

**UNITARY PLAN UPDATE REQUEST MEMORANDUM****TO**

Celia Davison, Manager Planning - Central/South

**FROM**

Sisira Jayasinghe, Planner, Planning Central &amp; South

**Auckland  
Council**  
Te Kaitiaki o Tāmaki Makaurau**DATE**

29 November 2017

**SUBJECT**

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update</b>	
<b>Chapter</b>	Chapter K
<b>Section</b>	Schedules and Designations
<b>Designation only</b>	
<b>Designation #</b>	<b>Auckland Transport 1825</b>
<b>Location:</b>	129, Kew Lane, Otara
<b>Lapse Date</b>	Not applicable
<b>Type of Designation</b>	Removal
<b>Purpose</b>	Public off-street parking, including on-going maintenance, repairs and like for like replacement works to the existing parking facility and minor operational improvements to the same.
<b>Changes to text</b> (shown in underline and strikethrough)	Designation 1825 (strikethrough version of text) is attached.
<b>Changes to diagrams</b>	Not applicable.
<b>Changes to spatial data</b>	Remove mapping of Designation 1825 as per the attachment in the Auckland Unitary Plan Operative in part.
<b>Attachments</b>	Team Leader approved Decision Report.

**Prepared by: Sisira Jayasinghe**

Planner, Planning Central &amp; South

**Signature:****Maps prepared by:**Aching Konyak –  
Geospatial Analyst**Text entered by: Diana Luong**

Planning Technician

**Signature:****Reviewed by:**

Sisira Jayasinghe, Planner, Planning Central &amp;

Aucklandwide

Signature



Manager

Celia Davison, Manager Planning - Central/South

  
Signature

South

Signature:



28 August 2017

Auckland Council  
Private Bag 92300  
Auckland 1142

Attention: John Duguid

Dear John

**NOTICE TO REMOVE A DESIGNATION UNDER SECTION 182 OF THE RESOURCE  
MANAGEMENT ACT 1991**

Please find attached a Form 23 Notice under Section 182(1) of the Resource Management Act 1991 advising Auckland Council that Auckland Transport is removing Designation 1825 from the Auckland Council Unitary Plan (Operative in Part) (AUP (OP)) located at 129R Bairds Road, Otara.

In accordance with section 182(1) the Form 23 notice has been sent to the landowner and occupier (Auckland Council) directly affected by the removal of Designation 1825. Please remove Designation 1825 from the AUP (OP) as soon as practicable.

Please direct all correspondence relating to this application to Patrick Buckley, Principal Planner. If you have any queries, please do not hesitate to contact Patrick on (09) 447 5439 or email [patrick.buckley@at.govt.nz](mailto:patrick.buckley@at.govt.nz).

Yours faithfully



Dean Ingoe

Manager, Planning Integration Team

Form 23

Notice of removal of part of designation

Section 182 of the Resource Management Act 1991

To: Auckland City Council (owner and occupier)

Auckland Transport gives notice that it no longer requires designation being:

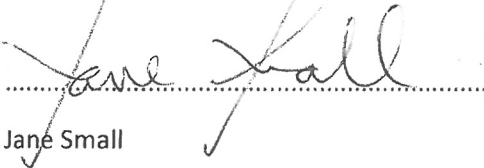
Designation 1825 for 'public off-street parking, including ongoing maintenance, repairs and like for like replacement works to the existing parking facility and minor operational improvements to the same' in the Auckland Council Unitary Plan (Operative in Part).

The following title and as shown on the attached plan:

- NA41D/929

Auckland Transport requests the territorial authority to amend the district plan accordingly as required by Section 182 of the Resource Management Act 1991.

Signature on behalf of requiring authority

  
.....  
Jane Small

Date 25.08.17

**Group Manager, Property and Planning**

**Auckland Transport**

Address for service of requiring authority:

Auckland Transport

Private Bag 92250

Auckland 1142

Telephone: DDI +64 9 4475439, Mob 0212252623

Fax/email: patrick.buckley@at.govt.nz

Contact person: Patrick Buckley, Principal Planner, Planning Integration Team



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952



R.W. Muir  
Registrar-General  
of Land

**Identifier** NA41D/929  
**Land Registration District** North Auckland  
**Date Issued** 03 November 1978

**Prior References**  
GN A282289

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<b>Estate</b>	Fee Simple
<b>Area</b>	1133 square metres more or less
<b>Legal Description</b>	Lot 12 Deposited Plan 55184
<b>Purpose</b>	Reserve for off street parking

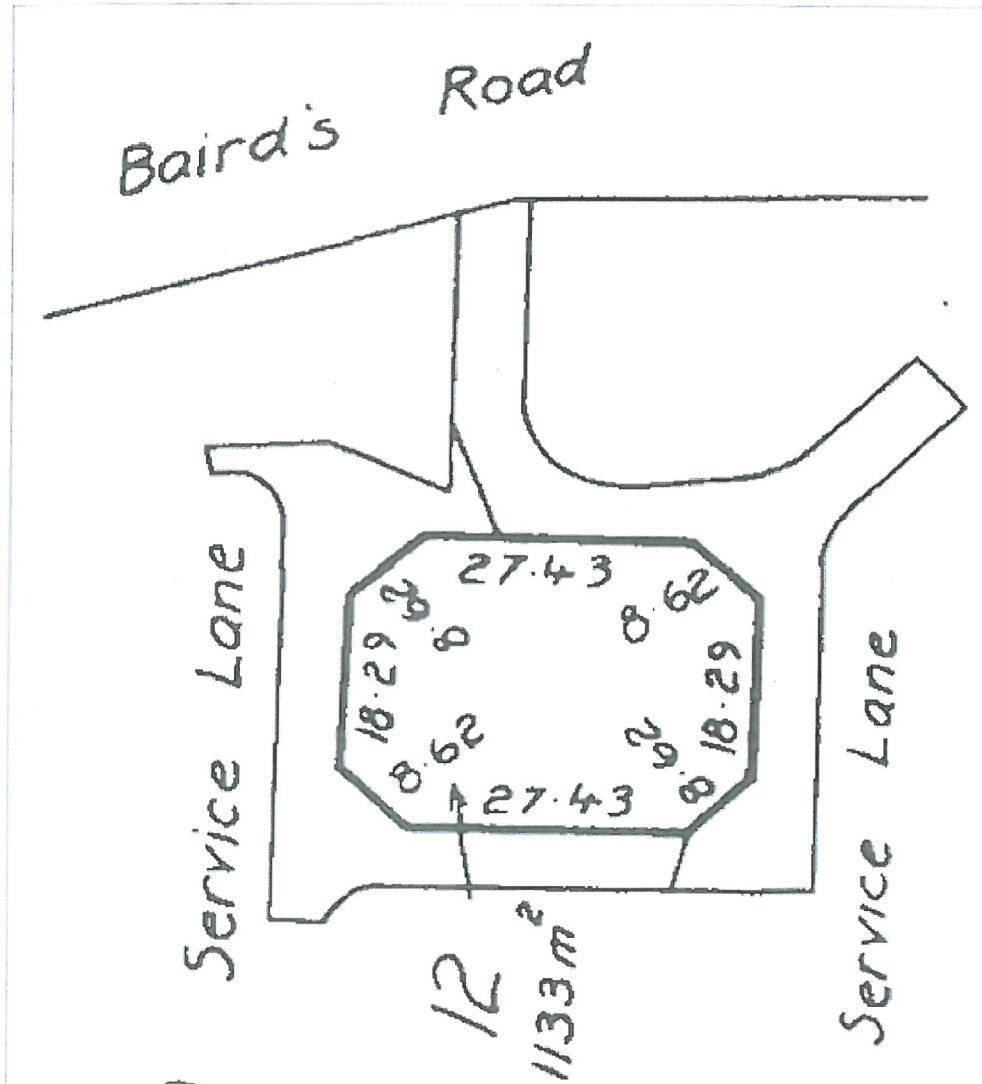
**Proprietors**  
Auckland Council

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**Interests**  
SUBJECT TO THE RESERVES ACT 1977

Identifier

NA41D/929



**SECTION 182(2) DECISION BY A  
TEAM LEADER UNDER DELEGATED AUTHORITY**

**DECISION ON A NOTICE OF REMOVAL OF A DESIGNATION UNDER SECTION  
182(2) OF THE RESOURCE MANAGEMENT ACT 1991 –  
DESIGNATION 1825 CAR PARK – KEW LANE, ŌTARA**

**TEAM LEADER:** Marc Dendale, Team Leader,  
Planning Central & South, Auckland  
Council

**REQUIRING AUTHORITY:** Auckland Transport

**COUNCIL DECISION**

Pursuant to section 182(2) of the RMA, the Auckland Transport is advised that the Notice of Removal to the Auckland Transport designation 1825 Car Park – Kew Lane, Ōtara in the Auckland Unitary Plan has been considered under delegated authority and Council AGREES to uplift designation 1825 Car Park – Kew Lane, Ōtara from the portion of land as indicated on the map attached to the Notice and referenced by Council as Designation 1825. The amendment to the designation will be incorporated into the next scheduled update of the Auckland Unitary Plan without further formality.

**REASONS FOR THE DECISION**

Auckland Transport which has sought the removal of designation has confirmed that it no longer requires that part of the land within the designated-area.

The removal of the designation would have a less than minor effect on the Ōtara Town Centre area. The Ōtara-Papatoetoe Local Board has agreed to the removal of the car park.

The removal of the designation is consistent with Part 8 of the Resource Management Act 1991.

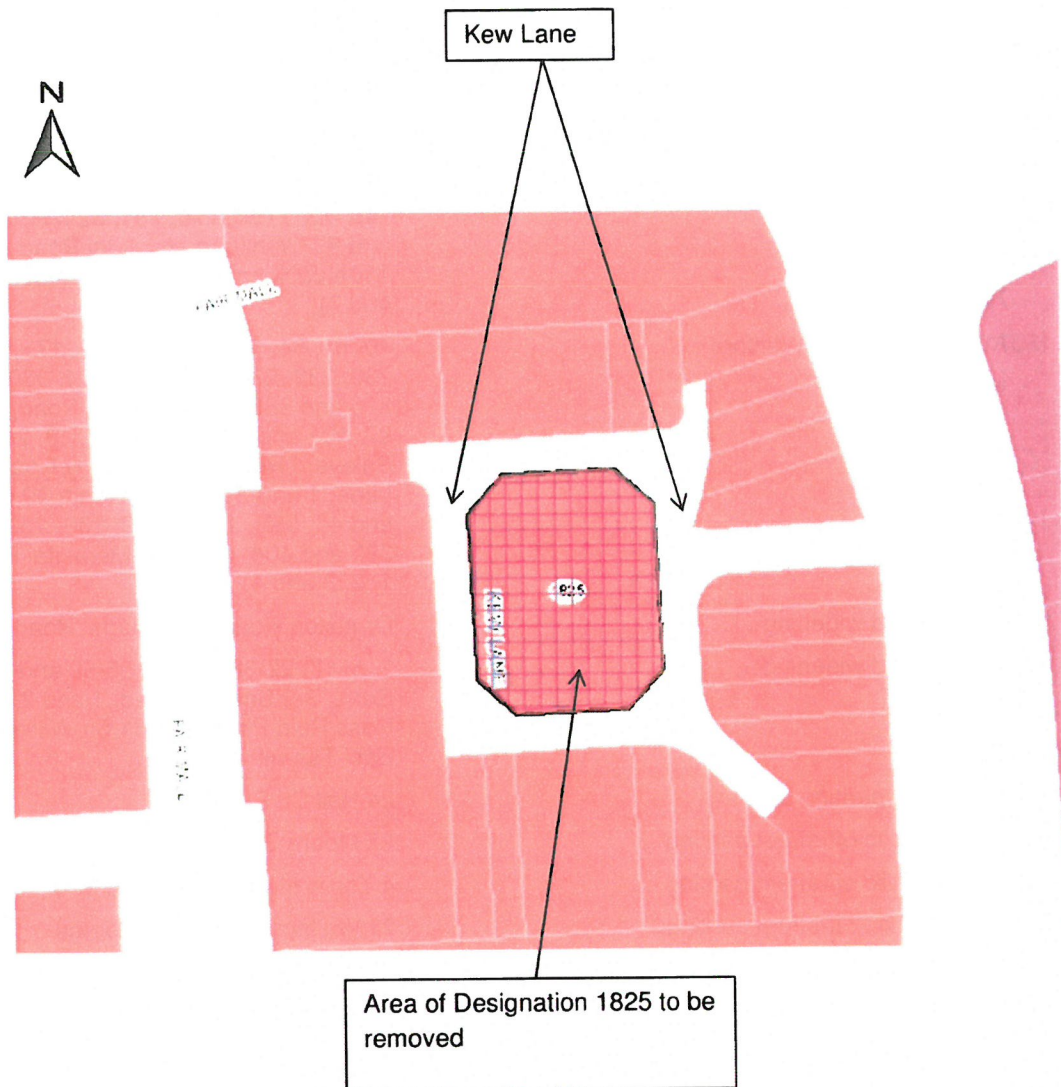
**Name:** Marc Dendale



**Signed:** \_\_\_\_\_

Date: 2 October 2017

Map showing the removal of Designation 1825 at 129R Bairds Road, Ōtara





## 1825 Car Park – Kew Lane

Designation Number	1825
Requiring Authority	Auckland Transport
Location	129 Kew Lane, Otara
Rollover Designation	No
Legacy Reference	N/A
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Public off-street parking, including ongoing maintenance, repairs and like for like replacement works to the existing parking facility and minor operational improvements to the same.

### Works exempt from providing an Outline Plan of Works

Auckland Transport shall be exempt from providing an Outline Plan of Works for the following works, subject to the conditions of this designation.

1. Maintenance, repairs and like for like replacement including the following elements:
  - a. Vehicle access related assets and facilities (including but not limited to markings, ramps, speed humps, kerbs, berms, bollards, barriers, traffic separators and islands);
  - b. Communications, water supply and energy supply infrastructure;
  - c. Stormwater drainage and other surface water management infrastructure;
  - d. Earthworks;
  - e. Pruning and removal of all non-scheduled vegetation within the site; and
  - f. Temporary traffic management necessary to implement works.
  
2. Minor operational improvements including those involving the installation of new 'parking infrastructure' including the following elements:
  - a. Changes to the parking layout, including the location and configuration of parking bays, access and circulation areas within the designated site, provided that the total number of public parking bays is not increased;
  - b. Resurfacing of floors, at grade, and metalled parking surfaces;
  - c. Re-marking of parking bays, access ways, and other painted markings on the parking surfaces;
  - d. Bicycle stands, racks, cages and other forms of bicycle storage;
  - e. Pay and display machines, kiosks, and other types of ticket dispensers and ticket booths;
  - f. Customer service booths;
  - g. Barrier arms;
  - h. Parking sensors;
  - i. Signage relating to parking information, management and enforcement;
  - j. Lighting;
  - k. CCTV cameras; and
  - l. Toilet facilities.
  
3. Any changes to the mix of the function of the parking (short / long term);
  
4. Maintenance, repairs and like for like replacement of all vehicle access related assets and facilities within the designated site (including but not limited to markings, ramps, speed humps, kerbs, berms,

bollards, barriers, traffic separators and islands);

5. Maintenance, repairs and like for like replacement of all stormwater drainage and other surface water management infrastructure within the site, including any treatment devices utilising planting;

6. Installation of new stormwater management infrastructure (including treatment devices) to avoid, remedy or mitigate localised flooding or surface water problems on the site;

7. Maintenance, pruning and removal of all non-scheduled vegetation within the site;

8. In the case of parking buildings and structures, maintenance, repairs and like for like replacement of parts of the building / structure (including but not limited to a building's interior and exterior cladding, cavities, roofs, doors, windows, lifts, stairwells and lighting, electrical and electronic systems);

9. Maintenance and replacement of communications, water supply and energy supply infrastructure necessary to support the above;

10. Earthworks to implement any of the above; and

11. Temporary traffic management necessary to implement any of the above.

12. For the avoidance of doubt, in the case of mixed-use buildings, the specified works provided for by the designation only applies to the proportion of the building/structure dedicated to non-ancillary public parking.

#### **Works requiring an Outline Plan of Works**

Auckland Transport shall prepare an Outline Plan of Works for any increase in the total number of public parking bays within the designated site, provided that this does not involve any new or extended parking structure or building.

For the avoidance of doubt, any new or extended parking structure or building falls outside the scope of this designation.

## **Conditions**

### **Construction Hours**

1. Construction (including all works) shall be limited to the following hours, with the exception of emergency works pursuant to Sections 330 and 330B of the RMA:

Weekdays 7am – 10pm;

Saturdays 8am – 5pm;

Sundays & Public Holidays No work

### **Construction Noise Limits and Mitigation**

2. Any construction works and related activities on the site shall be conducted so as to ensure that the resultant noise, as measured in accordance with the requirements of NZS 6803:1999 Acoustics – Construction Noise, meets the following noise limits all days of the year.

Day	Time Period	Duration of Work	
		Short term duration (less than 15 consecutive calendar days)	Long term duration
		Leq (dBA) (30 min)	Leq (dBA)

Weekdays	7am – 10pm	80	70
Saturdays	8am – 5pm	75	70

During construction, the principles for managing construction noise set out within New Zealand Standard 6803: 1999, Acoustics – Construction Noise shall be formally adopted.

### Construction Vibrations

3. Any vibrations from construction activities shall comply with the following:

- i. Blasting and pile driving activities must be controlled to ensure any resulting ground vibration does not exceed the limits set out in Table 1 of DIN 41503 (1999): Structural vibration – Part 3 Effects of vibration on structures when measure on the foundation or the horizontal plane of the highest floor of an affected building.
- ii. Stationary vibrating, reciprocating and rotating machinery and all piping, ducting and other equipment attached to such machinery must be installed and maintained so that any resulting vibration does not exceed the limits of the following table when measured in adjacent buildings or areas of buildings under different ownership from the source of the vibration:

Affected occupied building or area	Time of day	Maximum vibration level in rms velocity (mm/s) between 8 and 80Hz
Buildings in a heavy industry or light industry zone	All	0.80
Buildings for commercial activities	All	0.40
Habitable rooms of buildings designed for residential use	7am-10pm	0.20
Sleeping areas of buildings designed for residential use	10pm-7am	0.14
Surgery rooms of health care facilities	All	0.10

### Sediment Control during Earthworks

4. Any stormwater runoff arising from earthworks shall be contained and treated via an appropriate sediment control device to avoid additional sedimentation load being discharged into the public stormwater system. The location and specification of the erosion and sediment control device(s) shall be in accordance with Auckland Council Technical Publication 90 *Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region* or similar design.

### Tree Protection Measures

5. Any trees on site shall be retained wherever possible. Prior to any site works, temporary tree protective fencing shall be erected around the base of trees to be retained. The temporary tree protection fences can be constructed using orange plastic mesh (or equivalent), but this must be supported by waratahs (or equivalent) placed firmly into the ground. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires at 1 metre intervals (top and bottom). Any sediment control measures can be fixed to the lower of the temporary tree protection fence, but must be otherwise be installed to the manufacturer's standards. No works, storage of materials, cement/concrete washings and leaching of chemicals, tracking of any machinery, stockpiling of spoil, trenching or alteration of soil grade, or other

~~contamination shall occur within those areas demarcated by a temporary protective fence. All temporary protective fences shall remain in place throughout the duration of the construction works.~~

#### **Complaints Management**

~~6. A complaints management system shall be developed and implemented for construction works on the site. It must specify the responsible persons for maintaining the complaints register, procedures to be followed in investigating and resolving complaints and procedures for reporting complaints to Auckland Transport and Auckland Council.~~

#### **Complaints Received: Construction Noise or Vibration**

~~7. If any complaints are received regarding construction noise and/or vibration, monitoring and reporting shall be undertaken as required by Auckland Council to establish whether the activities are complying with the above requirements, and what action is required to ensure compliance.~~

#### **Prior notice of construction activities**

~~8. Neighbouring properties in the immediate vicinity of construction areas shall be given prior notice in writing of the commencement of construction activities no less than 5 working days before, and shall be informed about the expected duration of the works.~~

#### **Network Utilities**

~~9. The Requiring authority shall adopt best practice techniques for construction to ensure that all Network Utility Operators' infrastructure located on the site is protected and that public safety is ensured. The Requiring authority shall advise all Network Utility Operators at least 10 working days prior to the commencement of any work potentially affecting Network Utility Operators' infrastructure.~~

#### **Archaeological and Heritage**

~~10. Subject to condition 11, if any archaeological sites, including human remains are exposed during site works, then the following procedures shall apply:~~

- ~~i. Immediately after it becomes apparent that an archaeological or traditional site has been exposed, all site works in the immediate vicinity shall cease; and~~
- ~~ii. The Requiring authority shall immediately secure the area so that any artefacts or remains are untouched; and~~
- ~~iii. The Requiring authority shall notify tangata whenua, the Heritage New Zealand and Auckland Council (and in the case of human remains, the New Zealand Police) as soon as practicable that an archaeological site has been exposed so that appropriate action can be taken. Works shall not commence in the immediate vicinity of the archaeological site until any approval required from the Heritage New Zealand is obtained.~~

~~11. Condition 10 shall not apply where the Requiring authority holds all relevant approvals under the Historical Places Act 1993, apart from the requirement to contact the New Zealand Police in the event of discovery of human remains.~~

#### **Damage to Adjacent Properties**

~~12. The Requiring authority and its contractors shall, in addition to complying with all other construction related conditions, take all reasonable steps to prevent or mitigate any nuisance or damage to adjacent properties during construction. The Requiring authority will reinstate any property damaged during construction, including any instability or collapse of land or boundary treatments, or provide compensation to the affected owner if reinstatement is not possible.~~

#### **As-Built Plans**

~~13. The Requiring authority shall provide one set in hard copy and one set in electronic data file (via~~

CD or email) of as-built plans for the Council's property files. The as-built plans shall be prepared in accordance with the requirements of the Auckland Council Development Code, detailing all engineering works completed.

### **Access**

14. That at all times reasonable physical access be maintained to other properties.

15. Auckland Transport is deemed to have given its written approval (as requiring authority) under sections 176 or 178 of the RMA to enable Vector Limited (Vector), or any other party authorised by Vector, to undertake an activity for the purposes of operating, maintaining or upgrading Vector's existing infrastructure on land in which Vector has a property interest, whether or not that is authorised by an existing Vector designation, where such works are provided for under the Electricity Act 1992 or an existing easement, and provided that Vector, or any other party authorised by Vector will:

• Give Auckland Transport 10 days' written notice of its intention to undertake such works, except for emergency works (as defined in the National Code of Practice for Utility Operators' Access to Transport Corridors 2011 (or any replacement of the Code) when prior notice is not required. In the case of emergency works, notice of the works must be given to Auckland Transport as soon as is reasonably practicable before, or after the works are completed;

• Meet any necessary health and safety requirements;

• Undertake, to the extent reasonably practicable, the works in a way to avoid or minimise effects on the operation of the carpark; and

• Remedy at Vector's cost any physical damage Vector causes to the car park facility as soon as reasonably practicable after completion of the works.

Advice Note: Vector has acknowledged that Auckland Transport takes no responsibility for any damage resulting from the Vector works approved pursuant to this condition. For the avoidance of doubt, Auckland Transport is not giving requiring authority approval for any works beyond the scope of any existing property right, designation, or rights under the Electricity Act 1992.

### **Attachments**

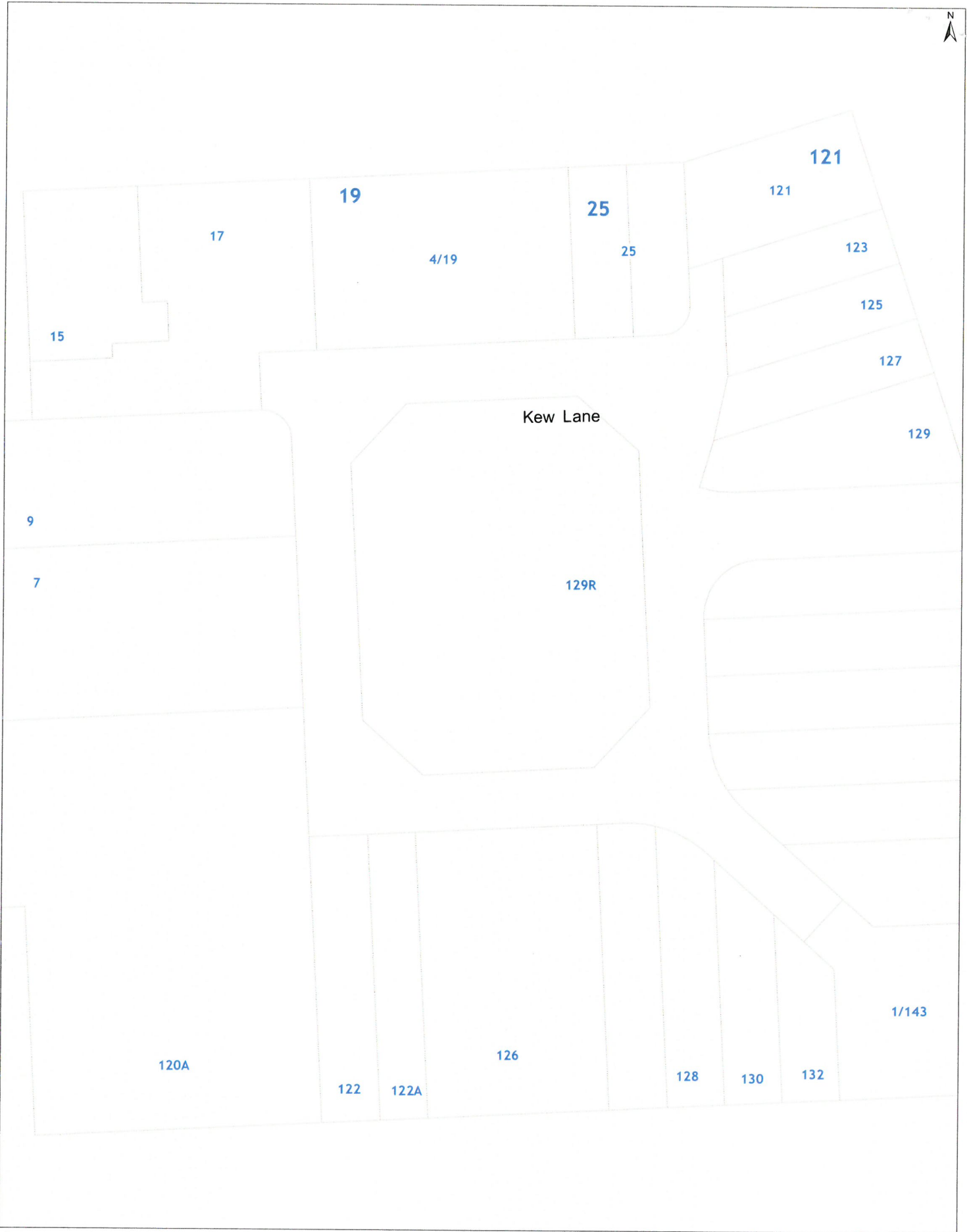
No attachments.

## Designation Schedule - Auckland Transport (3/3)

### South

Number	Description	Location
1800	Road widening	542 and 568 Ormiston Road, Flat Bush
1801	Road widening	1 Kerr Road, Manukau Central
1802	Road widening	128 Ormiston Road, Flat Bush
1804	Public off-street parking ...	143 Pakuranga Road, Pakuranga
1805	Car park and service lane	25A Parkhill Road and 20, 24 Uxbridge Road, Howick
1806	Road widening	109 and 129 Beachlands Road, 373, 460, 465, 469, 482, 492, 509, 529, 533, 600, 601-605, 639, 645-651, 650, 691, 702, 712, 722, 732, 746, 751, 758, 770, 781, 824, 830, 855, 865-867 and 897 Whitford-Maraetai Road and 49 and 110A Jack Lachlan Drive, Whitford (Stages 5, 6 and 7)
1807	New road (Whitford Bypass)	40, 51, 54, 58, 83, 133, 172, 173, 201, 227, 231, 230, 232, 238, 250, 257, 284, 330, 371, 374, 376 and 385 Whitford Park Road, 2, 21, 35, 91, 97, 101 and 401 Trig Road, 18, 24 and 30 Saleyard Road, 500 Brookby Road, 53 Polo Lane, 1 and 2 Turanga Road, 49 Clifton Road and 46, 53R, 104R, 109, 130, 150, 186, 299, 373 and 404 Whitford-Maraetai Road (Stages 1, 2, 3 and 4)
1808	Road widening	Ormiston Road and Chapel Road, Flat Bush
1809	Road widening	2, 5, 17, 22-38, 47-59, 56-60 and 67 Allens Road, 3-9 Smales Road, 1 and 2 Harris Road, 2 Ross Reid Place and 61 Sir William Avenue, East Tamaki
1810	Car parking asset	24 Hall St, Pukekohe
1811	Public off-street parking ...	27 Moore Street, Howick
1812	Public off-street parking ...	4 Tobin Street, Pukekohe
1813	Public off-street parking ...	21 Wallace Road, Papatoetoe
1814	Public off-street parking ...	9 Osterley Way, Manukau Central
1816	Public off-street parking ...	27 Charles Street, Papatotetoe
1817	Public off-street parking ...	2 Davies Avenue, Manukau
1818	Public off-street parking ...	139 Kolmar Road, Papatoetoe
1819	Public off-street parking ...	41 Moore Street (Fencible Drive), Howick
1820	Public off-street parking ...	1-13 Maich Road, Papakura
1821	Public off-street parking ...	26-32 O'Shannessy Street, Papakura
1823	Public off-street parking ...	37 Coles Crescent, Papakura
1824	Public off-street parking ...	15 Eric Baker Place, Papatotetoe
1826	Public off-street parking ...	129 Kew Lane, Otara
1827	Public off-street parking ...	21 Shirley Road, Papatoetoe
1828	Public off-street parking ...	9 Wellington Street (Picton Street), Howick

1829	Public off-street parking ...	7 Massey Avenue, Pukekohe
1830	Public off-street parking ...	4 Wellington Street, Howick
1831	Public off-street parking ...	1-49 Waddon Place and 121 Bader Drive, Mangere
1832	Public off-street parking ...	Constable Road (corner King Street), Waiuku
1833	Road widening	Flat Bush School Road and Murphys Road, Flat Bush
1834	Road widening	21 and 39 Flat Bush School Road and 66 Thomas Road, Flat Bush
1835	Upgrade intersection at East Tamaki, Ormiston and Preston Roads in Otara	267Z, 279, 279A, 279B, 279C, 279D, 279E, 279F, 279G, 279H, 279I, 283, 285 and 287 East Tamaki Road, 2, 4, 6, 1/6, 2/6, 3/6, 4/6, 5/6, 6/6, 7/6, 8/6 and 8 Ormiston Road and 208, 208A and 243 Preston Road
1836	The purpose of the designation is to enable the Requiring Authority to widen and upgrade the Redoubt Road-Mill Road Corridor. The public works are required in order to provide future corridor capacity to support growth identified within the Takanini and wider southern area and provide an alternate north/south corridor to State Highway 1.	Parts of Redoubt Road, Mill



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 30/11/2017

## Designation 1825 - REMOVED



Plans and Places



**UNITARY PLAN UPDATE REQUEST MEMORANDUM****TO** Warren MacLennan, Manager Planning – North/West**FROM** Cosette Saville, Planner – North/West**DATE** 2 October 2017**SUBJECT** Partial Removal of Designation #4536 (Northcross Intermediate) and #4544 (Sherwood School) – Lot 2 DP 474785

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update:</b> This land is no longer required for Education Purposes and has been disposed of by LINZ on behalf of the Crown.	
<b>Designation only</b>	
<b>Designation # 4536 and #4544</b>	Minister of Education
<b>Location:</b>	40 Sartors Avenue, Northcross
<b>Lapse Date</b>	Given effect to (i.e no lapse date)
<b>Type of Designation</b>	Rollover Designation
<b>Purpose</b>	Education purposes – Primary School (years 0-8)
<b>Changes to text</b> (shown in underline and strikethrough)	N/A
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	As per drawing set attached (pink area) Removal of Lot 2 DP 474785 from Designation #4536 and Designation #4544
<b>Attachments</b>	Notice to Auckland Council for removal of part of designation. Drawing sets showing area to be removed from Designation #4536 and #4544

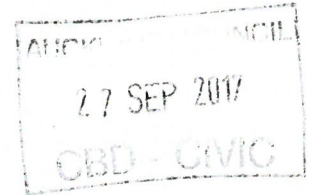
**Prepared by:**

Cosette Saville, Planner - North/West

**Signature:**
**Maps prepared by:**Aching Konyak  
Geospatial Analyst**Signature**
**Reviewed by:**Cosette Saville  
Planner, North/WEST**Signature:**
**Approved by Manager**Warren MacLennan, Manager Planning –  
North/West**Signature**



m3



15 September 2017

Auckland Council  
Private Bag 92300  
Victoria St  
**AUCKLAND 1142**

Attention: John Duguid  
Manager, Auckland Unitary Plan

Dear John

**REMOVAL OF PART OF EDUCATION PURPOSE DESIGNATION AT 40 SARTORS AVENUE,  
NORTHCROSS – LOT 2 DP 474785: SHERWOOD PRIMARY & NORTHCROSS  
INTERMEDIATE**

Please find attached the s182 notice under the RMA, in relation to the above site and designation(s) in relation to Designation 4536 (Northcross Intermediate) and Designation 4544 (Sherwood School).

Part of the School(s) site – legally identified as Lot 2 SP 474785 is no longer required for Education Purposes and has been disposed of, such that the designation can now be removed.

I enclose the required form for the Auckland Council to amend the Auckland Unitary Plan Operative in Part 2016.

Don't hesitate to contact me if you have any further questions or queries or when the Notice has been given effect to.

Yours faithfully

Orchid Atimalala  
Principal Advisor: RMA - Education Infrastructure Services  
T: 09 6329365  
E: Orchid.Atimalala@education.govt.nz

**NOTICE TO AUCKLAND COUNCIL OF REMOVAL OF  
DESIGNATION UNDER SECTION 182  
OF THE RESOURCE MANAGEMENT ACT 1991**


I, Sandra Orr, Regional Infrastructure Manager, Education Infrastructure Services – Infrastructure Advisory Services of the Ministry of Education, acting under delegated authority from the Minister of Education; hereby give notice that I no longer require the following designation:

**Part of Designation #4536 Northcross Intermediate Land and Designation #4544 Sherwood School currently designated for *Educational Purposes – Primary School Years 0-8 (Sherwood School & Northcross Intermediate)*; in the Auckland Unitary Plan (Operative in Part)**

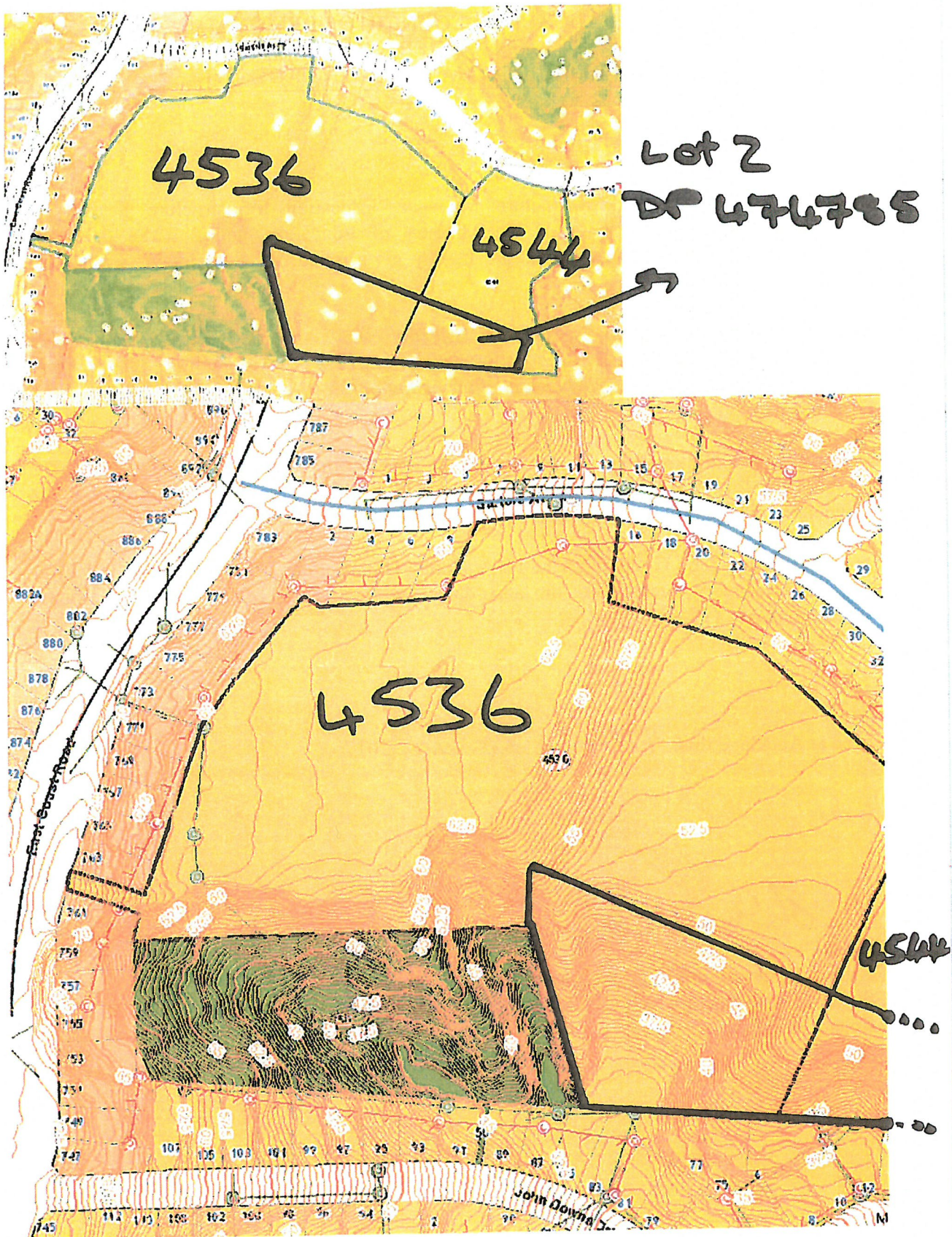
Specifically, this Notice refers to that part of the designation legally described as Lot 2 DP 474785 held for Sherwood Primary School. This land is no longer required for the designation purpose and has been disposed of by LINZ on behalf of the Crown.

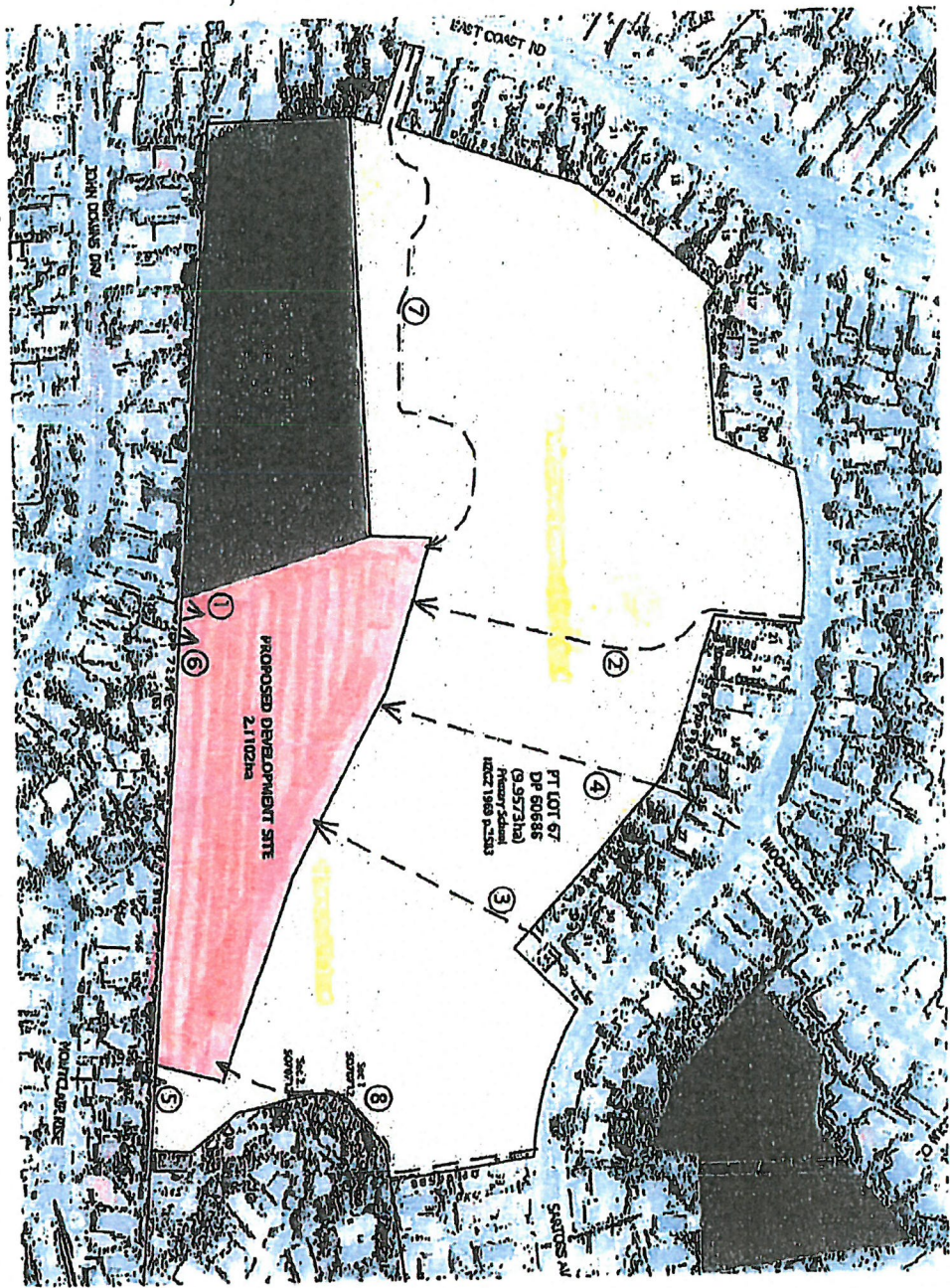
I request the Auckland Council amend its Auckland Unitary Plan 2016 - Operative in Part as soon as reasonably practicable; in accordance with Section 182(2) of the Resource Management Act 1991.

Dated at Auckland this...22...day of September...2017

  
.....  
Sandra Orr  
Regional Infrastructure Manager – Northern  
Education Infrastructure Services Infrastructure Advisory Services  
Ministry of Education







- GENERAL NOTES:**
1. All work and requirements are subject to the relevant authority's approval.
  2. The proposed site is shown in red on the map.
  3. The site is shown in red on the map.
  4. The site is shown in red on the map.
  5. The site is shown in red on the map.
  6. The site is shown in red on the map.
  7. The site is shown in red on the map.
  8. The site is shown in red on the map.

**APPLICANT:**  
NORTH CROSS INTERMEDIAN  
10 SUTTONS AV  
BROWNS BAY

**PROJECT SCHOOL:**  
NORTH CROSS INTERMEDIAN  
10 SUTTONS AV  
BROWNS BAY

NO.	DESCRIPTION	DATE	BY
1	ISSUED		
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		

**Thurlow**

Thurlow is a registered professional engineering and architectural firm. We are a member of the Engineering Council of New Zealand. We are a member of the New Zealand Society of Professional Engineers. We are a member of the New Zealand Society of Professional Architects. We are a member of the New Zealand Society of Professional Planners. We are a member of the New Zealand Society of Professional Surveyors. We are a member of the New Zealand Society of Professional Valuers. We are a member of the New Zealand Society of Professional Quantity Surveyors. We are a member of the New Zealand Society of Professional Cost Accountants. We are a member of the New Zealand Society of Professional Environmental Engineers. We are a member of the New Zealand Society of Professional Environmental Planners. We are a member of the New Zealand Society of Professional Environmental Scientists. We are a member of the New Zealand Society of Professional Environmental Engineers. We are a member of the New Zealand Society of Professional Environmental Planners. We are a member of the New Zealand Society of Professional Environmental Scientists.

**Project:**  
NORTH CROSS INTERMEDIAN  
10 SUTTONS AV  
BROWNS BAY

**Client:**  
NORTH CROSS &  
SHERWOOD SCHOOLS  
SUTTONS AV  
BROWNS BAY

**SITE ACCESS OPTIONS**

Access Point	Access Type	Access Width	Access Length
1	Access Point	Access Width	Access Length
2	Access Point	Access Width	Access Length
3	Access Point	Access Width	Access Length
4	Access Point	Access Width	Access Length
5	Access Point	Access Width	Access Length
6	Access Point	Access Width	Access Length
7	Access Point	Access Width	Access Length
8	Access Point	Access Width	Access Length

# Partial removal of a designation under section 182 of the Resource Management Act 1991



**To:** David Sanders – Team Leader – Planning North/West

**From:** Cosette Saville – Planner – Planning North/West

**Date:** 2/10/2017

**Subject:**

Partial removal Designation #4536 (Northcross Intermediate) and Designation #4544 (Sherwood School) in the Auckland Unitary Plan.

## Summary

Auckland Council has received a request from Ministry of Education under section 182 of the Resource Management Act 1991 (RMA), dated 22 September 2017, to remove in part Designation #4536 Northcross Intermediate and #4544 Sherwood School.

A section 182(1) request is required to uplift the existing designation in part from land which has been deemed surplus by the Ministry of Education.

Auckland Council, as the territorial authority, is required to amend its district plan, without using the process in Schedule 1, as soon as reasonably practicable after receiving a Section 182 request unless it considers that the effect of the removal of part of the designation on the remaining designation is more than minor.

It is recommended that the partial removal be accepted.

## Recommendation

1. That the section 182 request from Ministry of Education for the partial removal of Designation #4536 (Northcross Intermediate) and #4544 (Sherwood School) in the Auckland Unitary Plan be **accepted** for the following reasons:
  - The Ministry of Education no longer requires the land for Education purposes and the land has been disposed of by LINZ on behalf of the Crown.
2. That Designation #4536 (Northcross Intermediate) and #4544 (Sherwood School) be partially removed, as soon as reasonably practicable, in the Designation overlay in the Auckland Unitary Plan.

## 1. Description

### 1.1. References

<b>Designation number(s):</b>	4536 (Northcross Intermediate) & 4544 (Sherwood School)
<b>Lodgement date:</b>	22 September 2017
<b>Requiring authority:</b>	Minister of Education
<b>Reporting officer:</b>	Cosette Saville
<b>Site address:</b>	40 Sartors Avenue, Northcross
<b>UP Zoning:</b>	Residential – Mixed Housing Suburban Zone

## 2.0 Background

### 2.1 Details of designation

Designations #4536 (Northcross Intermediate) and #4544 (Sherwood School) are currently designated for *Educational Purposes – Primary School Years 0-8*. These were rollover designations (Designation 12 and Designation 13, Auckland Council District Plan (North Shore Section), 2002).

### 1.2 Land affected by removal

The designation is currently shown in the AUP maps as follows



The Ministry of Education has provided a site plan showing the extent of the designation which is to be partially removed (refer to **Attachment A**).

### **1.3 Delegated authority to consider alterations to designations**

The Team Leader - Planning North/West (Plans and Places Tier 5) has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (updated February 2017), to exercise the Council's functions, powers, duties and discretions under the Resource Management Act 1991 in relation to Section 182 to approve a removal of a designation.

The section 182 request to remove the designation can therefore be considered by the Team Leader – North/West (Plans and Places Tier 5) and accepted or declined.

### **1.4 Relevant Statutory Provisions**

Section 182 of the RMA allows a requiring authority to remove a designation or part of a designation if it no longer wants it. This section also applies to a notice by a territorial authority, to withdraw its own designation or part of a designation within its own district.

Section 182(2) states that as soon as reasonably practicable the territorial authority shall, without using the process in Schedule 1, amend its district plan accordingly. If the territorial authority considers that the effect of the removal of part of a designation on the remaining designation is more than minor, it may, within 20 working days of receipt of a section 182 notice, decline to remove that part of the designation.

It is considered that the Ministry of Education has provided sufficient justification for the partial removal of Designations 4536 (Northcross Intermediate) and 4544 (Sherwood School) for the following reasons:

- The part of the designations legally described as Lot 2 DP 474785 held for Sherwood Primary School is no longer required for Education Purposes and has been disposed of by LINZ on behalf of the Crown.

### **2.0 Recommendation**

That pursuant to Section 182 of the Resource Management Act 1991 that the partial removal of Designation 4536 (Northcross Intermediate) and 4544 (Sherwood School) be **accepted** and the Auckland Unitary Plan Operative in part designation overlay be amended accordingly.

**Prepared by:** Cosette Saville  
Planner  
Planning North/West

**Accepted by:** David Sanders  
Team Leader  
Planning North/West



**Signature:**



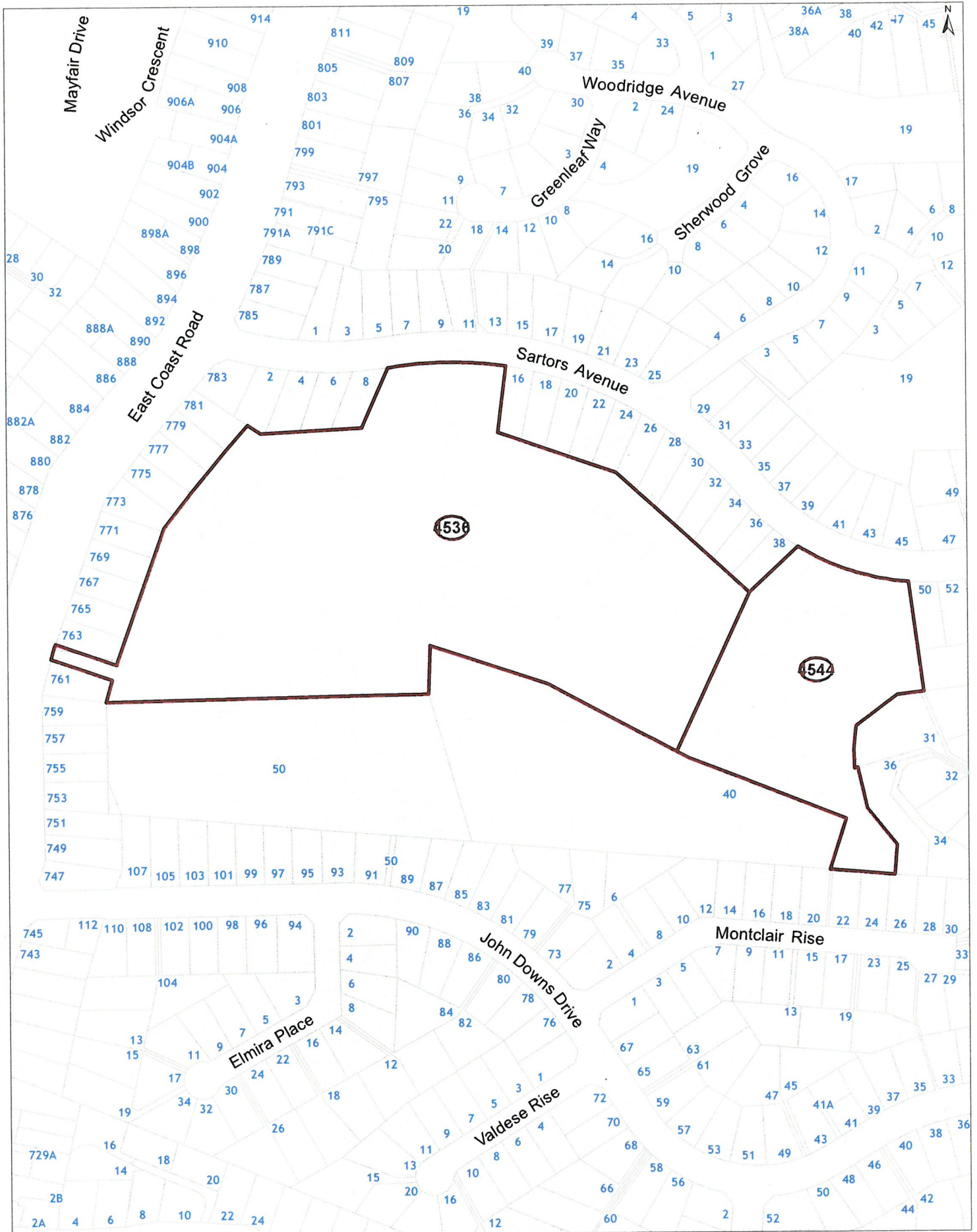
**Signature:**



Date: 2/10/2107

**SCHEDULE OF ATTACHMENTS:**

**Attachment**      Ministry of Education s182 Notice of Removal  
**A:**



0 20 40 80 Metres

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 30/11/2017

## Designation 4544 and 4536



Plans and Places

**UNITARY PLAN UPDATE REQUEST MEMORANDUM**

**TO**

Celia Davison, Manager Planning - Central/South

**FROM**

Sisira Jayasinghe, Planner, Planning Central & South



**DATE**

1 December 2017

**SUBJECT**

Designation to be updated in the AUPOP in accordance with s182 of the Resource Management Act 1991

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update</b>	
<b>Chapter</b>	Chapter K
<b>Section</b>	Schedules and Designations
<b>Designation only</b>	
<b>Designation #</b>	<b>New Zealand Transport Agency 6736</b>
<b>Location:</b>	State Highway 1 and 16 from Grafton Road, Grafton to Wellington Street, Auckland Central and State Highway 16 from Parnell Rise to Newton Road, Auckland Central
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)
<b>Type of Designation</b>	Partial Removal
<b>Purpose</b>	The designation is to include, and allow for, the control of this State Highway, including planning, design, supervision, construction and maintenance in accordance with the provisions of the Government Roading Powers Act 1989.
<b>Changes to text</b> (shown in underline and strikethrough)	Not applicable.
<b>Changes to diagrams</b>	Not applicable
<b>Changes to spatial data</b>	Refer to the Team Leader approved Decision report.
<b>Attachments</b>	Team Leader approved Decision Report

**Prepared by: Sisira Jayasinghe**

**Text entered by: Diana Luong**

Planner, Planning Central & South

Planning Technician

**Signature:**

**Signature:**

N/A

**Maps prepared by:**

Aching Konyak –  
Geospatial Analyst  
Aucklandwide

**Signature:**



**Reviewed by: Sisira Jayasinghe**

Planner, Planning Central & South

**Signature:**



**Manager**

Celia Davison, Manager Planning - Central/South

**Signature**



Form 23

NOTICE OF REMOVAL OF DESIGNATION OR PART OF DESIGNATION UNDER SECTION  
182 OF THE RESOURCE MANAGEMENT ACT 1991

To: Chief Executive Officer  
Auckland Council  
Private Bag 93 200  
Auckland 1442

- 1.0 **The New Zealand Transport Agency** (Transport Agency) gives notice that it no longer requires part of the following designation: 6736 (State Highway 1 and State Highway 16: Central Motorway Junction, Auckland Council, Designations, New Zealand Transport Agency), intended to allow for, the control of this State Highway, including planning, design, supervision, construction and maintenance.
- 2.0 The designation is contained in Chapter K of the Auckland Unitary Plan Operative in Part November 2016, and is shown on Planning Maps.
- 3.0 The Transport Agency intends to remove those parts of the designation from the properties listed and legally described in Table 1 below to the extent shown on the Transport Agency's State Highway Designation Map (AUPOP – designation 6736 (SH 1 and SH16)), attached as Appendix 1.
- 4.0 The removal of the designation, in part, and to the extent shown in Appendix 1, removes a piece of land deemed surplus to the Transport Agency's requirement to maintain, operate, use and improve the State Highway Network. Its continued inclusion within Designation 6736 SH1 and SH16 has been identified by the Transport Agency as unnecessary post project completion.
- 5.0 The Transport Agency requests that the territorial authority (Auckland Council) amends the Auckland Unitary Plan Operative in Part November 2016 by partially removing Designation 6736 (SH 1 and SH16) from the properties and land listed in Table 1 in accordance with the Maps contained in Appendix 1.



Signed by Deepak Rama  
Principal Resource Planner

Pursuant to an authority by  
NZ Transport Agency

Date: 11 September 2017

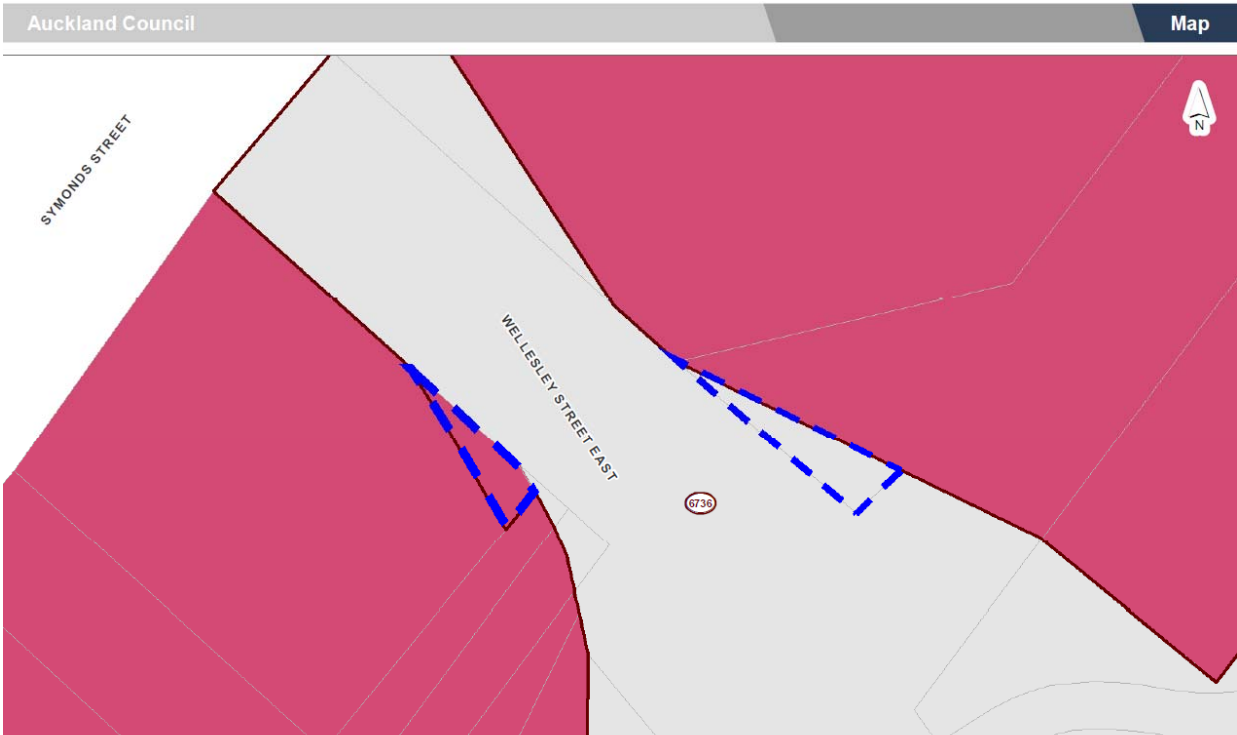
NZ Transport Agency  
Private Bag 106602  
Auckland  
New Zealand

Contact person: Lisa Blundell – Planning Advisor  
Phone: DDI 02102411671  
E-mail: [lisa.blundell@nzta.govt.nz](mailto:lisa.blundell@nzta.govt.nz)

**Table 1: Properties Subject to Removal of Designation (in part or in full)**

Street #	Address 1	PC	Legal Description
20	Whitaker Place Grafton	1010	CT 549541 Sec 1 SO 52336
20-26	Symonds Street, Grafton	1010	CT 706489 Sec 2 SO 351675

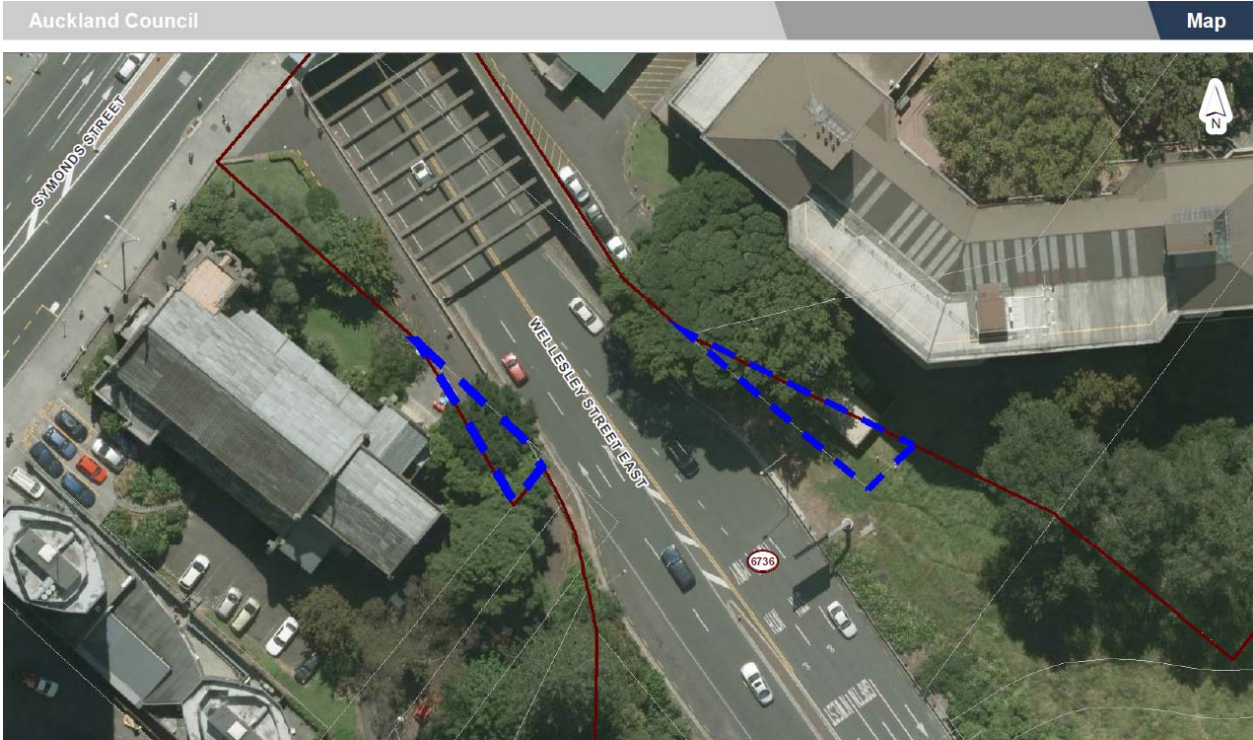
# Appendix 1 NZTA State Highway Designation Map (AUPOP (SH 1 and 16))



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**Designation 6736 - Partial Removal**

0 3.5 7 10.5  
Meters  
Scale @ A4  
= 1:500  
Date Printed:  
16/12/2016



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**Designation 6736 - Partial Removal**

0 3.5 7 10.5  
Meters  
Scale @ A4  
= 1:500  
Date Printed:  
16/12/2016





**SECTION 182(2) DECISION BY A  
TEAM LEADER UNDER DELEGATED AUTHORITY**

**DECISION ON A NOTICE OF PARTIAL REMOVAL TO A DESIGNATION UNDER  
SECTION 182(2) OF THE RESOURCE MANAGEMENT ACT 1991 –  
DESIGNATION – 6736 NEW ZEALAND TRANSPORT AGENCY – STATE  
HIGHWAY 1 AND 16 – CENTRAL MOTORWAY JUNCTION, AUCKLAND  
CENTRAL**

**TEAM LEADER:** Joao Machado  
**REQUIRING AUTHORITY:** New Zealand Transport Agency

**COUNCIL DECISION**

Pursuant to section 182(2) of the RMA, New Zealand Transport Agency is advised that the Notice of Partial Removal to New Zealand Transport Agency Designation 6736 "State Highway 1 and 16 – Central Motorway Junction, Auckland Central" in the Auckland Unitary Plan (operative in part) has been considered under delegated authority and Council AGREES to uplift the designation "6736 State Highway 1 and 16 – Central Motorway Junction, Auckland Central" from the portion of land as indicated on the map attached to the Notice and referenced by Council as Designation 6736. The amendment to the designation will be incorporated into the next scheduled update of the Auckland Unitary Plan (operative in part) without further formality.

**REASONS FOR THE DECISION**


The Requiring Authority for which the partial removal of designation is sought has confirmed that it no longer requires that part of the land within the designated area.

The partial removal of designation would have a less than minor effect on the remainder of New Zealand Transport Agency Designation 6736.

The partial removal of designation is consistent with Part 8 of the Resource Management Act 1991.

**Name:** Joao Machado  
Team Leader, Planning – Central/South

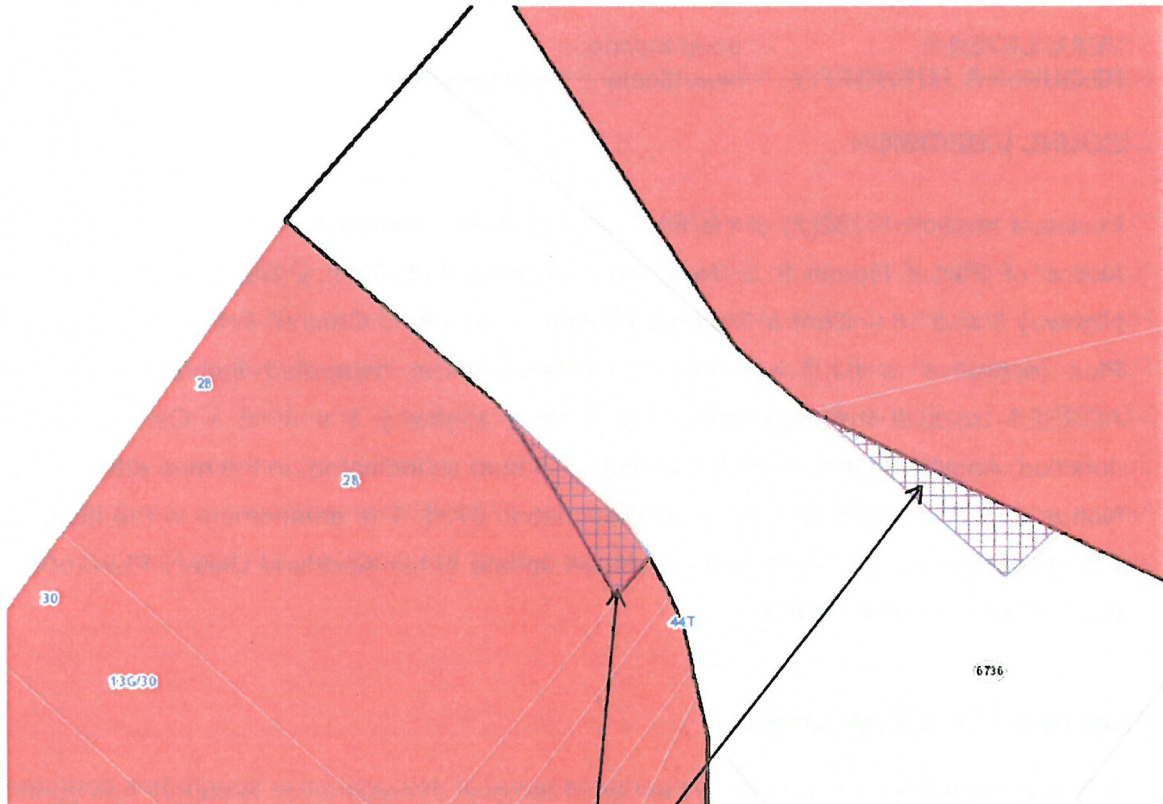
**Signed:**

 16/10/2017

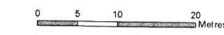
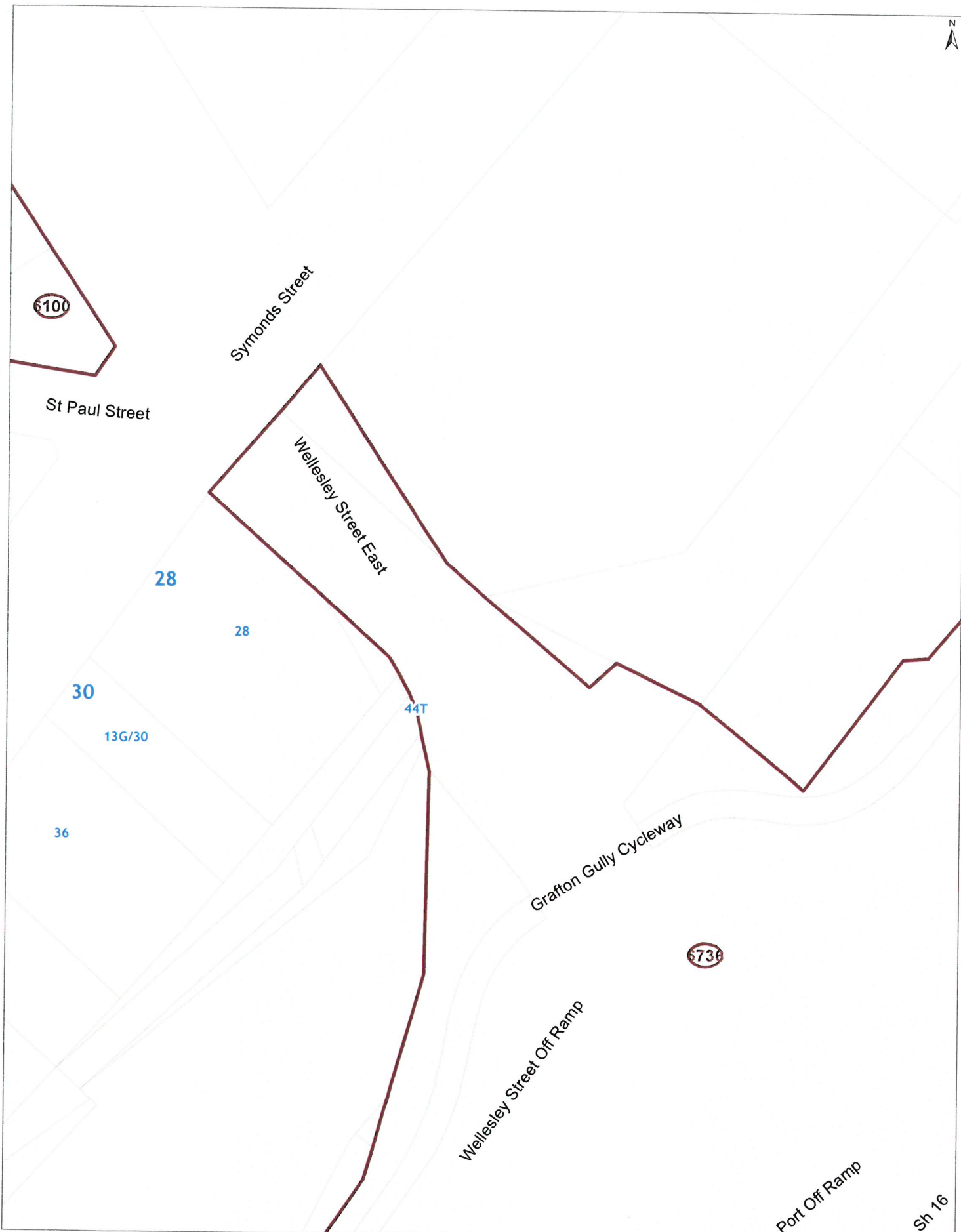
Date:

16 October 2017

Map showing partial removal of Designation 6736 State Highway 1 and 16 – Central Motorway Junction, Auckland Central at 20 Whitaker Place, Grafton and 20 – 26 Symonds Street, Grafton



Parts of Designation 6736 to be removed



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 3/12/2017

## Designation 6736



Plans and Places

Sh 16

**UNITARY PLAN UPDATE REQUEST MEMORANDUM**

**TO** Celia Davison – Manager Planning, Central/South

**FROM** Matthew Gouge



**DATE** 21/11/17

**SUBJECT** Alteration to Designation 8517- update to AUP maps

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update: Decision of Requiring Authority – Transpower NZ</b>	
<b>Designation only</b>	
<b>Designation #</b>	<b>Transpower NZ – Designation 8517</b>
<b>Location:</b>	Springhill Road, Flatbush
<b>Lapse Date</b>	N/A
<b>Type of Designation</b>	Alteration
<b>Purpose</b>	Alteration of mapped extent only
<b>Changes to text</b> (shown in underline and strikethrough)	N/A
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	<p>Amend designation as per image below:</p> <p>The blue shows the existing designation and the pink shows the proposed alteration to the designation.</p>
<b>Attachments</b>	N/A

**Prepared by: Matthew Gouge**

Area Planner – Central and South Area

**Signature:**

**Maps prepared by:**

Aching Konyak –  
Geospatial Analyst  
Aucklandwide

**Signature**



**Manager**

Celia Davison  
Central/South  
C. Davison

**Signature**

**Reviewed by:**

Jimmy Zhang  
Area Planner  
Central/South

**Signature:**



FORM 18

NOTICE OF REQUIREMENT BY A MINISTER, LOCAL AUTHORITY, OR REQUIRING AUTHORITY  
FOR DESIGNATION OR ALTERATION OF DESIGNATION

*Sections 168(1), (2) and 181 and Clause 4 of First Schedule, Resource Management Act  
1991*

To: Auckland City Council  
Private Bag 92300  
Victoria Street West  
Auckland 1142

Attention: Craig Cairncross

**Transpower New Zealand Limited** ('Transpower') gives notice of minor alteration to an existing designation, this being the designation for the Brownhill Road to Otahuhu Underground Electricity Transmission Cables.

The notice of requirement is for an alteration to the location of the underground electricity transmission cable designation so that the underground electricity transmission cable route continues to align with Springhill Road. This application is made under s.181(3) of the Resource Management Act 1991 (the Act), which provides for the minor alteration of a designation on a non-notified basis.

Transpower New Zealand Limited (Transpower) plans, builds, maintains and operates New Zealand's high voltage electricity transmission network – the National Grid – which links generators to distribution companies and major industrial users. As such Transpower plays a fundamental part in New Zealand's economy, with its principal role being to ensure a reliable supply of electricity throughout the country. Assets include overhead transmission lines and underground cables, and substations and other ancillary equipment.

Transpower was approved as a requiring authority by the Department of Internal Affairs Gazette Notice 3533 dated 19th May 1994, No.48, Page 1705. This authority applies to Transpower's network operation of the supply of line function services pursuant to Section 167 of the RMA. The term 'line function services' for the purpose of the approval has the same meaning as in section 2(1) of the Electricity Act 1992 namely:

- a) *The provision and maintenance of works for the conveyance of electricity;*
- b) *The operation of such works, including the control of voltage and the assumption of responsibility for losses of electricity.*

The Brownhill Road to Otahuhu Underground Electricity Transmission Cables is designated by Transpower in the Auckland Unitary Plan Operative in Part (AUP), being designation reference 8517 (refer to Appendix 1). The purpose of the designation is:

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Transpower New Zealand Limited  
Alteration of the Designation

Brownhill to Otahuhu Underground Electricity Transmission Cables

*Electricity transmission – the construction, operation and maintenance of a double-circuit underground 220kV cable as part of the upper North Island Grid Upgrade Project, to convey electricity between the Otahuhu Substation and the substation site at Brownhill Road, and ancillary activities.*

Transpower therefore has approval as a requiring authority, and is the requiring authority for this alteration to the Brownhill Road to Otahuhu Underground Electricity Transmission Cables designation.

The underground 220kV cable has not yet been constructed.

**The site to which the requirement applies is as follows:**

The alteration to designation affects part of 1 & 4 Springhill Road (Lot 1 DP 486594 and Lot 302 DP 486594), 2 Springhill Road (Lot 2 DP 486594, Lot 30 DP 486594), private access lot Harakeke Terrace (Lot 102 DP 486594), 2 Harakeke Terrace (Lot 301 DP 486594) and vested Springhill Road. The Certificates of Title are provided in [Appendix 2](#). The properties are located within the Rural Countryside Living Zone and are split between the Flat Bush and Whitford Precincts.



*Figure 1: Aerial illustrating construction of Springhill Road and Harakeke Terrace*

The sites are located at the top of the Redoubt Road ridgeline off a spur which has now been formed as Springhill Road. The first two stages of a Rural Countryside Living Lot subdivision

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(as granted in resource consent Ref P42716<sup>1</sup> - refer [Appendix 3](#)) have recently been completed and lots within the subdivision are currently being developed. The remainder of the subdivision site (Lots 301 and 302) are presently being earthworked as part of the implementation of the existing subdivision resource consent.

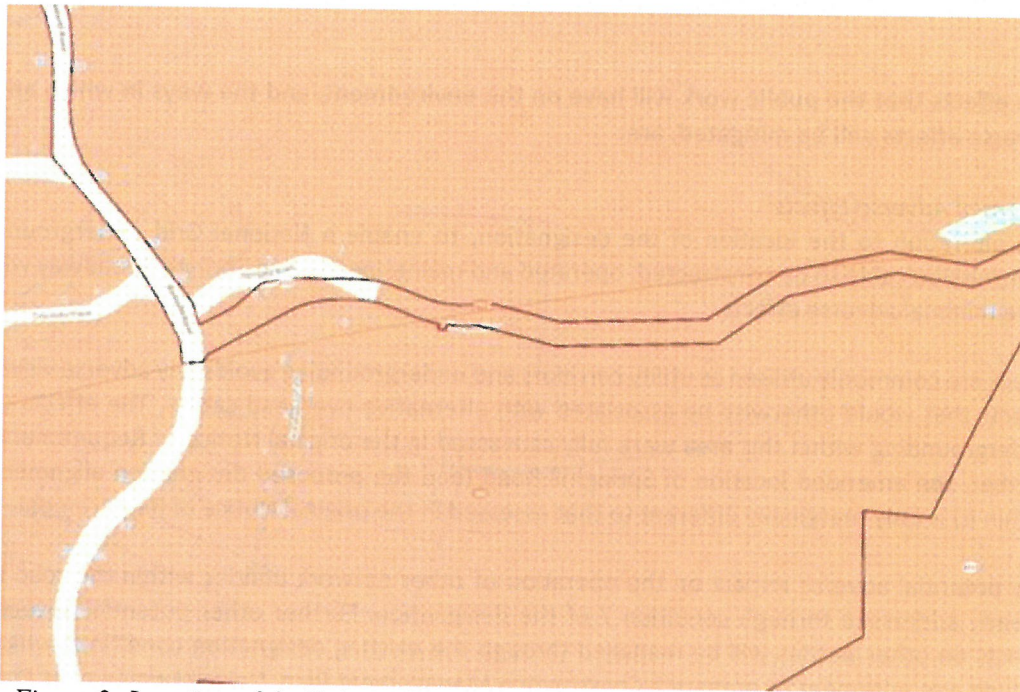
The area is in a state of change from a series of rural properties containing rural activities, to an environment more dominated by countryside living. This change is anticipated by the former Auckland Council District Plan and AUP.

The surrounding land uses include farming and forestry to the east and rural-residential style development to the west, south and north along Redoubt Road, Regis Lane, Chancellor Place and Sovereign Street. The land immediately to the west consists of a number of large developed and undeveloped countryside lots of a similar size to those which exist at the Springhill Road subdivision. Of the developed lots, each has a single house.

Neither the AUP or the Council's Cultural Heritage Inventory identifies any historic heritage or archaeological sites associated with the sites.

**The nature of the proposed work is:**

The section of the Transpower Brownhill Road to Otahuhu Underground Electricity Transmission Cables designation that is the subject of this alteration to the designation is that part of Springhill Road located near the intersection of Redoubt Road (refer Figure 2 below).



*Figure 2: Location of the Existing Designation*

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<sup>1</sup> Consent Ref P42716 includes updated consent conditions.



The designation was originally located to align with Springhill Road. However, as part of the subdivision consent obtained by Lily Investments 227 Limited (for the sites formerly identified as 751 Redoubt Road and 227 Brownhill Road), the alignment of Springhill Road has been altered near the intersection with Redoubt Road. This change was initiated by the developer to enable a reduction in the extent of retaining structures and reinforced earth embankments required to support the road and lots. Transpower agreed with Lily Investments 227 Limited to alter the designation for the underground cable route so that it will remain within the Springhill Road alignment - as amended through the subdivision consent P42716 and recently vested as road with Auckland Transport<sup>2</sup>. The misalignment of the existing designation with the altered Springhill Road location is evident in Figure 2 above.

The nature of the proposed work is therefore to alter the location of the existing designation boundary so that it aligns with the vested portion of Springhill Road and the consented portion through Lot 301 DP 486594. The changes proposed to the designation are shown on the requirement plan in [Appendix 4](#). The plan identifies the designation areas to remain, the areas to be removed and the areas to be added. Overall, there will be a small reduction in the area designated as a result of the alteration to the designation, with 5,520m<sup>2</sup> to be removed and 5030m<sup>2</sup> to be added. No changes to the conditions of the designation are required.

**The nature of the proposed restrictions that would apply are:**

No changes to the existing designation conditions are considered necessary in terms of the actual and potential effects of the work as discussed below.

**The effects that the public work will have on the environment, and the ways in which any adverse effects will be mitigated, are:**

*Potential Adverse Effects*

The alteration to the location of the designation, to enable a National Grid underground transmission cable to be constructed, operated and maintained within Springhill roadway will have minimal adverse effects.

Roads are commonly utilised as utility corridors and undergrounding avoids any adverse visual effects that would otherwise be associated with alternative overhead cables. The effects of undergrounding within this area were fully canvassed in the original Notice of Requirement. Further, the amended location of Springhill Road (and the proposed designation alignment within it) is only marginally different to that assessed in the original Notice of Requirement.

Any potential adverse impact on the operation of other network utilities within the road is already addressed through condition 7 of the designation. Further other potential adverse effects on other parties will be managed through the existing designation conditions which include a requirement to prepare a Construction Management Plan, Noise Management Plan

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<sup>2</sup> Transpower has a registered easement over the Lily Investments Property to allow the installation of high voltage cables in roads within their subdivision. The agreement provides for alterations to the cable route alignment as the location of new roads are finalised.

and Traffic Management Plan. There are also conditions specifying construction noise limits, construction hours, the provision of parking, remediation of property, roads and footpaths and dealing with vibration effects.

#### *Positive Benefits*

The National Grid is a physical resource of national importance with positive benefits in terms of the provision of secure and reliable electricity nationwide. The installation of the underground cable between the Brownhill and Otahuhu substations is an integral part of the larger North Island Grid Upgrade Project from Whakamaru to Auckland. The work will have positive benefits for both the regional and national and economy, and as a consequence for the social and cultural wellbeing of the country. The alteration to the designation will allow these positive benefits to be realized by ensuring the underground cables are in the most suitable location and protected in the long term through the designation.

Further, locating the underground transmission cables in Springhill Road (vested portion and the approved alignment through Lot 301), increases the usability of several Rural Countryside Living Zoned lots which would otherwise be affected.

#### **Alternative sites, routes, and methods have been considered to the following extent:**

Consideration of alternative sites, routes or methods is considered unnecessary. This is in view of the minor nature of the work, which is simply to shift the designation alignment so that it matches the altered Springhill Road location. It is noted that numerous alternative route options were considered, and these were outlined in the original Notice of Requirement.

#### **The public work and designation alteration are reasonably necessary for achieving the objectives of the requiring authority because:**

As set out in the original Notice of Requirement, the specific objective of the Brownhill to Otahuhu underground cables is:

*To provide for an efficient and secure electricity transmission connection to overhead transmission circuits, and its ongoing operation and maintenance, between the existing urban boundary of Auckland and substation facilities.*

It is considered that the alteration to the designation will provide the flexibility to undertake the proposed works in a manner which ensures the cable is in a readily accessible location in case of the need for future maintenance is necessary to achieve the objective of the work.

**The following resource consents are needed for the proposed activity have been applied for:**

No resource consents are required.

**The following consultation has been undertaken with parties that are likely to be affected:**

The landowners/occupiers have confirmed their approval for the alteration (refer [Appendix 5](#)).

The landowner's town planner Mark Tollemache (working with Transpower) met with Craig Cairncross of Auckland Council on 20 April 2017 to provide an overview of the proposal.

No other parties are considered adversely affected by this alteration, and accordingly no other consultation has been undertaken.

**Transpower attaches the following information required to be included in this notice by the district plan, regional plan, or any regulations made under the Resource Management Act 1991.**

- Appendix 1: Existing Designation
- Appendix 2: Certificates of Title
- Appendix 3: Subdivision Consent Ref P42716
- Appendix 4: Requirement Plan
- Appendix 5: Written Approvals

#### **Assessment against s.181(3) of the RMA**

Section 181(3) sets out the circumstances where an alteration to a designation may be processed on a non-notified basis. These circumstances are if –

*(3) (a) the alteration—*

- (i) involves no more than a minor change to the effects on the environment associated with the use or proposed use of land or any water concerned; or*
- (ii) involves only minor changes or adjustments to the boundaries of the designation or requirement; and*

*(b) written notice of the proposed alteration has been given to every owner or occupier of the land directly affected and those owners or occupiers agree with the alteration; and*


*(c) both the territorial authority and the requiring authority agree with the alteration—*

Taking into account the criteria listed in sub-section 3 above, it is considered that the proposal involves only a minor adjustment to the designation. The adjustment to the boundary is minor as identified on the requirement plan in [Appendix 4](#), with an overall small reduction in the area designated. Further, as discussed above, there is no change in the environmental effects

from that previously outlined in the notice of requirement for the original designation and no change required to the conditions. With the vesting of Springhill Road the physical route has been established to allow the construction of the underground cables within the road reserve in the same manner as the route on Redoubt Road. As such it is considered that both of the requirements of sub-section 3(a) of section 181 of the Act are met (noting that this section only requires that one be met).

Further, the landowners/occupiers of 1 & 4 Springhill Road, 2 Springhill Road, Terrace and 2 Harakeke Terrace agree with the proposed alteration and therefore sub-section 3(b)) of the Act are met. Therefore, sections 168 and 179 of the Act need not apply to this alteration of the designation. The written approval of the landowners is provided in Appendix 5. Accordingly, subject to the Auckland City Council agreeing to the alteration in terms of s.181(3)(c), the designation may be altered in the AUP on a non-notified basis.

Signed by:



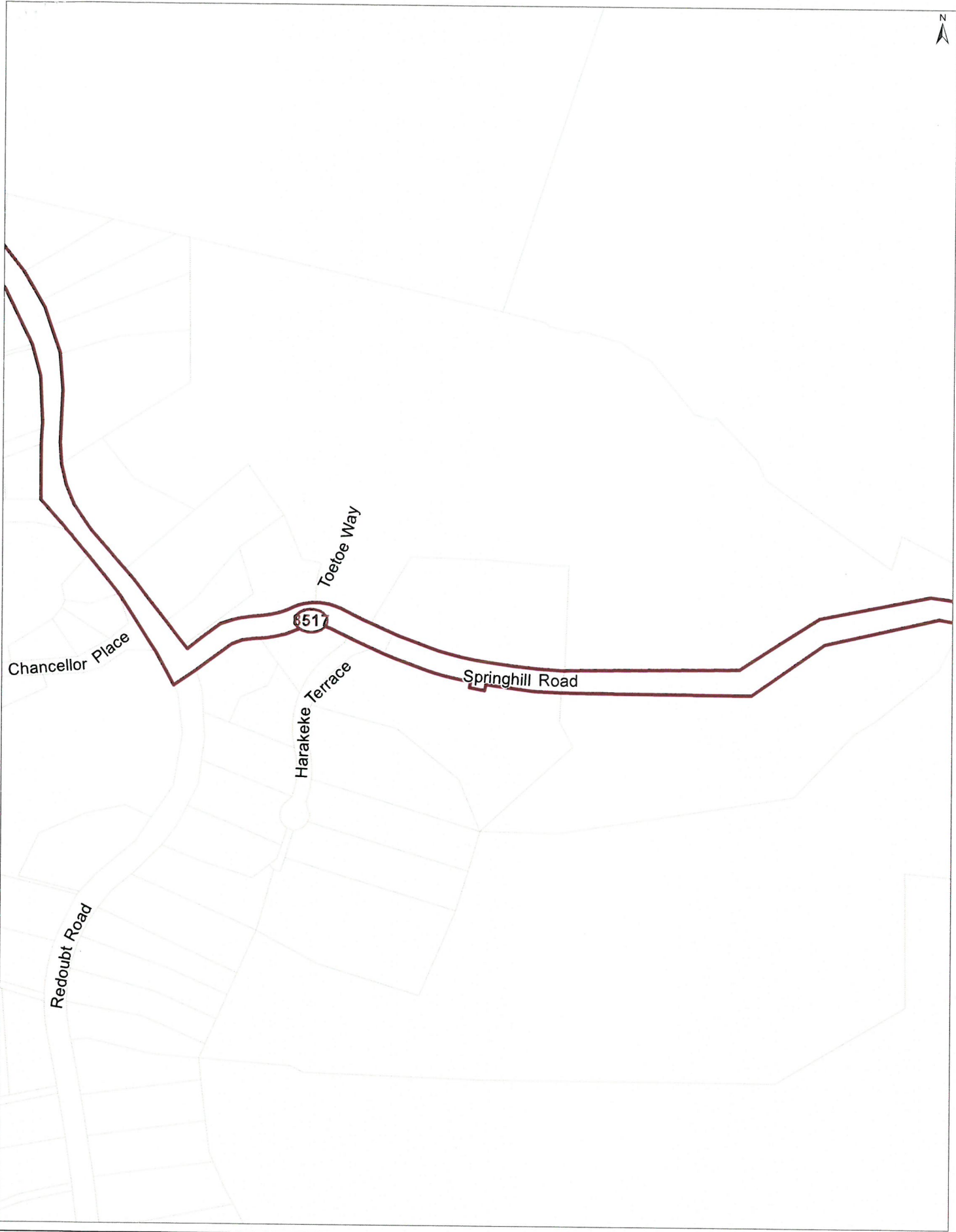
.....  
Dhilum Nightingale  
Environmental Regulatory Team Leader

05 September 2017

.....  
Date

Address for Service:

Mark Tollemache  
Tollemache Consultants Ltd  
PO Box 52 015  
Kingsland  
Auckland  
[marktollemache@ihug.co.nz](mailto:marktollemache@ihug.co.nz)  
021 106 8991



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Date: 30/11/2017

# Designation 8517



Plans and Places

**UNITARY PLAN UPDATE REQUEST MEMORANDUM**

TO Celia Davison, Manager Planning – Central/South

FROM Panjama Ampanthong, Principal Planner – Central/South

DATE 4 December 2017

SUBJECT **Alteration to designatin under section 172(1) of Resource Management Act 1991**

This memorandum requests an update to Auckland Unitary Plan Operative in part

<b>Reason for update – Alteration to designation</b>	
<b>Designation name: Point England (Maybury Reserve) Pump Station</b>	
<b>Designation 9424</b>	<b>Watercare Services Limited</b>
<b>Location:</b>	40 Maybury Street (Maybury Reserve), Point England
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)
<b>Type of Designation</b>	Alteration
<b>Purpose</b>	Wastewater purposes – pump station and associated structures.
<b>Changes to text</b> (shown in underline and strikethrough)	<p><b>No conditions</b></p> <p style="text-align: center;"><b><u>General conditions</u></b></p> <p>1. <u>The activity is to be carried out in general accordance with the plans and all information submitted with the application, as listed in Attachment 1, and including the documents listed below and all referenced as Notice of Requirement PA392:</u></p> <p style="padding-left: 20px;">a) <u>Application form 18 and Assessment of Environmental Effects titled 'Glendowie Branch Sewer Upgrade Volume 1 of 3 Application for Resource Consent and Notice of Requirement to Alter an Existing Designation' prepared by MWH Limited and dated 10 June 2016.</u></p> <p style="text-align: center;"><b><u>Lapse of designation</u></b></p> <p>2. <u>The designation will lapse on the expiry of a period 5 years after the date it is confirmed, unless:</u></p> <p style="padding-left: 20px;">a) <u>It is given effect to before the end of that period; or</u></p> <p style="padding-left: 20px;">b) <u>The Council determines, on an application made within 3 months before expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and continuing to be made, and fixes a longer period for the purposes of this subsection.</u></p> <p style="text-align: center;"><b><u>Construction management</u></b></p> <p>3. <u>The requiring authority is to consult with Auckland Council Parks, Sports and Recreation ("PSR") during development of the detailed design for the project to provide for the ongoing operation of, and access to, PSR maintained parks and reserves during construction where safe and practicable.</u></p> <p>4. <u>The requiring authority is to consult with the Adult Literacy Centre during the project works and to undertake necessary action to ensure that access to that Centre is maintained.</u></p> <p>5. <u>The requiring authority is to consult with Auckland Council Parks, Sports and Recreation and the Maungakiekie Tamaki</u></p>

Local Board to ensure adequate way-finding signage is appropriately located and fit for its purpose. This way-finding signage is to be in place and maintained for the duration of the works.

6. At least 10 working days prior to commencement of the works authorised by the designation, the requiring authority must submit a Construction Management Plan (“CMP”) for the project to the Council (Team Leader – Central Monitoring) for certification that the CMP has been prepared in accordance with condition 7. The purpose of the CMP is to confirm final project details, to illustrate that the works remain within the limits and standards approved by these conditions, and that the construction and operation activities will avoid, remedy or mitigate adverse effects on the environment.
7. The CMP is to include sufficient details relating to the management of all construction activities including:
  - (a) Details of the project manager and the construction liaison person, including their contact details (phone, postal address, and email address);
  - (b) An outline construction programme;
  - (c) The proposed hours of work;
  - (d) The measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of construction materials and similar construction activities;
  - (e) Location(s) of the project infrastructure including site offices, site amenities, contractors’ yard site access, equipment unloading and storage areas, contractor car parking, and security;
  - (f) Procedures for controlling sediment run-off, dust and removal of soil, debris, demolition and construction materials (if any) from public roads and places adjacent to the work site(s);
  - (g) Procedures for ensuring that residents, road users, park users and businesses in the immediate vicinity of the construction activities and are informed about the expected duration and effects of the works;
  - (h) Means of providing for the health and safety of the general public during construction;
  - (i) Procedures for the management of works which directly affect and/or are located in close proximity to existing network utility services;
  - (j) Procedures for responding to complaints about construction activities;
  - (k) Measures to manage the potential impacts of construction on trees and vegetation;
  - (l) Measures to address Crime Prevention Through Environmental Design (“CPTED”) issues at and around all work site(s);
  - (m) Protocols for management of accidental discoveries of archaeological material;
  - (n) Procedures for refuelling plant and equipment;
  - (o) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with contingency procedures to address emergency spill response(s) and clean up(s);
  - (p) Procedures for the maintenance of machinery to avoid discharge of fuels or lubricants to watercourses;
  - (q) Methods and systems to inform and train all persons working on the site of potential environmental issues and how to avoid, remedy or mitigate any potential adverse effects.

8. The certified CMP is to be implemented and maintained throughout the entire construction period for the project to manage the potential adverse effects arising from construction activities and is to be updated as necessary. Any change to the CMP that is not in general accordance with the CMP must achieve its purpose set out in condition 6 and is to be submitted to the Council (Team Leader – Central Monitoring) for certification at least ten working days prior to any such change taking effect.

**Noise and vibration**

9. As far as practicable noise from the construction works is to comply with the limits set out in the Auckland Unitary Plan Standard E25.6.27.
10. As far as practicable vibration from the construction works is to comply with the limits set out in the Auckland Unitary Plan Standard E25.6.30 (1).
11. Regenerated noise from night-time (22:00-07:00hrs) tunnelling is not to exceed a level of 35 dB  $L_{Aeq, (15 \text{ min})}$  when measured in any occupied bedroom.
12. At least 10 working days before commencement of the construction works, a Construction Noise and Vibration Management Plan (“CNVMP”) is to be provided to Council (Team Leader – Central Monitoring). As a minimum the CNVMP is to identify:
- the construction programme and methodology;
  - any receivers potentially affected by exceedances of the established noise and/or vibration limits;
  - a liaison program with affected receivers;
  - a detailed description of the measures to be put in place during the works to comply, as far as practicable, with the construction noise and/or vibration limits required by conditions 9 and 10;
  - the means by which compliance will be checked; and
  - procedures to deal with and to rectify any identified non-compliances or complaints.
13. The person responsible for implementation of the CNVMP is to liaise with stakeholders affected by construction activities that are predicted to exceed the noise and vibration limits set out in these conditions so that any exceedances are minimised as far as practicable.
14. Noise from operation of the pump station is to comply with the limits set out in Auckland Unitary Plan Standard E25.6.2 when measured within the boundary of an adjacent residential site.
15. Vibration from operation of the pump station is to comply with the limits set out in Auckland Unitary Plan Standard E25.6.30 (2) when measured in any occupied room of any building on another site.
16. Noise and vibration is to be measured and assessed in accordance with the relevant standards detailed in Auckland Unitary Plan sections E25.6.1 and E25.6.30 (1) (a).
17. On completion of the pump station the requiring authority is to submit an acoustic compliance report, prepared by an appropriately qualified and experienced acoustic specialist, to the Council (Team Leader – Central Monitoring) for approval. This report is to demonstrate that the pump station will not generate noise and/or vibration levels that can be heard or felt at any residential receiver and that they comply with the



consented limits. This report is to include, but need not be limited to:

- a list of plant and equipment capable of generating noise and/or vibration at levels that could be heard or felt at any residential receiver;
- the measures in place to ensure that noise and/or vibration from the operation of the pump station comply with the consented limits, including commissioning tests; and
- procedures for responding to, evaluating, and resolving complaints.

18. Hoardings to a height of 2.5 metres are to be installed along the eastern and south-western site boundaries of the pump station designated area and are to be maintained in place for the duration of the construction works.

19. For predicted exceedances of less than 5 decibels monitoring is to be undertaken to confirm the actual noise levels. If an exceedance is shown to be more than 5 decibels, or the period exceeds that detailed in condition 20, then a 'Site Specific Construction Noise Management Plan' is to be prepared in accordance with the two conditions that follow.

#### Site specific construction noise management plan ("SSCNMP")

20. A SSCNMP is to be prepared for any receiver or activity for which construction noise is either predicted or measured to exceed the limits in condition 15, except where the exceedance of the limits in that condition is less than 5 decibels and does not exceed:

- 0700-2200: 1 period of up to 2 consecutive weeks in any 2 months; or
- 2200-0700: 1 period of up to 2 consecutive nights in any 10 days

21. The SSCNMP must establish the best practicable option for noise mitigation to be implemented for the construction activity.

#### **Traffic management**

22. A Traffic Management Plan ("TMP") is to be prepared by an appropriately qualified traffic engineer on behalf of the requiring authority and is to be provided to the Council for approval (Team Leader – Specialist Integration Compliance) at least 20 working days prior to the commencement of works. The approved TMP is to be implemented.

23. The TMP is to prohibit heavy vehicle movements related to the project on Maybury Street, Taniwha Street and Elstree Avenue from 8:00 to 9:00 and 14:45 to 15:45 on weekdays.

24. The TMP is to include the mitigation measures provided in the Glendowie Branch Sewer Upgrade – Integrated Transport Assessment, prepared by MWH in April 2016, as follows:

- Construction hours are to be restricted to 0700 and 1800, Mondays to Saturdays unless agreed in advance in consultation with Auckland Transport and the Auckland Council;
- Areas for construction personnel parking are to be identified in the TMP;
- Suitable wheel wash facilities are to be provided for all vehicles exiting the construction site;

- All vehicles transporting cut and fill are to have adequate damping and cover to avoid dust impacts on adjacent properties;
- Temporary pedestrian access with adequate signage is to be provided in the vicinity of the shaft works;
- The TMP is to ensure that throughout the construction process emergency services will be able to access all properties and facilities;
- As far as practicable construction vehicles are to avoid accessing and egressing the site by way of Maybury Street during the opening and closing times of the preschool located at 71 Maybury Street when a number of vulnerable road users will be in the vicinity;
- The TMP is to require use of Variable Message Signs (VMS) boards and approved notification signage to Auckland Transport / NZTA standards to provide early as well as on-going warning to all road users and the public of upcoming changes to road usage;
- Letter drops are to be provided to all properties within and around the construction area warning occupiers of upcoming changes to road usage.

A copy of the TMP is to be certified by Auckland Transport and provided to the Auckland Council by the requiring authority as part of the TMP approval process.

25. All changes to bus services or bus stops as a result of the road works will need to be communicated via [service.disruptions@at.govt.nz](mailto:service.disruptions@at.govt.nz) so that bus services can be diverted and affected bus stops can have signage installed.
26. Within one month of closure of the construction yard, any existing traffic calming measures altered as part of the proposed works are to be reinstated as closely as possible to the current arrangements and to Auckland Transport's roading standards.
27. Prior to carrying out any work in the road corridor, the requiring authority is to submit a Corridor Access Request (CAR) and temporary traffic management plan (TTMP), the latter being prepared by an appropriately qualified traffic engineer, to Auckland Transport. Work is not to commence until such time as the requiring authority has approval in the form of a Works Access Permit.

**Advice note:**

The application may be made through <http://www.beforeudig.co.nz/> and 15 working days should be allowed for approval.

**Archaeology and heritage**

28. The requiring authority must ensure that the project has procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project archaeologist, Heritage New Zealand and the Cultural Heritage Implementation Team are informed of any archaeological discoveries (further details may be found in the Historic Heritage and Mana Whenua Cultural Heritage Accidental Discovery Protocols in the Proposed Auckland Unitary Plan).
29. If koiwi tangata (human remains) are uncovered on the site during implementation of this consent, work must cease immediately in the vicinity of the remains and the mana whenua, the New Zealand Police, the Council (Team Leader - Central Monitoring) and Heritage New Zealand Pouhere

Taonga are to be contacted so that appropriate arrangements can be made.

30. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then those sites are to be recorded by the requiring authority for inclusion in the Auckland Council's Cultural Heritage Inventory. The requiring authority's project archaeologist is to prepare documentation suitable for inclusion in the Cultural Heritage Inventory and to forward the information to the Team Leader - Central Monitoring (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

#### **Landscape mitigation**

31. A detailed Landscape Plan is to be prepared for the site by an appropriately qualified person. A copy of the Landscaping Plan is to be provided to the Council (Team Leader – Central Monitoring) for approval at least 3 months before the completion of the construction works. The approved Landscape Plan is to be implemented and maintained.
32. The Landscape Plan is to be based on the principles set out in the Landscape Design report by Greenscene NZ dated September 2016 and is to be developed and delivered in consultation with Mana Whenua groups, the Maungakiekie-Tamaki Local Board, the Council's Parks, Sports and Recreation department and the Tamaki Regeneration Company.
33. Any proposed planting is to incorporate eco-sourced indigenous species of trees and shrubs as far as practicable. The provenance of these species is to be from within the ecological district as far as is achievable.
34. All planting is to be implemented in the first available planting season (1 April to 30 August) following completion of construction, if not sooner.
35. All landscaping is to be maintained for a period of 12 months, with any dead, diseased or dying landscaping to be replaced immediately with plants of the same species and at the minimum height at the time of planting as specified in the approved Landscape Plan.
36. Any above-ground structures in the designated area are to be finished in colours that will blend in with the receiving environment of the Maybury Reserve and following consultation with relevant Mana Whenua groups and the Maungakiekie-Tamaki Local Board.
37. At the conclusion of the works, all works areas are to be reinstated to their original condition prior to construction in accordance with the 'Pump Station Site Finishes Plan' dated 2 August 2016 Reference No Z1962101-01-001-C060, Issue 1 and in consultation with the Council's Parks, Sports and Recreation department.

#### **Advice Notes**

1. A shape file for the area subject to the proposed alteration to designation should be provided to the Council once the alteration to designation has been confirmed.
2. All work in the road reserve shall be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors found at <http://nzuaq.org.nz/national->

	<p><a href="#">code/ApprovedNationalCodeFeb13.pdf</a> and <a href="#">Auckland Transport's Code of Practice https://at.govt.nz/about-us/auckland-transport-code-of-practice.</a></p> <p><b>NES matters</b></p> <p>3. <u>If asbestos containing materials (ACM) are found on the site:</u></p> <p>(a) <u>You have obligations under the relevant Regulations for the management and removal of asbestos, including the need to engage a competent asbestos surveyor to confirm the presence or absence of any ACM.</u></p> <p>(b) <u>Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence for restricted works.</u></p> <p>(c) <u>If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.</u></p> <p>(d) <u>Information on asbestos containing materials and your obligations may be found at <a href="http://www.worksafe.govt.nz">www.worksafe.govt.nz</a>.</u></p> <p>(e) <u>If ACM is found on the site following the demolition or removal of the existing buildings you may be required to remediate the site and to carry out validation sampling. Depending on the amount of soil disturbance a further consent application may be required.</u></p> <p><b>Heritage</b></p> <p><u>The requiring authority should ensure that all contractors are aware of their duties under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975.</u></p>
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	N/A
<b>Attachments</b>	N/A

**Prepared by:**

Panjama Ampanthong, Principal Planner –  
Central and South

**Signature:**

*P Ampanthong*

**Maps prepared by:**

N/A

**Signed off by:**

Celia Davison, Manager Planning –  
Central/South

**Signature**

*C. Davison*

**Text entered by:**

Diana Luong,  
Planning Technician

**Signature:**

*Diana Luong*

**Reviewed by:**

Panjama Ampanthong, Principal Planner –  
Central and South

**Signature:**

*P Ampanthong*

19 January 2017

Panjama Ampanthong  
Auckland Council  
Level 23, 135 Albert Street  
Auckland Central  
Auckland 1010

Dear Panjama,

**Notice of Decision of Watercare under Section 127 of the Resource Management Act 1991  
Glendowie Branch Sewer Upgrade – alteration to existing designation E15-09**

This letter is to advise Auckland Council ('the Council') of Watercare's decision under s172(1) of the RMA that Watercare **accepts in part** the recommendation of Auckland Council Independent Commissioner for an alteration to a designation E15-09. Auckland Council appointed an Independent Commissioner to process the Notice of Requirement and make a recommendation. The Commissioner recommended the alteration to designation be confirmed, subject to conditions.

Watercare **accepts in whole** all of conditions 1 to 30 inclusive, 32 to 34 inclusive, 36 and 37.

The parts of the recommendation that are only partly accepted by Watercare relate to conditions 31 and 35.

The manner of modification of each of these conditions and the reasons for Watercare's decision in respect of these conditions is set out below:

**Condition 31**

Condition 31 as recommended by the Commissioner is as follows:

A detailed Landscape Plan is to be prepared for the site by an appropriately qualified person. A copy of the Landscaping Plan is to be provided to the Council (Team Leader – Central Monitoring) for approval at least ten working days prior to the proposed works commencing. The approved Landscape Plan is to be implemented and maintained.

Watercare decision is to amend this recommended condition to read as follows (deletions shown in strikethrough, additions in underline):

A detailed Landscape Plan is to be prepared for the site by an appropriately qualified person. A copy of the Landscaping Plan is to be provided to the Council (Team Leader – Central Monitoring) for approval at least ~~ten working days prior to the proposed works commencing~~ 3 months before the completion of the construction works. The approved Landscape Plan is to be implemented and maintained.

The reasons for the modification are:

Watercare supports the intent of this condition. However, the Glendowie Branch Sewer construction programme is approximately 24 months. As required by recommended condition

32, the Landscape Plan is to be developed and delivered in consultation Mana Whenua groups, the Maungakiekie-Tamaki Local Board, Auckland Council Parks, Sports and Recreation department and the Tamaki Regeneration Company. Given the extent of consultation that is required as part of the development of the Landscape Plan and the duration of the construction period, it is considered more appropriate to submit the Landscape Plan towards the end of the construction period. This will provide Watercare with more time to undertake effective consultation.

**Condition 35**

Condition 35 as recommended by the Commissioner is as follows:

All landscaping is to be maintained, with any dead, diseased or dying landscaping to be replaced immediately with plants of the same species and at the minimum height at the time of planting as specified in the approved Landscape Plan.

Watercare decision is to amend this recommended condition to read as follows (deletions shown in strikethrough, additions in underline):

All landscaping is to be maintained for a period of 12 months, with any dead, diseased or dying landscaping to be replaced immediately with plants of the same species and at the minimum height at the time of planting as specified in the approved Landscape Plan.

The reasons for the modification are:

As currently drafted, the duration of how long all landscaping is to be maintained is open ended. Greenscenes Glendowie Branch Sewer Project Landscape Design Report recommends a 12 month maintenance period for all landscaping. Watercare's modification to the recommended condition clarifies the duration of which all landscaping is to be maintained by the Contractor in accordance with the Projects Landscape Architect and Arborist recommendation.

A full set of all conditions, including modifications made as a result of Watercare's decision, are attached to this letter as Appendix A.

Please contact me if you wish to discuss a matter relating to this letter and attached documentation.

Yours sincerely,



Keri Davis-Miller  
Senior Resource Consents Planner  
Environment and Consents  
**Watercare Services Limited**

## **Appendix A: Designation Conditions**

### **General conditions**

1. The activity is to be carried out in general accordance with the plans and all information submitted with the application, as listed in Attachment 1, and including the documents listed below and all referenced as Notice of Requirement PA392:
  - a) Application form 18 and Assessment of Environmental Effects titled 'Glendowie Branch Sewer Upgrade Volume 1 of 3 Application for Resource Consent and Notice of Requirement to Alter an Existing Designation' prepared by MWH Limited and dated 10 June 2016.

### **Lapse of designation**

2. The designation will lapse on the expiry of a period 5 years after the date it is confirmed, unless:
  - a) It is given effect to before the end of that period; or
  - b) The Council determines, on an application made within 3 months before expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and continuing to be made, and fixes a longer period for the purposes of this subsection.

### **Construction management**

3. The requiring authority is to consult with Auckland Council Parks, Sports and Recreation ("PSR") during development of the detailed design for the project to provide for the ongoing operation of, and access to, PSR maintained parks and reserves during construction where safe and practicable.
4. The requiring authority is to consult with the Adult Literacy Centre during the project works and to undertake necessary action to ensure that access to that Centre is maintained.
5. The requiring authority is to consult with Auckland Council Parks, Sports and Recreation and the Maungakiekie Tamaki Local Board to ensure adequate way-finding signage is appropriately located and fit for its purpose. This way-finding signage is to be in place and maintained for the duration of the works.
6. At least 10 working days prior to commencement of the works authorised by the designation, the requiring authority must submit a Construction Management Plan ("CMP") for the project to the Council (Team Leader – Central Monitoring) for certification that the CMP has been prepared in accordance with condition 7. The purpose of the CMP is to confirm final project details, to illustrate that the works remain within the limits and standards approved by these conditions, and that the construction and operation activities will avoid, remedy or mitigate adverse effects on the environment.
7. The CMP is to include sufficient details relating to the management of all construction activities including:
  - (a) Details of the project manager and the construction liaison person, including their contact details (phone, postal address, and email address);
  - (b) An outline construction programme;
  - (c) The proposed hours of work;

- (d) The measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of construction materials and similar construction activities;
- (e) Location(s) of the project infrastructure including site offices, site amenities, contractors' yard site access, equipment unloading and storage areas, contractor car parking, and security;
- (f) Procedures for controlling sediment run-off, dust and removal of soil, debris, demolition and construction materials (if any) from public roads and places adjacent to the work site(s);
- (g) Procedures for ensuring that residents, road users, park users and businesses in the immediate vicinity of the construction activities and are informed about the expected duration and effects of the works;
- (h) Means of providing for the health and safety of the general public during construction;
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- (o) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with contingency procedures to address emergency spill response(s) and clean up(s);
- (p) Procedures for the maintenance of machinery to avoid discharge of fuels or lubricants to watercourses;
- (q) Methods and systems to inform and train all persons working on the site of potential environmental issues and how to avoid, remedy or mitigate any potential adverse effects.

8. The certified CMP is to be implemented and maintained throughout the entire construction period for the project to manage the potential adverse effects arising from construction activities and is to be updated as necessary. Any change to the CMP that is not in general accordance with the CMP must achieve its purpose set out in condition 6 and is to be submitted to the Council (Team Leader – Central Monitoring) for certification at least ten working days prior to any such change taking effect.

### **Noise and vibration**

- 9. As far as practicable noise from the construction works is to comply with the limits set out in the Auckland Unitary Plan Standard E25.6.27.
- 10. As far as practicable vibration from the construction works is to comply with the limits set out in the Auckland Unitary Plan Standard E25.6.30 (1).
- 11. Regenerated noise from night-time (22:00-07:00hrs) tunnelling is not to exceed a level of 35 dB  $L_{Aeq(15\text{ min})}$  when measured in any occupied bedroom.
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  - the construction programme and methodology;
  - any receivers potentially affected by exceedances of the established noise and/or vibration limits;
  - a liaison program with affected receivers;
  - a detailed description of the measures to be put in place during the works to comply, as far as practicable, with the construction noise and/or vibration limits required by conditions 9 and 10;



- the means by which compliance will be checked; and
  - procedures to deal with and to rectify any identified non-compliances or complaints.
13. The person responsible for implementation of the CNVMP is to liaise with stakeholders affected by construction activities that are predicted to exceed the noise and vibration limits set out in these conditions so that any exceedances are minimised as far as practicable.
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  15. Vibration from operation of the pump station is to comply with the limits set out in Auckland Unitary Plan Standard E25.6.30 (2) when measured in any occupied room of any building on another site.
  16. Noise and vibration is to be measured and assessed in accordance with the relevant standards detailed in Auckland Unitary Plan sections E25.6.1 and E25.6.30 (1) (a).
  17. On completion of the pump station the requiring authority is to submit an acoustic compliance report, prepared by an appropriately qualified and experienced acoustic specialist, to the Council (Team Leader – Central Monitoring) for approval. This report is to demonstrate that the pump station will not generate noise and/or vibration levels that can be heard or felt at any residential receiver and that they comply with the consented limits. This report is to include, but need not be limited to:
    - a list of plant and equipment capable of generating noise and/or vibration at levels that could be heard or felt at any residential receiver;
    - the measures in place to ensure that noise and/or vibration from the operation of the pump station comply with the consented limits, including commissioning tests; and
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  18. Hoardings to a height of 2.5 metres are to be installed along the eastern and south-western site boundaries of the pump station designated area and are to be maintained in place for the duration of the construction works.
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  - a) 0700-2200: 1 period of up to 2 consecutive weeks in any 2 months; or
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#### **Traffic management**

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commencement of works. The approved TMP is to be implemented.

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  - Construction hours are to be restricted to 0700 and 1800, Mondays to Saturdays unless agreed in advance in consultation with Auckland Transport and the Auckland Council;
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  - The TMP is to ensure that throughout the construction process emergency services will be able to access all properties and facilities;
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  - The TMP is to require use of Variable Message Signs (VMS) boards and approved notification signage to Auckland Transport / NZTA standards to provide early as well as on-going warning to all road users and the public of upcoming changes to road usage;
  - Letter drops are to be provided to all properties within and around the construction area warning occupiers of upcoming changes to road usage.

A copy of the TMP is to be certified by Auckland Transport and provided to the Auckland Council by the requiring authority as part of the TMP approval process.

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Advice note:

*The application may be made through <http://www.beforeudig.co.nz/> and 15 working days should be allowed for approval.*

## **Archaeology and heritage**

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Implementation Team are informed of any archaeological discoveries (further details may be found in the Historic Heritage and Mana Whenua Cultural Heritage Accidental Discovery Protocols in the Proposed Auckland Unitary Plan).

29. If koiwi tangata (human remains) are uncovered on the site during implementation of this consent, work must cease immediately in the vicinity of the remains and the mana whenua, the New Zealand Police, the Council (Team Leader - Central Monitoring) and Heritage New Zealand Pouhere Taonga are to be contacted so that appropriate arrangements can be made.
30. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then those sites are to be recorded by the requiring authority for inclusion in the Auckland Council's Cultural Heritage Inventory. The requiring authority's project archaeologist is to prepare documentation suitable for inclusion in the Cultural Heritage Inventory and to forward the information to the Team Leader - Central Monitoring (for the Manager: Heritage Unit, [heritageconsents@aucklandcouncil.govt.nz](mailto:heritageconsents@aucklandcouncil.govt.nz)) within one calendar month of the completion of work on the site.

### **Landscape mitigation**

31. A detailed Landscape Plan is to be prepared for the site by an appropriately qualified person. A copy of the Landscaping Plan is to be provided to the Council (Team Leader – Central Monitoring) for approval at least 3 months before the completion of the construction works. The approved Landscape Plan is to be implemented and maintained.
32. The Landscape Plan is to be based on the principles set out in the Landscape Design report by Greenscene NZ dated September 2016 and is to be developed and delivered in consultation with Mana Whenua groups, the Maungakiekie-Tamaki Local Board, the Council's Parks, Sports and Recreation department and the Tamaki Regeneration Company.
33. Any proposed planting is to incorporate eco-sourced indigenous species of trees and shrubs as far as practicable. The provenance of these species is to be from within the ecological district as far as is achievable.
34. All planting is to be implemented in the first available planting season (1 April to 30 August) following completion of construction, if not sooner.
35. All landscaping is to be maintained for a period of 12 months, with any dead, diseased or dying landscaping to be replaced immediately with plants of the same species and at the minimum height at the time of planting as specified in the approved Landscape Plan.
36. Any above-ground structures in the designated area are to be finished in colours that will blend in with the receiving environment of the Maybury Reserve and following consultation with relevant Mana Whenua groups and the Maungakiekie-Tamaki Local Board.
37. At the conclusion of the works, all works areas are to be reinstated to their original condition prior to construction in accordance with the 'Pump Station Site Finishes Plan' dated 2 August 2016 Reference No Z1962101-01-001-C060, Issue 1 and in consultation with the Council's Parks, Sports and Recreation department.

## **ADVICE NOTES**

1. *A shape file for the area subject to the proposed alteration to designation should be provided to the Council once the alteration to designation has been confirmed.*
2. *All work in the road reserve shall be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors found at <http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and Auckland Transport's Code of Practice <https://at.govt.nz/about-us/auckland-transport-code-of-practice>.*

### **NES matters**

3. *If asbestos containing materials (ACM) are found on the site:*
  - (a) *You have obligations under the relevant Regulations for the management and removal of asbestos, including the need to engage a competent asbestos surveyor to confirm the presence or absence of any ACM.*
  - (b) *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence for restricted works.*
  - (c) *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
  - (d) *Information on asbestos containing materials and your obligations may be found at [www.worksafe.govt.nz](http://www.worksafe.govt.nz).*
  - (e) *If ACM is found on the site following the demolition or removal of the existing buildings you may be required to remediate the site and to carry out validation sampling. Depending on the amount of soil disturbance a further consent application may be required.*

### **Heritage**

4. *The requiring authority should ensure that all contractors are aware of their duties under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975.*

9 February 2017

Keri Davis-Miller  
Senior Resource Consents Planner  
Watercare Services Limited  
73 Remuera Road  
Remuera  
**AUCKLAND 1050**

Dear Keri

**Watercare's Decision Notice under Section 172(1) of the Resource Management Act 1991 for the Glendowie Branch Sewer Upgrade at 40 Maybury Street – alteration to existing designation E15-09 (Designation 9424 - Auckland Unitary Plan)**

This letter is to advise that Council accepts Watercare's decision notice for the Maybury Street wastewater pump station designation with the modifications to conditions 31 and 35 as specified in your letter dated 19 January 2017.

Council will incorporate changes to the designation 9424 in the Auckland Unitary Plan (operative in part) accordingly.

Yours faithfully



Panjama Ampanthong  
**Principal Planner – Central and South Planning  
Plans and Places**

## 9424 Point England (Maybury Reserve) Pump Station

Designation Number	9424
Requiring Authority	Watercare Services Ltd
Location	40 Maybury Street (Maybury Reserve), Point England
Rollover Designation	Yes
Legacy Reference	Designation E15-09, Auckland Council District Plan (Isthmus Section) 1999
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Wastewater purposes - pump station and associated structures.

## Conditions

### General conditions

1. The activity is to be carried out in general accordance with the plans and all information submitted with the application, as listed in Attachment 1, and including the documents listed below and all referenced as Notice of Requirement PA392:
  - a) Application form 18 and Assessment of Environmental Effects titled 'Glendowie Branch Sewer Upgrade Volume 1 of 3 Application for Resource Consent and Notice of Requirement to Alter an Existing Designation' prepared by MWH Limited and dated 10 June 2016.

### Lapse of designation

2. The designation will lapse on the expiry of a period 5 years after the date it is confirmed, unless:
  - a) It is given effect to before the end of that period; or
  - b) The Council determines, on an application made within 3 months before expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and continuing to be made, and fixes a longer period for the purposes of this subsection.

### Construction management

3. The requiring authority is to consult with Auckland Council Parks, Sports and Recreation ("PSR") during development of the detailed design for the project to provide for the ongoing operation of, and access to, PSR maintained parks and reserves during construction where safe and practicable.

4. The requiring authority is to consult with the Adult Literacy Centre during the project works and to undertake necessary action to ensure that access to that Centre is maintained.
5. The requiring authority is to consult with Auckland Council Parks, Sports and Recreation and the Maungakiekie Tamaki Local Board to ensure adequate way-finding signage is appropriately located and fit for its purpose. This way-finding signage is to be in place and maintained for the duration of the works.
6. At least 10 working days prior to commencement of the works authorised by the designation, the requiring authority must submit a Construction Management Plan ("CMP") for the project to the Council (Team Leader – Central Monitoring) for certification that the CMP has been prepared in accordance with condition 7. The purpose of the CMP is to confirm final project details, to illustrate that the works remain within the limits and standards approved by these conditions, and that the construction and operation activities will avoid, remedy or mitigate adverse effects on the environment.
7. The CMP is to include sufficient details relating to the management of all construction activities including:
  - (a) Details of the project manager and the construction liaison person, including their contact details (phone, postal address, and email address);
  - (b) An outline construction programme;
  - (c) The proposed hours of work;
  - (d) The measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of construction materials and similar construction activities;
  - (e) Location(s) of the project infrastructure including site offices, site amenities, contractors' yard site access, equipment unloading and storage areas, contractor car parking, and security;
  - (f) Procedures for controlling sediment run-off, dust and removal of soil, debris, demolition and construction materials (if any) from public roads and places adjacent to the work site(s);
  - (g) Procedures for ensuring that residents, road users, park users and businesses in the immediate vicinity of the construction activities and are informed about the expected duration and effects of the works;
  - (h) Means of providing for the health and safety of the general public during construction;
  - (i) Procedures for the management of works which directly affect and/or are located in close proximity to existing network utility services;
  - (j) Procedures for responding to complaints about construction activities;
  - (k) Measures to manage the potential impacts of construction on trees and vegetation;
  - (l) Measures to address Crime Prevention Through Environmental Design ("CPTED") issues at and around all work site(s);
  - (m) Protocols for management of accidental discoveries of archaeological material;
  - (n) Procedures for refuelling plant and equipment;
  - (o) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with contingency procedures to address emergency spill response(s) and clean up(s);
  - (p) Procedures for the maintenance of machinery to avoid discharge of fuels or lubricants to watercourses;

- (q) Methods and systems to inform and train all persons working on the site of potential environmental issues and how to avoid, remedy or mitigate any potential adverse effects.
8. The certified CMP is to be implemented and maintained throughout the entire construction period for the project to manage the potential adverse effects arising from construction activities and is to be updated as necessary. Any change to the CMP that is not in general accordance with the CMP must achieve its purpose set out in condition 6 and is to be submitted to the Council (Team Leader – Central Monitoring) for certification at least ten working days prior to any such change taking effect.

### **Noise and vibration**

9. As far as practicable noise from the construction works is to comply with the limits set out in the Auckland Unitary Plan Standard E25.6.27.
10. As far as practicable vibration from the construction works is to comply with the limits set out in the Auckland Unitary Plan Standard E25.6.30 (1).
11. Regenerated noise from night-time (22:00-07:00hrs) tunnelling is not to exceed a level of 35 dB  $L_{Aeq(15\text{ min})}$  when measured in any occupied bedroom.
12. At least 10 working days before commencement of the construction works, a Construction Noise and Vibration Management Plan (“CNVMP”) is to be provided to Council (Team Leader – Central Monitoring). As a minimum the CNVMP is to identify:
- the construction programme and methodology;
  - any receivers potentially affected by exceedances of the established noise and/or vibration limits;
  - a liaison program with affected receivers;
  - a detailed description of the measures to be put in place during the works to comply, as far as practicable, with the construction noise and/or vibration limits required by conditions 9 and 10;
  - the means by which compliance will be checked; and
  - procedures to deal with and to rectify any identified non-compliances or complaints.
13. The person responsible for implementation of the CNVMP is to liaise with stakeholders affected by construction activities that are predicted to exceed the noise and vibration limits set out in these conditions so that any exceedances are minimised as far as practicable.
14. Noise from operation of the pump station is to comply with the limits set out in Auckland Unitary Plan Standard E25.6.2 when measured within the boundary of an adjacent residential site.
15. Vibration from operation of the pump station is to comply with the limits set out in Auckland Unitary Plan Standard E25.6.30 (2) when measured in any occupied room of any building on another site.
16. Noise and vibration is to be measured and assessed in accordance with the relevant standards detailed in Auckland Unitary Plan sections E25.6.1 and E25.6.30 (1) (a).



17. On completion of the pump station the requiring authority is to submit an acoustic compliance report, prepared by an appropriately qualified and experienced acoustic specialist, to the Council (Team Leader – Central Monitoring) for approval. This report is to demonstrate that the pump station will not generate noise and/or vibration levels that can be heard or felt at any residential receiver and that they comply with the consented limits. This report is to include, but need not be limited to:
  - a list of plant and equipment capable of generating noise and/or vibration at levels that could be heard or felt at any residential receiver;
  - the measures in place to ensure that noise and/or vibration from the operation of the pump station comply with the consented limits, including commissioning tests; and
  - procedures for responding to, evaluating, and resolving complaints.
18. Hoardings to a height of 2.5 metres are to be installed along the eastern and south-western site boundaries of the pump station designated area and are to be maintained in place for the duration of the construction works.
19. For predicted exceedances of less than 5 decibels monitoring is to be undertaken to confirm the actual noise levels. If an exceedance is shown to be more than 5 decibels, or the period exceeds that detailed in condition 20, then a 'Site Specific Construction Noise Management Plan' is to be prepared in accordance with the two conditions that follow.

#### **Site specific construction noise management plan (“SSCNMP”)**

20. A SSCNMP is to be prepared for any receiver or activity for which construction noise is either predicted or measured to exceed the limits in condition 15, except where the exceedance of the limits in that condition is less than 5 decibels and does not exceed:
  - a) 0700-2200: 1 period of up to 2 consecutive weeks in any 2 months; or
  - b) 2200-0700: 1 period of up to 2 consecutive nights in any 10 days
21. The SSCNMP must establish the best practicable option for noise mitigation to be implemented for the construction activity.

#### **Traffic management**

22. A Traffic Management Plan (“TMP”) is to be prepared by an appropriately qualified traffic engineer on behalf of the requiring authority and is to be provided to the Council for approval (Team Leader – Specialist Integration Compliance) at least 20 working days prior to the commencement of works. The approved TMP is to be implemented.
23. The TMP is to prohibit heavy vehicle movements related to the project on Maybury Street, Taniwha Street and Elstree Avenue from 8:00 to 9:00 and 14:45 to 15:45 on weekdays.
24. The TMP is to include the mitigation measures provided in the Glendowie Branch Sewer Upgrade – Integrated Transport Assessment, prepared by MWH in April 2016, as follows:

- Construction hours are to be restricted to 0700 and 1800, Mondays to Saturdays unless agreed in advance in consultation with Auckland Transport and the Auckland Council;
- Areas for construction personnel parking are to be identified in the TMP;
- Suitable wheel wash facilities are to be provided for all vehicles exiting the construction site;
- All vehicles transporting cut and fill are to have adequate damping and cover to avoid dust impacts on adjacent properties;
- Temporary pedestrian access with adequate signage is to be provided in the vicinity of the shaft works;
- The TMP is to ensure that throughout the construction process emergency services will be able to access all properties and facilities;
- As far as practicable construction vehicles are to avoid accessing and egressing the site by way of Maybury Street during the opening and closing times of the pre-school located at 71 Maybury Street when a number of vulnerable road users will be in the vicinity;
- The TMP is to require use of Variable Message Signs (VMS) boards and approved notification signage to Auckland Transport / NZTA standards to provide early as well as on-going warning to all road users and the public of upcoming changes to road usage;
- Letter drops are to be provided to all properties within and around the construction area warning occupiers of upcoming changes to road usage.

A copy of the TMP is to be certified by Auckland Transport and provided to the Auckland Council by the requiring authority as part of the TMP approval process.

25. All changes to bus services or bus stops as a result of the road works will need to be communicated via [service.disruptions@at.govt.nz](mailto:service.disruptions@at.govt.nz) so that bus services can be diverted and affected bus stops can have signage installed.
26. Within one month of closure of the construction yard, any existing traffic calming measures altered as part of the proposed works are to be reinstated as closely as possible to the current arrangements and to Auckland Transport's roading standards.
27. Prior to carrying out any work in the road corridor, the requiring authority is to submit a Corridor Access Request (CAR) and temporary traffic management plan (TTMP), the latter being prepared by an appropriately qualified traffic engineer, to Auckland Transport. Work is not to commence until such time as the requiring authority has approval in the form of a Works Access Permit.

**Advice note:**

The application may be made through <http://www.beforeudig.co.nz/> and 15 working days should be allowed for approval.

**Archaeology and heritage**

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## **Attachments**

### **Designation Plan - 9424 Point England (Maybury Reserve) Pump Station**

