

Appendix 7

List of designated sites

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1.0 Introduction

This appendix includes the following tables:

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The designations included in this appendix include:

1. Designations from the operative Hauraki Gulf Islands Section of the Auckland City District Plan which have not lapsed and have been inserted in the proposed Plan with or without modification as required by the requiring authority in accordance with clause 4 of schedule 1 to the RMA.
2. New notices of requirement for designation inserted in the proposed Plan in accordance with clause 4 of schedule 1 to the RMA.

The conditions shown in tables A7.2 and A7.4 are those requested by the requiring authority. It is noted that some conditions refer to provisions contained in the operative plan.

See [clause 1.6.5](#) for further general information about designations and notices of requirement.

2.0 List of designated sites - inner islands

Table A7.1: Designated sites - inner islands

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
1-14	61 Ocean View Road, Waiheke	<p>Owhanake Wastewater Treatment Plant - reticulated wastewater treatment (<u>including</u> post septic tank) and disposal purposes, including the following activities and works:</p> <ol style="list-style-type: none"> 1. Wastewater treatment plant processes and ancillary activities. 2. Laboratory, workshop and staff amenity facilities ancillary to the treatment plant. 3. Storage of fuels and chemical substances (eg methanol, chlorine) used in conjunction with treatment plant processes. 4. Constructed wetlands. 5. Use, construction and maintenance of drains. 6. Vehicle accessways/roadways, parking and manoeuvring areas. 7. Signage which is ancillary to and in connection with the use of the treatment plant. 8. Landscaping. 9. All related maintenance, construction, and earthwork activities. 	Auckland City Council	Yes (see table A7.2)

[Note - rest of table A7.1, which covers other designations, is not shown here]

Table A7.2: Conditions applying to designated sites – inner islands

Planning map ref	Conditions
1-14	<p>Owhanake Wastewater Treatment Plant</p> <p>This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Concept development plan</p> <p>2.1 The requiring authority shall prepare a concept development plan for the Owhanake wastewater treatment plant showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall, in addition to considering operational requirements, take the following matters into account:</p> <ul style="list-style-type: none"> - The avoidance or mitigation of adverse noise and odour effects associated with treatment plant operations (refer also condition 4.1 and advice note 3); - The landscape and visual impact of buildings and structures (refer also condition 3.1); - Existing indigenous vegetation on the site. <p>The concept development plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to the construction of any new facilities.</p> <p>3.0 Landscape and visual impact management conditions</p> <p>3.1 Prior to the construction of any new buildings, structures or facilities in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how, as far as is practicable, and in accordance with this condition, the wastewater treatment plant facilities are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used. The exterior of buildings shall be finished in colours and/or materials that are sympathetic to the natural landscape of the site; b. Proposed landscape treatment, including details of plant species proposed to be used. Where practicable locally sourced native species shall be used; c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). <p>The landscape management plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p> <p>In preparing and approving the land scape management plan, the requiring authority and team leader - Hauraki Gulf islands, Auckland City Environments, respectively, shall consider the extent to which measures for addressing landscape and visual effects are reasonably necessary, taking into account the extent to which any dwellings or other potentially sensitive land uses have established after the requirement for designation for the Owhanake wastewater treatment plant was publicly notified.</p>

Planning map ref	Conditions																																
1-14	<p>4.0 Noise</p> <p>4.1 Operational noise</p> <p>a. New facilities at the wastewater treatment plant shall be so designed and the use of the buildings and site shall be so conducted, that the following noise levels are not exceeded:</p> <p>i. The L_{eq} noise level shall not exceed the following limits:</p> <table border="1" data-bbox="437 465 1299 622"> <thead> <tr> <th>Day / time</th> <th>Noise level (L_{eq})</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 0700 - 2200 hrs and Sunday 0900 - 1800 hrs</td> <td>55 dBA</td> </tr> <tr> <td>All other times including public holidays (night time)</td> <td>45 dBA</td> </tr> </tbody> </table> <p>ii. The maximum noise level (L_{max}) at 'night' time shall be the background noise level (L_{95}) plus 30 dBA; or 75 dBA, whichever is the lower.</p> <p>b. All noise measurements shall be made at 20m from any building where people may reside overnight on a permanent or temporary basis (on another site from the noise source) or at the legal boundary, when this is closer to the dwelling. This may be referred to as the notional boundary.</p> <p>c. Noise shall be measured in accordance with NZS 6801:1999 (Acoustics - Measurement of Environmental Sound).</p> <p>d. The noise measured shall be assessed in accordance with NZS 6802:1999 (Acoustics - Assessment of Environmental Noise) except that the averaging of noise measured will be in accordance with the following:</p> <p><i>Averaging</i></p> <p>A noise nuisance does not generally arise from a single isolated infringement. The amount by which limits are exceeded may vary between repeat infringements. Averaging of measured L_{eq} values for separate time intervals to derive a single figure for comparison with any limit, will be subject to the following constraints:</p> <p>i. Averaging of measured L_{eq} levels for comparison with any applicable noise limit, if employed, will only be performed on LR levels derived in accordance with appendix A of NZS 6802:1999 and will only relate to time intervals during which the sound of interest is present. Measured L_{eq} levels will not be averaged if comparison is to be made with night-time limits where sleep disturbance will be of concern.</p> <p>ii. The averaged value of the descriptor eg L_{eq} will not exceed the relevant limit, and in any case the limit will not be exceeded by more than 5dB for any single time interval. L_{eq} values will be averaged on an energy basis, ie the logarithmic mean will be determined.</p> <p>4.2 Noise from construction work and earthworks (refer also condition 9.2)</p> <p>a. Noise resulting from earthworks or construction work (construction work is defined in NZS 6803:1999) shall not exceed the following levels:</p> <p>i. When affecting all settlement areas and land units, with the exception of the transport area of the Matiatia land unit:</p> <table border="1" data-bbox="338 1700 1366 1968"> <thead> <tr> <th rowspan="3">Time of the week</th> <th rowspan="3">Time period</th> <th colspan="4">Duration of the work</th> </tr> <tr> <th colspan="2">Typical duration work (dBA) 1</th> <th colspan="2">Short term duration work (dBA) 2</th> </tr> <tr> <th>L_{eq}</th> <th>L_{max}</th> <th>L_{eq}</th> <th>L_{max}</th> </tr> </thead> <tbody> <tr> <td>Monday to Friday</td> <td>0730 - 1800 hrs</td> <td>75</td> <td>90</td> <td>80</td> <td>95</td> </tr> <tr> <td>Saturday</td> <td>0800 - 1600 hrs</td> <td>75</td> <td>90</td> <td>80</td> <td>95</td> </tr> </tbody> </table> <p>1. 'Typical duration work' means construction work at any one location for more than 14 calendar days</p> <p>2. 'Short term duration work' means construction work at any one location for up to 14 calendar days</p>	Day / time	Noise level (L_{eq})	Monday to Saturday 0700 - 2200 hrs and Sunday 0900 - 1800 hrs	55 dBA	All other times including public holidays (night time)	45 dBA	Time of the week	Time period	Duration of the work				Typical duration work (dBA) 1		Short term duration work (dBA) 2		L_{eq}	L_{max}	L_{eq}	L_{max}	Monday to Friday	0730 - 1800 hrs	75	90	80	95	Saturday	0800 - 1600 hrs	75	90	80	95
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1-14	<p data-bbox="475 241 1206 271">ii. When affecting the transport area of the Matiatia land unit:</p> <table border="1" data-bbox="363 277 1442 465"> <thead> <tr> <th data-bbox="363 277 721 327">Time period</th> <th colspan="2" data-bbox="721 277 1442 327">Duration of the work</th> </tr> <tr> <th data-bbox="363 327 721 376"></th> <th data-bbox="721 327 1082 376">Typical duration work ¹</th> <th data-bbox="1082 327 1442 376">Short term duration work²</th> </tr> <tr> <th data-bbox="363 376 721 421"></th> <th data-bbox="721 376 1082 421">L_{eq} (dBA)</th> <th data-bbox="1082 376 1442 421">L_{eq} (dBA)</th> </tr> </thead> <tbody> <tr> <td data-bbox="363 421 721 465">0730 - 1800 hrs</td> <td data-bbox="721 421 1082 465">75</td> <td data-bbox="1082 421 1442 465">80</td> </tr> </tbody> </table> <p data-bbox="437 479 1422 508">1. 'Typical duration work' means construction work at any one location for more than 14 calendar days</p> <p data-bbox="437 510 1401 539">2. 'Short term duration work' means construction work at any one location for up to 14 calendar days</p> <p data-bbox="437 553 1437 824">b. Measurements should be made outside occupied buildings affected by the construction noise. Measurements should be made approximately 1m from the wall most exposed to the sound under investigation, and 1.2m to 1.5m above the relevant floor level. No adjustment to measured sound levels is to be made for the reflected sound from the wall. The measured levels should be compared directly with the noise limits without any adjustments for special audible characteristics. The measured level must be adjusted for any significant background L_{eq} level in the area using the procedure set out in appendix A of NZS 6803:1999.</p> <p data-bbox="437 837 1426 987">c. Where circumstances require measurements inside buildings (eg when noise is travelling through common building elements such as a common wall) all windows and other means of ventilation must be closed or turned off and the upper limits of the noise measured will not exceed the levels stated in the tables in condition 4.2(a)(i) or (ii) above minus 20 dBA.</p> <p data-bbox="437 1001 1390 1059">d. Noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979) Sound Level Meters, Type 1.</p> <p data-bbox="363 1084 533 1113">5.0 Access</p> <p data-bbox="363 1126 1417 1211">5.1 All internal access roads, vehicle manoeuvring and parking areas shall be formed, provided with an all weather surface, drained, and maintained to the satisfaction of the council.</p> <p data-bbox="363 1236 587 1265">6.0 Earthworks</p> <p data-bbox="363 1279 1390 1337">6.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p data-bbox="363 1350 1437 1621">6.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p data-bbox="363 1635 1433 1749">6.1.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p data-bbox="437 1762 1382 1883">Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p data-bbox="363 1908 587 1937">7.0 Stormwater</p> <p data-bbox="363 1951 1417 2065">7.1 Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths within the site, which are affected by new development works. Peak rate of discharge to the receiving environment shall not be increased significantly as a result of any works undertaken.</p>	Time period	Duration of the work			Typical duration work ¹	Short term duration work ²		L _{eq} (dBA)	L _{eq} (dBA)	0730 - 1800 hrs	75	80
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Planning map ref	Conditions
1-14	<p>8.0 Archaeological and cultural heritage impact management conditions</p> <p>8.1 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall as soon as practicable notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained. <p>9.0 Construction management</p> <p>9.1 Prior to the construction of any new buildings, structures or facilities in accordance with an approved concept development plan and landscape management plan, the requiring authority shall prepare a construction management plan. This plan shall include specific details relating to the demolition, construction and management of all works associated with the upgrading of the existing wastewater treatment plant, including:</p> <ol style="list-style-type: none"> a. Details of the site manager, including their contact details; b. The location of a noticeboard (in accordance with the relevant Auckland City bylaw - Part 27 Signs) on the site that clearly identifies the name, telephone number and address for service of the site manager; c. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and other construction activities; d. Location of worker's conveniences (eg portaloos); e. Ingress and egress to and from the site for vehicles during the construction period (including construction machinery); f. Proposed numbers and timing of truck movements throughout each day and the proposed routes to be used by trucks; g. Procedures for controlling sediment runoff, dust and the removal of soil and debris from public roads or places. <p>The construction management plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to commencement of construction. The approved plan shall be implemented and maintained throughout the entire construction period.</p> <p>9.2 All construction works shall be restricted to the hours between 0730 - 1800 Monday to Friday and 0800 - 1600 on Saturday. No work shall occur on Sundays or public holidays.</p> <p><u>10. Operational and Management Plan</u></p> <p>10.1 <u>Prior to commencement of works authorised by the designation, an Operational and Management Plan, incorporating the actual works that are to occur on the site shall be prepared. This plan shall be submitted to and approved by the Team Leader, Planning Hauraki Gulf Islands and include among other matters details of dealing with emergencies and complaints. Thereafter, the Operational and Management Plan shall be maintained as a document that reflects any new activities (within the scope of the designation) or where there is a substantial alteration to existing activities.</u></p> <p><u>11. Other</u></p> <p>11.1 <u>The designation shall be compatible with the resource consent for discharge</u></p>

Planning map ref	Conditions
	<p data-bbox="437 241 608 271"><u>currently held.</u></p> <p data-bbox="360 309 517 338"><u>Advice notes</u></p> <ol data-bbox="360 349 1437 824" style="list-style-type: none"> <li data-bbox="360 349 1401 439">1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. <li data-bbox="360 450 1390 539">2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site. <li data-bbox="360 551 1437 696">3. It is noted that the wastewater treatment plant is subject to an air discharge permit issued by the Auckland Regional Council which requires (amongst other things) that the plant be operated and maintained so that discharges of odour will not be of a noxious, offensive or objectionable nature beyond the boundaries of the site (Lot 37 DP183455). <li data-bbox="360 707 1414 824">4. The storage and handling of any hazardous substances used in conjunction with wastewater treatment plant operations shall be undertaken in accordance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the relevant Hazardous Substances Regulations.

[Note - rest of table A7.2, which covers other designations, is not shown here]

[Note - rest of appendix 7, which covers outer island designations, is not shown here]