spots and visual obstructions are eliminated, including appropriate provision of lighting. The analysis must be submitted as part of the Outline Plan of Works and implemented as part of the approved Landscape and Planting Plan(s).
- 11. Design plans for any permanent at grade and above ground structures are to take account of the following matters:
  - The location, landscape setting and adjoining land uses;
  - The layout, architectural form and detail, and use of a consistent and appropriate palette of materials, to ensure these elements are visually recessive;
  - The configuration of multiple surface elements to minimise their prominence and visual clutter;
  - The use of materials which are sufficiently robust and which minimise the potential for graffiti and/or vandalism; and
  - Landscaping to integrate with development of the local reserve and adjacent subdivisions.

12. The Requiring Authority is to consult with Auckland Transport at the detailed design stage to identify opportunities for walkway and cycleway connections within the designated area and to confirm design standards for walking, cycling and vehicle access.

#### **Construction noise and vibration**

13. All construction and earthworks activities are to comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
14. All construction and demolition activities are to comply with the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 “Structural Vibration in Buildings – Effects on Structures.”

#### **Operation and Maintenance Plan**

15. An Operation and Maintenance Plan must be prepared and implemented for operation and maintenance of the stormwater conveyance channel and provided with the Outline Plan of Works. This Plan is to include:
- a. Structural integrity and function checks (weirs, culverts, inlets/outlet, etc.)
  - b. Inspections checking scour/erosion and associated maintenance and remedial work requirements
  - c. Sediment monitoring and removal
  - d. Planting maintenance plan
  - e. Weed and pest control
  - f. Litter and gross solids removal
  - g. Measures to counter graffiti and vandalism
  - h. Investigation of any unnatural discoloration, odour, staining issues, etc.
  - i. Additional inspections following heavy rainfall events.

#### **Network utility operators**

16. The Requiring Authority must consult and collaborate with network utility operators which have existing assets in the designation area through the design to construction stages of the works to ensure that critical services are not disturbed. Where this cannot be achieved then consideration must be given to minimising any disturbance on the functioning of the existing asset. If required, any temporary diversion of assets is to be agreed with the relevant network utility operator.
17. A summary of the communication and consultation undertaken between the Requiring Authority and network utility operators is required to be provided as part of any Outline Plan.

18. Pursuant to section 176(1)(b) of the RMA no person may do anything in relation to the designated area that would prevent or hinder the designation without the prior written consent of the Requiring Authority. The following activities will not prevent or hinder this designation and may be undertaken prior to, during construction, and after construction without seeking the Requiring Authority's written approval under section 176(1)(b):
- a. Regular operation, maintenance and repair works for the network utilities existing at the date this designation was approved;
  - b. Minor renewal works to the existing network utilities necessary for the ongoing provision or security of supply by network utility operators; and
  - c. Upgrades to the existing network utilities in the same location and with the same or similar effects on the designation and works as existed at the date the designation was approved.
19. Access for network utility operators to undertake emergency works within the designation area may be undertaken without the need for express written approval but the Requiring Authority must be advised in writing as soon as possible of any emergency works that could prevent or hinder the designated works and the Requiring Authority is to advise the relevant network utility operator(s) to seek approval if the works are ongoing.

*Advice Note:*

*Any requests for prior approval under section 176(1)(b) of the RMA are to be made to: the Auckland Council – General Manager - Healthy Waters.*

20. The Requiring Authority is to consult with Watercare Services Ltd ("Watercare") throughout the detailed design of the stormwater conveyance corridor regarding the crossing or diversion of Watercare's trunk watermain along Cosgrave Road, and must:
- a. Ensure the design is in accordance with Watercare's standards and does not preclude a second Watercare pipeline in the designation area;
  - b. Begin consultation at the initial stage of the detailed design phase; and
  - c. Obtain Watercare's approval prior to commencing construction of the section of the project that may affect the trunk watermain.
21. The Requiring Authority is to provide for any measures to support the Watercare trunk watermain physically throughout both the construction phase of the project and post-construction.
22. The Requiring Authority is to collaborate with Watercare to ensure that a second trunk watermain pipeline across the designation area is designed to minimise any effects on the operation of the stormwater asset. The Requiring Authority must provide Watercare with all necessary approvals to erect and to operate the watermain pipeline in a reasonable timeframe.

Advice Note:

*The Requiring Authority acknowledges that Watercare proposes to construct a second trunk watermain pipeline through this area and that the watermain is likely to cross the stormwater designation.*

**Works in the road reserve**

23. The Requiring Authority must consult and collaborate with Auckland Transport and network utility operators which have existing assets in the road reserve through the design to construction stages of the works to:
- a. Design the works to avoid restrictions on normal road rehabilitation, maintenance and upgrading including, but not limited to, excavation below the existing sub-grade of the road as part of repairs and/or full reconstruction of road pavement, drainage, the erection of transport and utility related structures within the road reserve, and the disturbance of soil and/or sub-base;
  - b. Where (a) cannot be achieved then consideration must be given to the stormwater asset being appropriately protected to prevent damage being caused by Auckland Transport and/or network utility operators carrying out normal maintenance activities;
  - c. Obtain any required approvals under relevant legislation or standards for works carried out in close proximity to the assets; and
  - d. Undertake ongoing communication and consultation with network utility operators and Auckland Transport as soon as reasonably practicable (and at least once prior to the construction timing and methodology being confirmed, and construction duration being finalised), and throughout the duration of construction. Identify any changes to the project that may affect network utility and transport operations to ascertain whether or not any changes or updates to the Construction Management Plan are required to address unforeseen effects relating to the National Code of Practice for Utility Operators Access to Transport Corridors 2015.
24. The Requiring Authority must consult with Auckland Transport as the corridor manager and use its best endeavours to ensure any construction or future upgrade or maintenance works on the stormwater channel in the road corridor are programmed and coordinated with any maintenance and upgrade works programmed for roads and planned work on any network utility operator assets in the corridor.

Advice Note:

*The Requiring Authority is expected to follow the processes in the National Code of Practice for Utility Operators' Access to Transport Corridors 2015.*

*For the avoidance of doubt, an 'existing network utility' or 'existing road' includes infrastructure operated by a network utility operator or Auckland Transport which was:*

- *In place at the time the notice of requirement was served on the Auckland Council; or*
- *Undertaken in accordance with these conditions or the section 176(1)(b) RMA process.*

### **Alternative access**

25. The Requiring Authority must ensure that an alternative vehicle access is provided at 91 Grove Road to replace the access that is to be removed for construction of the channel. The appropriate location for this alternative vehicle access is to be determined in agreement with the owner(s) of 91 Grove Road. Evidence of this agreement is to be provided to the Council as part of the relevant Outline Plan of Works for that stage of the project.

## **DESIGNATION 49 – CONDITIONS**

### **Education purposes – primary school (years 0-8) and early childhood education (preschool)**

Education purposes shall:

- Enable the use of the facilities on the designated site by and for the educational benefit of school age students (i.e years 0 to 8) regardless of whether they are enrolled at an institution located on that designated site.
- Enable the use of the facilities on the designated site by and for early childhood education
- Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
- Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.
- Include but not be limited to the provision of academic, sporting, social and cultural education including through:
  - Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;
  - Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
  - The provision of specialist hubs and units (including language immersion units and teen parenting units) for students with particular educational requirements or special needs.
- Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- Enable the provision of associated administrative services; car-parking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).
- Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretakers) and their families.

## **Conditions**

### **General**

#### **1. Lapse of designation**

The designation shall lapse on the expiry of 10 years from the date on which it is included in the district plan if it has not been given effect to before the end of that period.

### **Restrictions**

#### **2. Height in relation to boundary**

Any new building or building extension (excluding goal posts and similar structures) shall comply with the height in relation to boundary controls in Appendix 1 of these conditions from any adjoining land zoned primarily for a residential purpose, or zoned for an open space/outdoor recreation purpose.

#### **3. Access**

No motor vehicle access to the school or early childhood education facility is to be obtained from Walters Road, except that:

- Interim access to the school or early childhood education facility may be gained from Walters Road via a formed driveway at least 6m wide along either the eastern or western boundary of the designation. This driveway should be located and formed such that it can be upgraded to local road standards (as a minimum) to service future urban development in general accordance with the Cosgrave Structure Plan;
- vehicle access to support efficient maintenance of school grounds and buildings may be obtained from Walters Road.

### **Outline plan of works**

#### **4. When an outline plan of works is not required**

That an outline plan of works shall not be required for:

- a. Any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents;
- b. General building maintenance and repair work including but not limited to re-painting, re-cladding and re-roofing;
- c. Installing, modifying and removing playground furniture and sports structures (e.g. goal posts);
- d. Amending any internal pedestrian circulation routes/pathways;
- e. Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks;
- f. Provision of landscaping and gardens, provided that it does not conflict with any designation condition or alter landscaping required as mitigation as part of an outline plan for other works; or



- g. General site maintenance and repair work, or boundary fencing otherwise permitted by the District Plan.

## 5. Noise

- a. The noise arising from the school or early childhood education facility when measured at or within the boundary of any adjacent property in the residential zone must not exceed the following levels:

Monday to Saturday 7am-10pm	55dB L <sub>Aeq</sub> (15 min)
All other times	45dB L <sub>Aeq</sub> (15 min)
10pm-7am	75dB L <sub>AFmax</sub>

- b. These levels do not apply to the noise from normal school recreational activities occurring at the educational facility site in a residential zone between 8am–6pm on Monday to Saturday.
- c. Prior to commencing any construction activities a Noise Management Plan shall be prepared demonstrating how the construction work will be undertaken to ensure compliance with the requirements of NZS 6803:1999 Acoustics—Construction Noise.
- d. A copy of the Noise Management Plan shall be provided to the Team Leader, Southern Monitoring, Auckland Council, prior to commencing any construction work.

## 6. On-site car parking – schools

On-site car parking shall be provided at the rate of two car parks per new classroom or classroom equivalent, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate. For the avoidance of doubt, this condition shall only apply where there is a net increase in the number of classrooms or classroom equivalents.

## 7. On-site car parking-early childhood education (preschool)

In addition to any car parking required for the school, on-site car parking for early childhood education (preschool) shall be provided at the rate of one car park per every 10 children the facility is licensed or designed to accommodate, plus one per each full time equivalent staff member required for the licence or design capacity of the centre, except where the Council accepts, on the basis of a specifically commissioned parking study by an appropriately qualified engineer and/or transportation planner, that a lesser level is appropriate.

## 8. Geotechnical

All site development shall meet the recommendations of the Geotechnical Investigation: Proposed Education Facility 181-191 Walters Road, Takanini prepared by Riley Consultants, dated 21 October 2014, and including settlement and groundwater monitoring.

## **9. First outline plan of works**

The Requiring Authority shall submit with the first outline plan of works:

- a. A school design concept plan including:
  - i. General location of access points, staff carparking and drop off/pick up areas
  - ii. General location of future buildings and open space (such as playgrounds and sportfields);
  - iii. A summary of the manner in which it is anticipated that the school development will change over time as it accommodates intensifying use.
- b. An urban design assessment by a suitably qualified urban designer that addresses how the school design concept plan in clause (a) above responds to the public realm, and incorporates CPTED principles (such as passive surveillance over the streetscape).
- c. A traffic effects report prepared by a suitably qualified traffic engineer and/or transportation planner which addresses:
  - i. Access to the school (pedestrian, cycle and vehicles, including buses if it is likely buses will regularly access the school, as well as any ground and building maintenance access points)
  - ii. Staff car parking, cycle parking, on-site pick-up and drop-off areas, and sufficient loading spaces to facilitate deliveries and rubbish removal
  - iii. Traffic generation and means of mitigation
  - iv. Upgrade works to Walters Road
  - v. Location of any new local roads immediately adjacent to the school boundary in general accordance with the indicative roads shown on the Cosgrave Structure Plan
- d. A stormwater management plan prepared by a suitably qualified engineer which addresses:
  - i. Groundwater recharge to minimise the risk of adverse settlement effects. This may require the first 15mm of stormwater runoff to be discharged to the ground.
  - ii. Stormwater reuse
  - iii. Primary and secondary stormwater network (including allowance for an overland flowpath from Walters Road to the Takanini Stormwater Conveyance Channel). This may be achieved through requiring a minimum width of 10metres along the western boundary of the site to be kept clear of buildings.
  - iv. The location and sizing of the proposed temporary dry basin (if required). Where a temporary dry basin is proposed it shall be sized to attenuate the 1% AEP event.
  - v. The location and sizing of the connection to Auckland Council's stormwater conveyance channel

**Note:** The sizing of the stormwater reticulation from Walters Road to the stormwater conveyance corridor should provide for flows from upstream development.

- vi. Management of any flooding hazards at the time of development, including setting minimum floor levels, and avoiding any increase to flooding hazards upstream or downstream of the site.
- e. A Detailed Site Investigation to clarify the extent of contamination on the site, and, if required, a Remediation Action Plan.
- f. Detail of proposed water network and wastewater network connections.

## **10. Construction**

A construction management plan shall be prepared and submitted with any outline plan of works for major site works.

## **11. Traffic management works**

Any outline plan of works for any development or redevelopment of the designated site and not covered in the above conditions shall be assessed having regard to the potential transportation related effects of the development.

**Advice note:** The Requiring Authority may be required to meet the reasonable costs of all new access and traffic management works (including any additional land required to accommodate these works) associated with a new activity on the designated site to the extent that such works are required to meet safety, access or egress or amenity considerations related to the new activity or where the works are required to mitigate the likely adverse effects from the new activity on the safety or operation of the transport network.

## **12. Evidence of consultation**

The Requiring Authority shall provide a statement of consultation undertaken with relevant iwi on stormwater retaining the mauri of freshwater in the area, and how the cultural history and relationship of Te Akitai Waiohū, Ngāti Tamaoho, and Ngāti Te Ata Waiohū with the wider cultural landscape is to be represented at the school.

## **Ongoing conditions**

## **13. Travel Plan**

- a. Prior to the school opening, a School Travel Plan shall be undertaken by the Requiring Authority, either directly or through the School Board of Trustees, and any future actions / improvements to the roads identified would need to be discussed in consultation with Auckland Transport, prior to submission of any Outline Plan of Works or consents for new classrooms for the school.
- b. The Travel Plan shall identify current travel patterns, and set standards and goals to mitigate real and potential adverse traffic effects, and road safety risks. This is envisaged to be a live document that addresses traffic-related concerns from school activities on an ongoing basis and monitored by bi-annual surveys undertaken by the school and results provided to Auckland Transport. The plan shall be consistent with the TravelWise programme.

- c. Surveyed results shall be to the Auckland Transport Community Transport School Travel Planning format and be submitted bi-annually to Auckland Transport.
- d. The frequency of the surveys may be revised in consultation with Auckland Transport to reflect the level of traffic-related concerns from the operation of the school.

#### Appendix 1: height in relation to boundary controls

