

## UNITARY PLAN UPDATE REQUEST MEMORANDUM

**TO** Celia Davison, Manaer Planning, Central South Unit

**FROM** Jimmy Zhang, Planner, Central South Unit





**DATE** 29 October 2020

**SUBJECT** **New Designation in accordance with s175(2) of the Resource Management Act to the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**



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

<b>Reason for update – New Designation under s175(2).</b>	
<b>Chapter</b>	AUP GIS Viewer Chapter K Designations
<b>Section</b>	Schedules and Designations – Watercare Services Limited
<b>Designation only</b>	
<b>Designation 9571</b>	<b>Pukekohe Water Treatment Plant</b>
<b>Locations:</b>	66 Dublin Street, Pukekohe
<b>Lapse Date</b>	Given effect to (i.e. no lapse date)
<b>Purpose</b>	Water supply purposes – water treatment plants, associated structures, maintenance and upgrades
<b>Changes to text (shown in underline and strikethrough)</b>	Update Chapter K Designations – Schedules and Designations – Watercare Services Limited, to introduce new designation 9571.  Refer to attachment 2 for updated text.
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	Update the AUP GIS viewer – Unitary Plan Management Layers – designations to introduce new designation 9571.  Refer to Attachment 3 for the extent of spatial changes.
<b>Attachments</b>	Attachment 1: Requiring Authority acceptance letter  Attachment 2: Updated text  Attachment 3: Updated GIS Viewer


<b>Prepared by:</b> Jimmy Zhang Planner, Central South Unit	<b>Text Entered by:</b> Harry Barnes Planning Technician
<b>Signature:</b> 	<b>Signature:</b> 
<b>Maps prepared by:</b> Aching Konyak Geospatial Analyst	<b>Reviewed by:</b> Jimmy Zhang Planner, Central South Unit
<b>Signature:</b> 	<b>Signature:</b> 

**Signed off by:**

Celia Davison

Manager, Planning, Central South Unit

**Signature:**

A handwritten signature in black ink that reads "C. E. Davison". The signature is written in a cursive style with a large, looped initial "C".

**Attachment 1: Requiring Authority  
acceptance letter**

27 October 2020

Jimmy Zhang  
Auckland Council  
Private Bag 92 300  
Symonds Street  
Auckland 1142

Dear Jimmy,

**66 Dublin Street, Pukekohe – Notice of Requirement for Water Supply Purposes for  
'Pukekohe Water Treatment Plant'**

This letter is to advise Auckland Council of Watercare's decision under s172 (1) of the RMA that it accepts in whole the recommendation of the Council relating to the above notice of requirement for a designation.

Please note, we request the Designation to be referred to as 'Pukekohe Water Treatment Plant'. The word 'Hickeys' needs to be removed, due to constant confusion with Hickeys Spring. Also, the Treatment Plant is a dual source (Groundwater Take and Surface Water Take), therefore referring to the plant as just 'Hickeys WTP' is not applicable anymore.

Please contact me if you wish to discuss any matter relating to this letter.

Yours sincerely,



Mark Bourne  
**Head of Servicing & Consents**  
Watercare Services Limited

**Attachment 2: Updated text**

## 9571 Pukekohe Water Treatment Plant

Designation Number	9571
Requiring Authority	Watercare Services Ltd
Location	66 Dublin Street, Pukekohe
Lapse Date	Given effect to (i.e. no lapse date)

## Purpose

Water supply purposes – abstraction infrastructure, water treatment plants, associated structures, maintenance and upgrades.

## Conditions

1. Any noise (associated with the normal operation of the Water Treatment Plan but excluding standard property maintenance) at the notional boundary of an adjacent residential site shall not exceed the standards set out in the table below.

Time	Noise Level
Monday to Saturday 7am-10pm	50dB LAeq
Sunday 9am-6pm	
All other times	40 dB LAeq 75dB LAFmax

2. Light generated from any operational activities undertaken on the designated land shall not exceed the permitted lighting standards in E24 (Lighting) of the AUP in relation to Lighting Category 3 (medium brightness).
3. Any future buildings must be set back a minimum of 6m from an adjoining residential property boundary.
4. Any future buildings must not exceed 10m in height. This limitation shall not apply to masts, antennas, aerials or other ancillary structures.
5. Appropriate sedimentation and erosion control measures shall be employed for any earthworks on the designated site.
6. The alteration, replacement or relocation of water treatment infrastructure may be located within an overland flow path or floodplain where:
  - (a) There is no more than a 10 per cent increase in the width, length and/or height of the structure
  - (b) The structure is be located within 2m of existing alignment or location

Any other works proposed within an overland flow path or a flood plain require an assessment of the potential flood risks and the implementation of appropriate mitigation measures.

## Outline plans

7. An outline plan shall include the following management plans for the relevant stage(s) of development:
  - (a) Construction Management Plan ("CMP");
  - (b) Construction Noise and Vibration Management Plan ("CVNMP"); and
  - (c) Construction Traffic Management Plan ("CTMP").

Where a management plan is required as listed above, the management plan shall be implemented, complied with, and maintained throughout the duration of the construction period.

An outline plan is not required for:

- (a) General maintenance, minor upgrades and repair work to the existing facilities including boundary fences
- (b) Upgrading/resealing existing accessways
- (c) The alteration, replacement or relocation of existing buildings located where:
  - a. There is no more than a 10 per cent increase in the width, length and/or height of the structure
  - b. The structure is to be located within 2m of existing alignment or location
- (d) The refitting or installation of equipment within the existing buildings.

**Advice note:** in accordance with Section 176A(2)a an Outline Plan need not be submitted if the proposed public work, project or work has been otherwise approved under the RMA. For this avoidance of doubt, this includes any activities that would be 'permitted activities' on the land in the absence of the designation.

### **Construction Management Plan**

- 8. A Construction Management Plan ("CMP") shall be prepared by an appropriately qualified person and submitted as part of the Outline Plan.

The purpose of the CMP is to avoid, remedy or mitigate adverse effects associated with the construction works associated with the Project.

The CMP shall contain the following:

- (a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
- (b) Methods for managing and monitoring dust as a nuisance, including methods for minimising dust emissions, monitoring procedures and contingency procedures in the event of a dust nuisance event;
- (c) Measures to be adopted to keep the construction areas in a tidy condition in terms of disposal / storage of rubbish and storage, unloading construction materials (including equipment). All storage of materials and equipment associated with the construction works must take place within the boundaries of the designation;
- (d) How the construction yards are to be fenced and kept secure;
- (e) The location and specifications of any temporary acoustic fences where necessary;
- (f) The location of any temporary buildings (including workers' offices and portaloos) and vehicle parking (which should be located in the construction area and not on adjacent streets);
- (g) Methods to ensure prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances where/when applicable;
- (h) Environmental incident and emergency management procedures (including spills);
- (i) Environmental complaint management procedures;
- (j) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other management plans which address the management of adverse effects during construction; and
- (k) Methods to provide for the safety of the general public.

### **Construction Traffic Management Plan**

- 9. A Construction Traffic Management Plan ("CTMP") shall be prepared by an appropriately qualified person and be submitted as part of the Outline Plan.

The purpose of the CTMP is to manage the various traffic management, safety and efficiency effects associated with construction.

The CTMP must contain the following:

- (a) The road routes to be used by construction related vehicles, particularly trucks, to transport construction related materials, equipment, spoil, including how the use of these routes by these vehicles will be managed to mitigate congestion;
- (b) Information on designated staff parking areas for construction workers; and
- (c) How disruption to use of the road network will be minimised for emergency services, freight and other related vehicles, pedestrians and cyclists.

### **Construction Traffic Management Plan**

10. A Construction Noise and Vibration Management Plan (“CNVMP”) shall be prepared by an appropriately qualified person and be submitted as part of the Outline Plan.

The purpose of the CNVMP is to provide for a framework for the development and implementation of measures to avoid, remedy or mitigate adverse construction noise and vibration effects.

The CNVMP is to be prepared in accordance with the “Noise Management Plan” requirements of Annex E2 of NZS6803:1999.

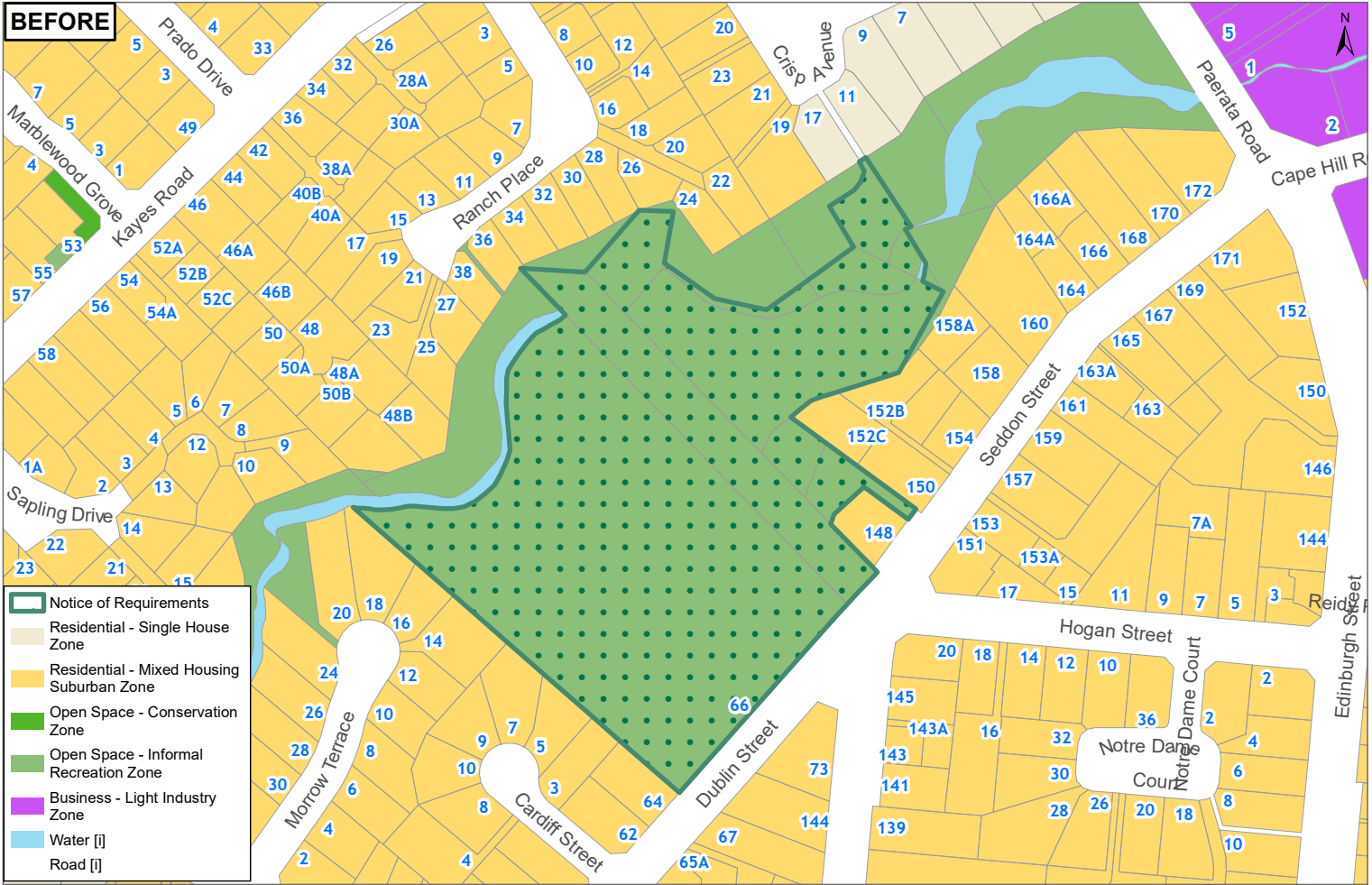
## **Attachments**

No attachments.

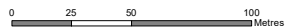
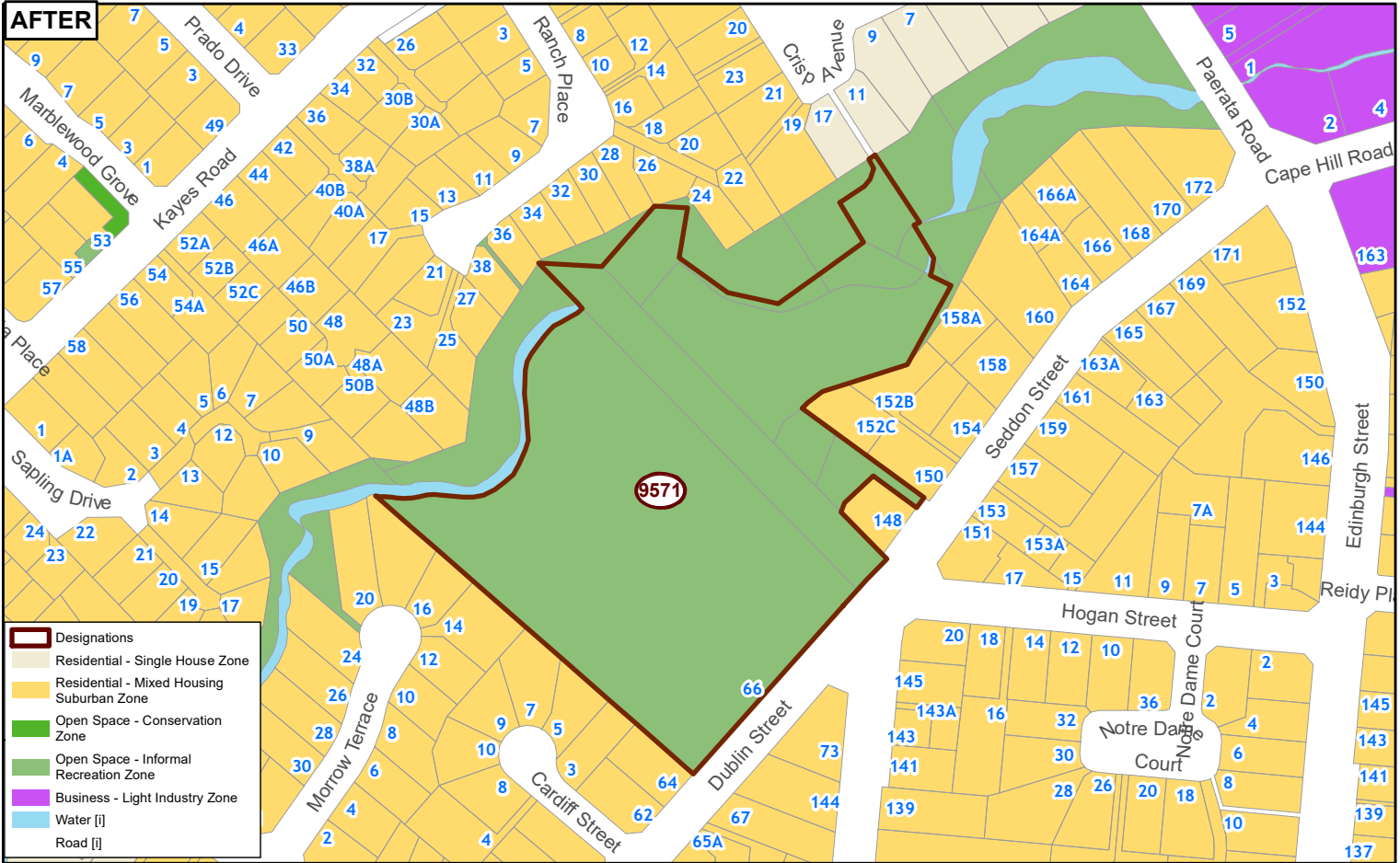


## Attachment 3: Updated GIS Viewer

**BEFORE**



**AFTER**



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: 9/11/2020

**Designation 9571 - New Designation**



Plans and Places