

Memo

Date 4 December 2025

To: Celia Davison, Manager Planning – Central South

From: Nicholas Lau, Senior Policy Planner, Planning - Central South

Subject: Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016) - Chapter K Designations, Watercare Services Limited designation 9558 Waiuku Water Reservoir

I seek your approval to correct two minor errors pursuant to clause 20A, schedule 1, Resource Management Act 1991 whereby *A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.*

You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

Provision in AUP	<p>Chapter K Designations Watercare Services Limited designation 9502 Māngere Wastewater Treatment Plant</p> <p>Amend Auckland Unitary Plan (Operative in Part) text Designation 9502</p>
Subject site and legal description (if applicable)	<ul style="list-style-type: none"> • 500 Island Road, Māngere Bridge
Nature of error	<p>A Clause 20A modification is required to correct minor errors with regard to Condition 7.1 for designation 9502 in the designation schedule</p> <p>Discussion: On 3 October 2025, Watercare Services Ltd submitted their notice under s182(1) of the RMA to adjust the boundaries of the Māngere Wastewater Treatment Plant designation in the Auckland Unitary Plan (Operative in Part) (AUP) to be consistent with the new boundaries established through the transferral and purchase of a 19.21 ha land parcel at 500 Island Road, Māngere Bridge (Section 9 SO 497537) by Auckland Council.</p> <p>The associated partial designation uplift application was approved by Auckland Council on 6 November 2025 and it is proposed that the resulting removal of AUP designation 9502 from 500 Island Road, Māngere Bridge (Section 9 SO 497537) will be included in the next series of AUP updates which are scheduled for 12 December 2025.</p> <p>Therefore, the following consequential minor corrections are required to Condition 7.1 of AUP designation 9502 to reflect the removal of a 19.21 ha land parcel at 500 Island Road, Māngere Bridge (Section 9 SO 497537) from AUP designation 9502 (additions underlined and strikethrough for deletions):</p> <p>7.1 Explanatory statement <i>The designation for the main site covers an area of approximately 725 <u>706</u> hectares, comprising 500 <u>490</u> hectares of oxidation ponds, 195 hectares of Mangere Sludge lagoons and existing MWTP site, and 21 hectares covering Oruarangi Creek....</i></p>
Effect of change	<p>The Clause 20A change amends Condition 7.1 of AUP designation 9502 to reflect the removal of a 19.21 ha land parcel at 500 Island Road, Māngere Bridge (Section 9 SO 497537) from AUP designation 9502.</p> <p>The changes are therefore:</p>

	<ul style="list-style-type: none"> to correct minor errors, and are neutral (they would not affect the rights of some members of the public)
Changes required to be made (text and/or in-text diagrams)	As described above
Changes required to be made (AUP maps)	N/A
Attachments	Attachment 1: Partial Designation Removal Notice for AUP Designation 9502. Attachment 2: Conditions 9502 Māngere Wastewater Treatment Plant (strikethrough and underscore) Attachment 3: Conditions 9502 Māngere Wastewater Treatment Plant (clean)

Maps prepared by: Geospatial Specialist	Text Entered by: Bronnie Styles Planning Technician
Signature: N/A	Signature: 
Prepared by: Nicholas Lau Senior Policy Planner	Reviewed by: Marc Dendale Team Leader
Signature: 	Signature: 
Decision: I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority Celia Davison, Manager Planning – Central/South Date: 8/12/2025	
Signature: 	

Attachment 1

Partial Designation Removal Notice for Designation 9502 Māngere Wastewater Treatment Plant

Māngere Wastewater Treatment Plant

500 Island Road Mangere Bridge

NOTICE OF PART REMOVAL OF DESIGNATION 9502

October 2025



Ki te ora te wai, Ka ora te whenua, Ka ora te tangata
When the water is healthy, the land and people are healthy



Designation Alteration Form 23

By Watercare Services Limited for notice of removal in part of designation pursuant to Section 182(1) of the Resource Management Act 1991.

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

From: Watercare Services Limited
Private Bag 92521
Victoria Street West
Auckland 1142

Pursuant to Section 182(1) of the Resource Management Act 1991 Watercare Services Limited gives notice that it no longer requires the following part of designation:

Watercare Services Limited (Watercare) seeks part removal of Designation 9502 included in the Auckland Unitary Plan (Operative in Part)—approximately 19.21 ha of land. The existing layout of the designation is shown in **Attachment A**. The designation is described in **Table 1** below:

Table 1 – Existing Designation within AUP(OP)

Designation Number:	9502 (Mangere Wastewater Treatment Plant)
Requiring Authority:	Watercare Services Ltd
Location:	500 Island Road, Mangere Bridge 2022
Legal Description:	SECT 8 SO 497537, SECT 9 SO 497537, SECT 14 SO 501074, LOT 2 DP 156421, SECT 1 SO 497537
Rollover Designation:	Yes
Legacy Reference:	Designation 144A, Auckland Council District Plan (Manukau Section) 2002
Lapse Date:	Given effect to (i.e., no lapse date)
Purpose:	Wastewater purposes – Māngere Wastewater Treatment Plant

The purpose of Designation 9502 is for Wastewater Purposes – Māngere Wastewater Treatment Plant.

The designation is requested to be partially removed from Section 9 SO 497537 (Identifier: 795124; Address: 301 Oruarangi Road, Māngere, Auckland). The subject area to be removed is abutting north of 56 Ihumatao Quarry Road, Mangere and shown on the plan in **Attachment B**. The partial removal only affects Condition 7.1 (Explanatory statement) for Designation 9502 with regards to its approximate area.

Following the requested partial removal, Condition 7.1 reads as follows (with strikethrough for deletion, bold underline for insertion):

7.1 Explanatory statement

*The designation for the main site covers an area of approximately ~~725~~ **706** hectares, comprising ~~500~~ **490** hectares of oxidation ponds, 195 hectares of Mangere Sludge lagoons and existing MWTP site, and 21 hectares covering Oruarangi Creek. The provisions of this designation are intended to provide for the works associated with the upgrading, ongoing operation and modification of the MWTP, as authorised by the resource consents obtained from the Council, while providing an appropriate degree of protection to surrounding activities and ensuring that development is consistent with the surrounding environment. The rules in this plan attaching to this designation complement the conditions of the Council consents and the Council will take those conditions into account.*

The partial removal is considered by Watercare as it is sold to Auckland Council and not required for the future development of the Wastewater Treatment Plant. Pursuant to Section 182(1)(b) Watercare has also provided a notice to Auckland Council Property Team as the property owner.

Overall, Watercare seeks to match Designation 9502 boundaries with the current legal property boundaries and remove the subject area from the AUP (OP) Geomaps Designation layer and update Chapter K Designations, Schedule, and Designations accordingly.

Watercare requests the Council to amend the Auckland Unitary Plan accordingly as required by Section 182 of the RMA.

Watercare Services Limited attaches the following information to assist with this notice.

- Attachment A – Existing Designation 9502 under Auckland Unitary Plan (Operative in Part)
- Attachment B – Proposed Partial Designation Removal
- Attachment C – Record of Title

Ngā mihi,



Tanvir Bhamji
Resource Consenting Manager
Watercare Services Limited

Attachment A – Existing Designation 9502 under Auckland Unitary Plan (Operative in Part)



Figure 1 – Shown Designation 9502 within the AUP(OP) (Source: AUP(OP))

Attachment B – Proposed Partial Designation Removal

Mangere WWTP, Partial Designation Removal



Figure 2 – Proposed Partial Designation Removal (Source: Watercare)

Attachment C – Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **795124**
Land Registration District **North Auckland**
Date Issued 27 June 2017

Prior References

GN 10831066.1 NA94A/53

Estate Fee Simple
Area 310.0507 hectares more or less
Legal Description Section 8-9 Survey Office Plan 497537 and
Section 14 Survey Office Plan 501074

Registered Owners

Watercare Services Limited

Interests

Subject to Section 59 Land Act 1948 (affects parts of Section 9 SO 497537 formerly CTs NA1686/4 and NA1396/79))

Subject to a right of way and a drainage right over part of Section 9 SO 497537 marked Q on SO 497537 created by Transfer 602095 - 31.3.1958 at 3:00 pm

Subject to a right of way over part of Section 9 SO 497537 marked C on SO 497537 created by Transfer A496511 - 16.9.1970 at 1:35 pm

C555305.8 CAVEAT BY THE AUCKLAND REGIONAL COUNCIL - 21.12.1993 AT 2.49 PM(AFFECTS SECTIONS 8-9 SO 497537)

C571630.1 Deed of Land Covenant - 24.2.1994 at 2.56 pm(Affects Sections 8-9 SO 497537)

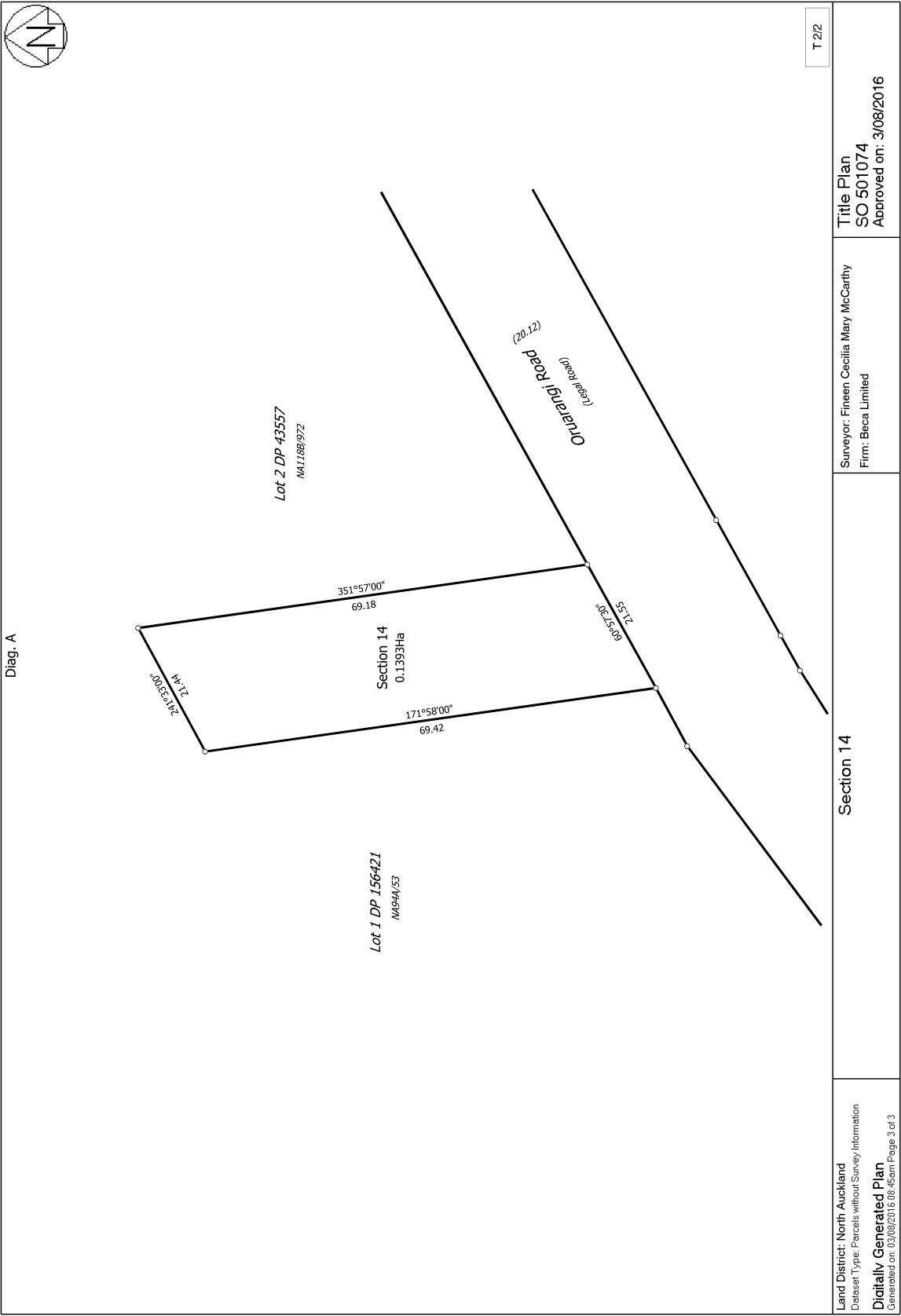
Subject to a right (in gross) to transmit electric current over part of Section 9 SO 497537 marked R on SO 497537 and an electricity supply right over part of Section 9 SO 497537 marked S on SO 497537 in favour of Vector Limited created by Transfer D697343.1 - 10.4.2002 at 10.40 am

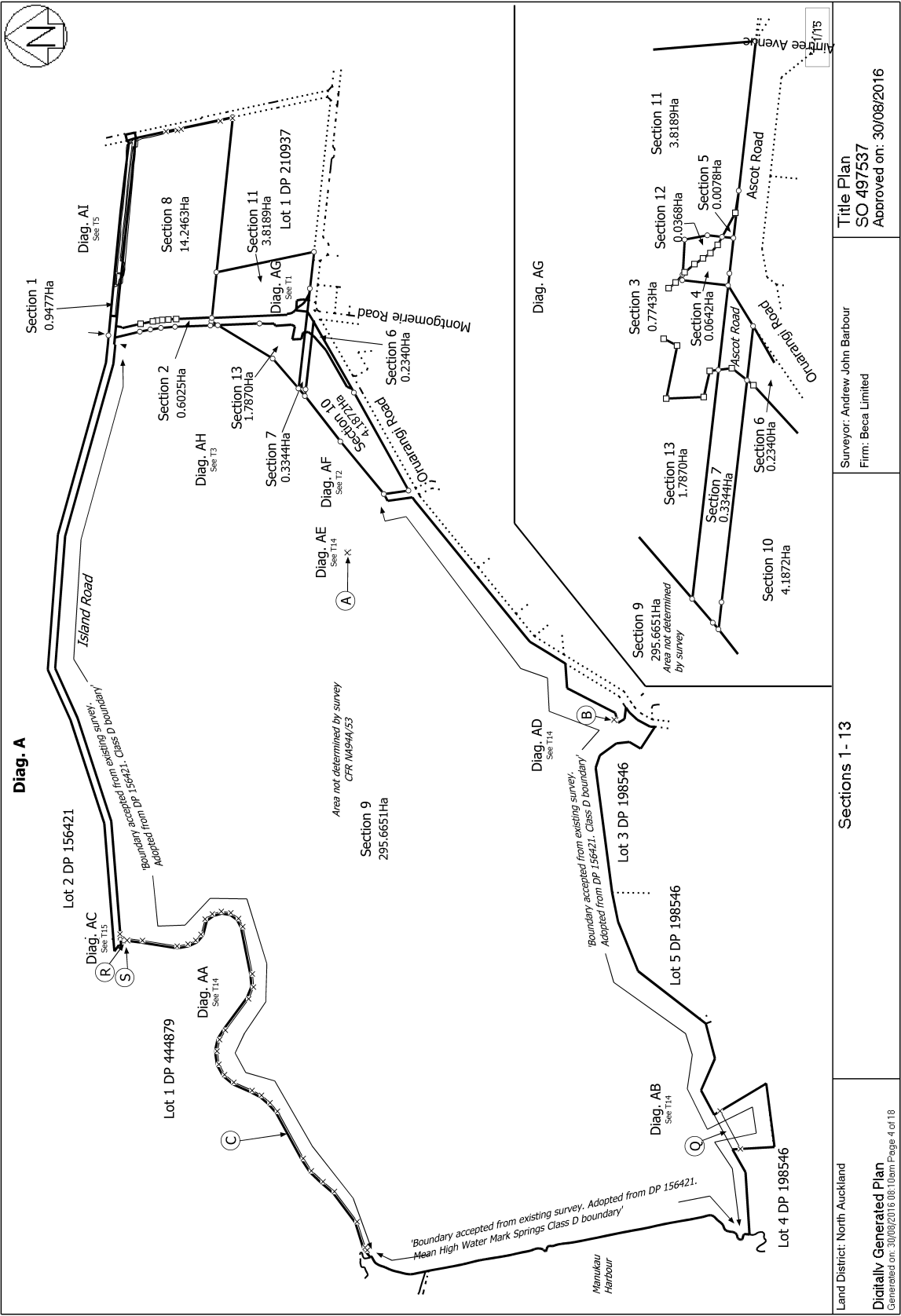
Subject to a right (in gross) to transmit electric current over part of Section 8 SO 497537 marked E and F on SO 497537 and an electricity supply right over part of Section 8 SO 497537 marked D on SO 497537 in favour of Vector Limited created by Transfer D697343.2 - 10.4.2002 at 10.40 am

Subject to a right (in gross) to transmit electric current over part of Section 9 SO 497537 marked A and B on SO 497537 in favour of Vector Limited created by Transfer 5675844.1 - 30.7.2003 at 9:00 am

Subject to Section 120(9) Public Works Act 1981

Subject to a right (in gross) to convey electricity over part Section 8 SO 497537 marked A and B on DP 561734 in favour of Vector Limited created by Easement Instrument 12211181.1 - 10.8.2021 at 2:50 pm





Attachment 2

**Conditions 9502 Māngere Wastewater Treatment Plant
(Strikethrough/underscore)**

9502 Mangere Wastewater Treatment Plant

Designation Number	9502
Requiring Authority	Watercare Services Ltd
Location	500 Island Road, Mangere Bridge
Rollover Designation	Yes
Legacy Reference	Designation 144A, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Wastewater purposes - Mangere Wastewater Treatment Plant.

Conditions

1. Introduction

a. The Mangere Wastewater Treatment Plant ("MWTP") is an essential regional facility serving the needs of the Auckland Metropolitan area (with the exception of the North Shore). Under the Council Resource Consent No. 9610853 the MWTP is "capped" meaning that the quantity of wastewater to be discharged by the MWTP is limited to "1,209,600 cubic metres per day at a design maximum discharge rate of 25 cubic metres per second provided that the mean daily flow of treated effluent discharged over any one year period shall not exceed 390,000 cubic metres per day at a design maximum discharge rate of 25 cubic metres per second".

b. The MWTP is to be upgraded to enhance the environmental performance of the MWTP, particularly in relation to odour, to address social and cultural considerations and, as a result of population growth, to accommodate increasing volumes of wastewater requiring treatment in the region.

c. Odour problems have occurred at various times since the plant was commissioned and were the subject of legal proceedings commenced by Manukau City Council in 1993. By consent of the parties a Planning Tribunal enforcement order was issued to minimise the discharge of odours by October 1995. The order covered all major odour sources except the oxidation ponds. This work has now been successfully completed. The order requires that the MWTP be upgraded in accordance with certain resource consents obtained from the Auckland Council for that purpose, and that the upgraded plant be fully operational by 1 October 2003.

d. The existing MWTP is designated for "Watercare Services Ltd: Wastewater Treatment Plant". The upgrading of the MWTP will take place within this designation ("main site"). However, two other areas of land adjacent to the existing MWTP have also been designated. Area 1A to the south of the existing MWTP has been designated "Wastewater treatment purposes" to make appropriate provision for the construction, operation and maintenance of future wastewater facilities, establishment of an odour buffer area and to allow for the application of biosolids to the land, and the use of sludge in landscaping and land forming. Area 1B to the south of the existing MWTP and Area 2 have been designated as odour buffer areas and to allow the application of biosolids to the land.

e. A number of resource consents administered by the Auckland Council regulate the discharges to air, land, and water from the MWTP and regulate aspects of the upgrading works including earthworks and coastal permits. Conditions (or any subsequent modifications of these conditions) are contained in the following resource consents: 9610850 Discharge contaminants to air 9611016

Diversion of inner coastal water into the area occupied by the oxidation ponds H/10852 Dredging of seabed 9610853 Discharge of treated effluent 9610854 Discharge of stormwater 9610855 Temporary pond discharges 9610857 Divert groundwater and surface water SC10858 Sediment control 9610859 Discharge of contaminants onto and into ground These consents contain requirements for various management plans to be approved by the Auckland Council. In addition, the written approval of the Council (delegated to the Director Environmental Management, Auckland Council) is required in relation to the Coastal and Foreshore Restoration Plan and to those aspects of the Outline Management Plan which concern the Coastal and Foreshore Management Plan, or which are within the jurisdiction of Auckland Council under the Resource Management Act 1991.

Definition of Biosolids

For the purposes of this designation, biosolids are defined as dewatered, stabilised sewage sludge that satisfies the standards of Ministry of Health document “Public Health Guidelines for the Safe Use of Sewage, Effluent and Sewage Sludge on Land — 1992”

2. Resource Management Issues

Issue 1 Wastewater needs to be managed, treated and discharged in an efficient and sustainable manner.

The social and economic well-being and the health and safety of Manukau and the Auckland Region, are dependent on the availability and efficient operation of central infrastructural services such as the MWTP. The region’s sustained population and economic growth and increasing environmental expectations require the upgrading and expansion of these services. The region has a significant capital investment in the MWTP and the expansion and upgrading of the MWTP enables efficient use to be made of those resources. The volume of wastewater to be treated and disposed of at the MWTP, could, in the future, require the establishment of new wastewater treatment plants. The Council supports continued investigation into supplementary sites for treatment plants within the region and the implementation of proposals for satellite plants.

Issue 2 The MWTP adjoins the Manukau Harbour and there is the potential that the MWTP will have adverse effects on the ecological, cultural, spiritual, recreational and landscape values of the coastal environment.

The coastal environment in the vicinity of the MWTP contains both natural and modified elements and has important ecological, cultural, spiritual, recreation and landscape values. The upgrading of the MWTP must be undertaken in a manner that maintains, and where possible, enhances these values.

Issue 3 The MWTP has the potential to generate adverse effects on the environment of the surrounding land.

The MWTP has generated adverse environmental effects on the surrounding neighbourhood, particularly in respect of nuisances caused by odour and insects. The upgraded MWTP needs to be effectively managed to ensure adverse environmental effects are avoided or mitigated.

3. Objectives and Policies

Objective 3.1

To promote the efficient use and development of the MWTP and all ancillary activities in the site. (This objective relates to issue 1).

Objective 3.2

To support the establishment of wastewater treatment facilities elsewhere in the region to supplement the facilities of the MWTP. (This objective relates to issue 1).

Objective 3.3

To ensure that the MWTP is operated in a manner that avoids, remedies, or mitigates any actual or potential adverse effects on ecological, cultural, spiritual, recreation and landscape values of the coastal environment of the Manukau Harbour. (This objective relates to issue 2).

Objective 3.4

To maintain and enhance environmental quality and amenity values of the neighbourhood surrounding the MWTP. (This objective relates to issue 3).

Policies 3.5

- a. The operation of the MWTP is to be undertaken in a manner that does not generate any adverse effects that are more than minor on the surrounding land and the Manukau Harbour.
- b. Prior to October 2003, the MWTP is to be operated, maintained, supervised, monitored and controlled in relation to all activities undertaken on the site so that discharges of odour are maintained at the minimum practicable level. From 1 October 2003 the MWTP is to be operated in a manner that does not generate any noxious, objectional or offensive odours beyond the southern boundary of Areas 1A and 1B, the eastern boundary of Area 2, or the northern and western boundaries of the adjoining designated areas "Water Services Limited: Wastewater Treatment Plant" and designation No 153 "Watercare Services Ltd/A.R.C Wastewater purposes and Ambury Regional Park" shown on the planning maps. From 1 October 2003, the objective will also be that the plant be operated in a manner that should enable the area required for the purpose of an odour buffer to be reduced and to remove from the odour buffer any area not reasonably required, including Ambury Farm Park and the area used for the oxidation ponds. The rules attaching to this designation would need to be changed at that time accordingly.
- c. Buildings and structures are to be designed and located and landscaping undertaken so that the visual amenity values of the surrounding neighbourhood and coastal environment are maintained and enhanced.

4. Implementation

4.1 Regulatory methods

- a. Watercare Services Limited is a requiring authority with financial responsibility for works at the MWTP and has designating rights under section 168 of the Resource Management Act. WSL has required Areas 1A, 1B and 2 be designated within the district plan. The designation is subject to a number of conditions designed to minimise the adverse environmental effects from MWTP activities. WSL has also sought that the previous designation for the existing MWTP be included in the Unitary Plan, for "Watercare Services Ltd: Wastewater Treatment Plant". Council will be responsible for implementing the rules in the Unitary Plan relating to the designation and for compliance with the resource consents.

4.2 Non-regulatory methods

- a. The Council will ensure that the plant operates in an efficient and sustainable manner. The Council will continue to co-operate with Watercare Services Limited in promoting measures to reduce the volume of trade waste discharged into the sewerage system. Reducing the level of stormwater entering the sewerage system will continue to be actioned by the Council.

5. Anticipated Results

The anticipated environmental results are:

- a. Minor adverse environmental effects arising from wastewater treatment activities;
- b. From 1 October 2003, no offensive, objectionable or noxious odours beyond the southern boundary

of Areas 1A and 1B, the eastern boundary of Area 2 or the northern and western boundaries of the main designated area "Watercare Services Limited: Wastewater Treatment Plant", and the area designated for Ambury Regional Park shown on the planning maps;

c. From 1 October 2003, the objective will also be that the MWTP be operated in a manner that should enable the area required for the purpose of an odour buffer to be reduced and to remove from the odour buffer any area not reasonably required, including Ambury Farm Park and the area used for the oxidation ponds. The rules attaching to this designation would need to be changed at that time in terms of the Resource Management Act 1991.

d. That the buildings and structures associated with the MWTP will be relatively unobtrusive when viewed from the adjoining land and coastal waters;

e. The visual appearance of the MWTP will be enhanced through the comprehensive landscaping of the site; and

f. The minimisation of noise, dust and other nuisances associated with the plant.

6. Monitoring

The environmental standards now required under the Council consents and in terms of the conditions of this designation are not able to be achieved by the current MWTP. To ensure the upgraded MWTP meets the new environmental standards the Council will undertake the following:

a. Monitor complaints about the operation of the MWTP; and

b. Review the results of monitoring undertaken by Watercare Services Ltd in relation to the environmental performance of the MWTP. Watercare Services Ltd will undertake monitoring of the matters set out in general condition 2 (13) (c) (i–vi) of the Council consents which states that the Consent Holder shall complete and comply with a Monitoring Management Plan which shall stipulate the precise technical details of monitoring programmes.

7.0 Provisions for the Main Site

7.1 Explanatory statement

The designation for the main site covers an area of approximately ~~725~~706 hectares, comprising ~~500~~490 hectares of oxidation ponds, 195 hectares of Mangere Sludge lagoons and existing MWTP site, and 21 hectares covering Oruarangi Creek. The provisions of this designation are intended to provide for the works associated with the upgrading, ongoing operation and modification of the MWTP, as authorised by the resource consents obtained from the Council, while providing an appropriate degree of protection to surrounding activities and ensuring that development is consistent with the surrounding environment. The rules in this plan attaching to this designation complement the conditions of the Council consents and the Council will take those conditions into account.

7.2 Activities

Rule 7.2.1 Permitted Activities

The following activities shall be permitted activities, provided they meet the Development Standards in Rule 7.5, and provided that activity (h) shall be subject to 7.5.6, 7.5.7, 7.5.8, and 7.5.11 Development Standards, and activity (i) shall be subject to 7.5.11 Development Standard only:

a. Wastewater treatment plant processes and ancillary activities;

b. Laboratories ancillary to the MWTP;

c. Administrative offices ancillary to the MWTP;

d. Workshop and parts storage ancillary to the MWTP;

e. Staff and visitor amenities including carparking;

f. Depositing of earth and biosolids to land;

g. Deposition of sludge and biosolids to landfills;

h. Earthworks in accordance with the requirements of the Auckland Regional Council; and

i. Temporary offices, storage sheds, builders workshops, scaffolding, and other similar buildings and

activities which are associated with the upgrading, ongoing operation and modification of the MWTP provided that buildings and structures directly associated with the upgrade of the plant must be removed by October 2006 or such later date as approved in writing by the Director Environmental Management, Auckland Council.

Rule 7.2.2 Controlled Activities

All Controlled Activities shall comply with Development Standards in Rule 7.5. Buildings exceeding 10m but not more than 15m in height (refer rule 7.5.1).

Rule 7.2.3 Restricted Discretionary Activities

The following activities shall be restricted discretionary activities:

- a. Buildings exceeding 15m but not more than 25m in height;
- b. The sale of biosolids produced by the MWTP; and
- c. Any permitted or controlled activity which fails to meet the Development Standards in Rule 7.5.

Unless special circumstances exist a resource consent for restricted discretionary activities as listed in Rule 7.2.3 need not be publicly notified, and the written approval of affected persons need not be obtained.

7.3 Assessment criteria for Controlled Activities

When assessing a building higher than 10m but not exceeding 15m the Council shall have regard to the following matters and may impose conditions in respect of these:

- a. Landscape design, screening and site layout should ensure that the adverse effects of the MWTP on the amenity values of the surrounding area are minimised;
- b. Design and external appearance of buildings should relate to the character of the locality, i.e. the coastal environment and its amenity values; and
- c. The visual effects of the MWTP buildings with respect to views from the coastal environment and views from public places such as roads and public open space shall be avoided, remedied, or mitigated as far as practicable.

7.4 Assessment criteria for Restricted Discretionary Activities

When assessing any restricted discretionary activity the Council shall have regard to the following matters:

- a. The objectives and policies for the designation.
- b. As a general guide, buildings should be recessive features and should not dominate the natural landscape particularly when viewed from the Manukau Harbour and coastal edge and when viewed from public places such as roads and public open spaces.
- c. The extent to which the design, external appearance and colour of buildings and other methods (such as the construction of buildings underground) will facilitate the integration of the buildings into the landscape so that they are not dominant features in the landscape.
- d. The proposed landscaping and the extent to which it will screen and soften the visual impact of buildings and development on the site from all views.
- e. Without limiting the generality of the foregoing, regard shall be had to the extent to which landscaping within the site itself will diminish the visual impact of buildings and development on the site and/or their combined mass on views from elevated locations, so that the buildings are recessive features in the landscape.
- f. The extent to which the presence and visual effects of the proposed buildings would adversely affect the relationship of Māori and their culture and tradition with their ancestral lands, water, sites, waahi tapu, and other taonga, including effects on cultural landscape views.
- g. The extent to which the building or activity will promote the maintenance or enhancement of the amenity values of the coastal environment. • Whether the activity will have adverse effects on public places, waahi tapu, or archaeological sites.

- h. The extent to which the proposed building promotes efficient use and development of the MWTP having regard to the functional purpose of the proposed building or the operational management of the existing MWTP; and
- i. Whether the proposed hours of operation has the potential to create a noise nuisance to local residents. As a guide additional controls may be placed on activities, including servicing and deliveries, that operate between the hours of 10.00 pm and 7.00 am. Conditions may be imposed as part of any resource consent.

7.5 Development standards — Permitted and Controlled Activities

Rule 7.5.1 Maximum Height

The maximum permitted height for buildings and structures shall be 10m, except that this limit shall not apply to silos, stacks, cranes, lift towers or machinery rooms. The maximum permitted height for silos, lift towers and machinery rooms shall not exceed 15m, and the maximum height for stacks and permanently installed cranes shall not exceed 25m.

Explanation:

Buildings, particularly larger buildings have the potential to detract from the amenity values of the surrounding area. The maximum height control will protect visual amenity values of the adjoining land and the Manukau Harbour from intrusive building developments. In the longer term there may be a need to erect buildings higher than 10m and provision has been made for this outcome through the resource consent process in terms of the rules of this designation.

Rule 7.5.2 Yards

Front Yard — 15m No buildings or carparking areas shall be established within this yard The yard shall be landscaped in accordance with Rule 7.5.4.

Explanation:

The 15m yard along Greenwood Road will provide an adequate separation distance between the MWTP and adjoining uses to the east.

Rule 7.5.3 Depositing of Matured Sludge and Biosolids

a. Depositing of matured sludge

Matured sludge applied to land shall be confined to matured, dried sludge, excavated from the drying beds. With the exception of the approved landfills, sludge deposition shall not include any sludge obtained from the oxidation ponds.

b. Depositing of biosolids

The depositing of biosolids to land (other than approved landfills) shall be undertaken in accordance with the Ministry of Health document “Public Health Guidelines for the safe use of sewage, effluent and sewage sludge on land (1992)” or any amendment to or replacement for those guidelines. Depositing of biosolids to approved landfills shall be undertaken in accordance with the requirements of the Council consents.

Explanation:

The operator may deposit, within the site, some of the matured sludge in the drying beds. As the matured sludge is a contaminant, the application of the matured sludge is subject to Discharge Permit 9610859 issued by the Council which approves certain landfills for this purpose. The depositing of biosolids is also subject to the same discharge permit.

Rule 7.5.4 Landscaping

The site shall be landscaped in accordance with the provisions of the Coastal and Foreshore

Restoration Plan, prepared in accordance with Coastal Permit 9610851. Without limiting the generality of the foregoing, trees to be used for landscaping purposes shall be a combination of native and exotic species which, within 10 years, are capable of forming an effective screen at varying heights up to 15m with the largest specimens reaching 20–25m above natural ground level within 20 years. For the purposes of consistency, exotic species which are currently found on site and/or in the near vicinity (for example pines, gums and macrocarpa trees) should be used. Native trees of a height more than 6m shall be retained but may be transplanted where practicable provided that transplanting shall be undertaken with sound arboricultural practices. Where retention or relocation is not practicable, any native tree of a height more than 6m which is removed shall be replaced by a native tree of similar height within the site as part of the overall landscaping undertaken. The removal of the pine tree shelter belts may be undertaken at such time as effective screening of the plant is provided by other trees and plants on the site. The landscaping shall be properly maintained at all times and in accordance with sound landscaping practice.

Explanation:

Exotic species are promoted in the early stages of landscaping to provide the initial screening of the MWTP and related buildings. While native trees are preferred for their ecological value it is recognised that exotic species because of their speed of growth relative to native species will ensure that over a relatively quick period of time large trees will have the effect of softening buildings up to 15m in height. Also the screening ability of many native trees is not always as effective as some of the exotic species so a mixture of both will ensure effective screening from a height perspective and an area perspective is achieved. Once the native trees have reached heights where they effectively screen buildings then provision is made for the shelter belts to be removed. Every precaution is to be taken to protect existing native trees and the shelter belts in order to maintain the visual screening of the Wastewater Treatment Plant and related buildings.

Rule 7.5.5 Design and External Appearance of Buildings

All new buildings and structures shall be designed and finished in a manner that is deemed to be visually recessive by a suitable expert.

Explanation:

This rule is to encourage sensitive design and to ensure that buildings are finished in recessive colours that do not detract from the amenity values of the surrounding areas and coastal waters. Details of the design and finish of the proposed buildings and structures will be submitted to the Council at the same time as an outline plan of works.

Rule 7.5.6 Submission Of An Outline Plan Of Works

Before commencing any construction activity on the designated land, an Outline Plan of Works shall be submitted to the Council for its consideration and approval. No construction work shall be commenced until the Outline Plan of Works is approved pursuant to section 176A of the Resource Management Amendment Act 1993. The outline plan of works must show the height, shape and bulk of the work, its location on the site, the likely finished contour of the site, vehicular access, circulation and the provision for parking, the landscaping proposed, and any other matters to avoid, remedy, or mitigate any adverse effects on the environment (pursuant to section 176A, Resource Management Amendment Act 1993).

Explanation:

The designation only indicates in broad terms the nature of activities to be undertaken within the designated land. This rule provides the Council with prior notice of the detailed nature of any works proposed within the designated land and the ability to control any adverse effects of those works or project.

Rule 7.5.7 Dust

That beyond the southern boundary of Area 1A and 1B, the eastern boundary of Area 2 and the Main Site, there shall be no dust caused by discharges from the site which are noxious, dangerous, offensive or objectionable.

Explanation:

Activities that generate dust have the potential to create significant adverse health effects and nuisance conditions. This rule ensures that there are adequate means to identify a dust nuisance so that remedial action can be taken to the satisfaction of Council.

Rule 7.5.8 Movement Of Materials

All earth, sludge and biosolids being transported on public roads to and from the site shall be contained to prevent the release of particulate material into the environment.

Explanation:

Large quantities of biosolids are to be removed from the MWTP each day. In addition, other materials which could contribute to dust nuisance will be delivered and removed from the site. The above rule is designed to avoid any adverse effects from particulate materials being lost from vehicles.

Rule 7.5.9 Noise

a. Any additions to the MWTP shall be so designed and the use of the buildings and site shall be so conducted, that the noise level does not exceed the limits set out below:

i. When measured at, or within, the boundary of any site zoned Residential or the notional boundary of any site zoned Future Urban or Rural Production, (as at the date the district plan became operative) which is located beyond the boundary shown on Figure 5.6 attached to this designation. (The notional boundary is a line 20m from the facade of any rural dwelling or the legal boundary where this is closer to the dwelling.)

Day/Time	Noise Level (L10dBA)
At all times	50
At all other times including Sundays and public holidays	45

ii. When measured at or within the boundary of any site zoned Business.

Day/Time	Noise Level (L10dBA)
At all times	60

Lmax 65 dBA (or background plus 30 dBA, whichever is lower) shall apply between the houses of 2200–0700, seven days a week.

b. The noise levels shall be measured and assessed in accordance with NZS 6801: 1991 “Measurement of Sound” and NZS 6802: 1991 “Assessment of Environmental Sound”.

c. Any construction noise (as defined in Section 2 of the Construction Act 1959) emanating from the site shall comply with the requirements of NZS 6803P:1984 “The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”.

d. Prior to the commencement of any new activities, the applicant shall provide Council with a certificate from a qualified Acoustic Engineer demonstrating that the above performance standards will be met.

e. Notwithstanding the noise standards above, the Council reserves the power conferred on it under the relevant sections of the Resource Management Act 1991, to control any noise which contravenes the provisions of the abovementioned Act.

Explanation

The noise standards above are similar to those that apply to activities in the Business zones. During the construction period from 1997–2003 noise levels will exceed those specified in clause (a) above, but will be below the daytime construction noise limit of 75dBA set out in NZS 6803P: 1984 “The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”.

Rule 7.5.10 Odour

Up to and including 1 October 2003, The MWTP is to be operated, maintained, supervised, monitored and controlled in relation to all activities undertaken on the site so that discharges of odour are maintained at a minimum practicable level. From 1 October 2003 there shall be no discharge of a noxious, offensive or objectionable odour arising from within Areas 1A, 1B or 2 beyond the southern boundary of Area 1A and 1B and the eastern boundary of Area 2 (as shown on Figure 5.8), or the northern and western boundaries of the Main Site designated as “Watercare Services Limited: Wastewater Treatment Plant” and designation No. 153: “Watercare Services Ltd/A.R.C Wastewater purposes and Ambury Regional Park”, as shown on Figure 5.6.

Rule 7.5.11 Stormwater Drainage

- a. Adequate provision is to be made for the protection and/or redirection of any existing stormwater overland flowpaths within the site, which are affected by the upgrading works. All proposed works shall be undertaken prior to the commencement of the activity, in accordance with Council’s engineering performance standards, and at no cost to the Council.
- b. In order to protect these stormwater overland flowpaths a ‘right to drain water’ easement in favour of the Council is to be placed over the final defined overland flowpaths prior to commencement of the activity and at no cost to Council. Any easement will need to be defined by a registered surveyor, to be arranged by the applicant, and the subsequent easement documents prepared by the Council Solicitor at the applicant’s expense. The easement documents will need to include a provision that no buildings, structures, fences or filling be placed in the easement area or other works carried out thereon, except with specific Council approval and that the level and profile of the overland flowpath is to remain unchanged thereafter. The easement documents will also need to include plans showing levels in terms of DOSLI datum, a suitably located datum mark and boundary dimensions for the proposed easement.
- c. Minimum floor level restrictions may be required adjoining overland flowpaths and at no cost to Council prior to commencement of the activity.
- d. Conditions (a), (b) and (c) require compliance through the submission of full engineering plans to the Council for its approval at the time an Outline Plan of Works is submitted to the Council and the completion of all works prior to commencement of the activity.

Explanation:

The above rule will ensure that no stormwater problems are generated by the proposed upgrading.

Rule 7.5.12 Roading

Access to Puketutu Island shall be retained at all times, including during the upgrading of the MWTP.

Rule 7.5.13 Business Development Reserve Contributions

7.5.13.1

All development authorised by this designation, other than Project Manukau, in excess of \$250,000

and proposed to be used solely or principally for administrative, commercial or industrial purposes, or any two or more such purposes, may be subject to a reserve contribution calculated at a rate of not more than 0.5% of the assessed value of the development, provided that:

7.5.13.2

(a) The amount of reserve contribution required under this clause may be reduced at the Council's discretion, pursuant to an application for a restricted discretionary activity resource consent. In considering an application under this provision, the Council shall have regard to the following matters:

- i. the extent to which the development generates an overall positive environmental effect or has no additional adverse environmental effects;
- ii. the extent to which the development adversely affects the environment;
- iii. the extent to which any facility (land or works) provided by WSL benefit the public and are visible and/or accessible to the public;
- iv. the extent of any restrictions on public access to the nominated facilities/areas provided by WSL;
- v. the cost to WSL of providing the nominated facilities/areas for public amenity and use; and
- vi. the extent to which WSL makes provision for public open space.

(b) Unless special circumstances exist, any resource consent application made pursuant to 7.5.13.2(a) above shall not be notified and the written approval of affected parties need not be obtained.

7.5.13.3

WSL will pay the reserve contribution of 0.5%, or such lesser amount (if any) as may be required by the Council pursuant to 7.5.13.2(a) above, by a cash payment to the Council of 0.15% or, if the reserve contribution is assessed as being less than 0.15%, then such lesser amount; and

- i. by deducting the remaining reserve contribution (if any) from the Credit, until such time as the Credit is exhausted; and/or
- ii. if the Council agrees, transferring land to the Council of an equivalent value to the whole or part of the remaining reserve contribution.

7.5.13.4

The Council shall maintain a record of WSL's current financial contribution credit (Credit). The value of the Credit shall be \$835,000, as at 10 August 2001, and arises from WSL's commitment to undertake the works set out below. The difference between the Credit and the Agreed Value of the following works is the agreed amount of reserve contribution for development occurring under Project Manukau.

a. Visitor facilities including (parking, lookouts, hides, signs & planting) \$316,000

Pathways, board walks, bridges and associated planning \$455,000

Roads and fencing (access roads, cycle tracks, fencing & planting) \$334,000

Oruarangi Landing including boat ramp \$550,000

Community Involvement (preparation nursery etc) \$80,000

Total \$1,735,000

(Less allowance for planting) \$135,000

Agreed value \$1,600,000 (the Works' Areas)

b. The Credit will be extinguished in 20 years from 10 August 2001 or when it is exhausted in terms of rule 7.5.13.3, whichever event occurs first.

Provided that: During the hours of daylight, the public is to be provided with access to any of the Works' Areas in respect of which the Credit has been calculated. In the event that access to any

Works' Area is denied, the Council shall reduce the credit attributed to that Works' Area as set out in rule 7.5.13.4(a). This proviso is subject to WSL or its agents temporarily restricting public access where that is necessary for safety or operational reasons.

Provided Further that: If any of the works described in rule 7.5.13.4(a) do not occur, the Council shall reduce the Credit attributed to that work.

Provided Further that: The calculation of the Credit took into account all Project Manukau works, including those specified in the schedule in rule 7.5.13.4(a) and, for the avoidance of doubt, none of those works shall be assessed under Rule 7.5.13.1.

Explanation:

As at 10 August 2001, the Council and WSL agreed that a reserve contribution of \$765,000 was payable on the works undertaken as part of Project Manukau. That reserve contribution will be met by the provision of the works set out in rule 7.5.13.4(a). The difference between the Agreed Value of those works and the reserve contribution required as at 10 August 2001 is the Credit.

7.5.13.5

Upon the Credit being extinguished in terms of rule 7.5.13.3, WSL shall continue to pay a reserve contribution of 0.5%, or such lesser amount (if any) as may be required by the Council pursuant to 7.5.13.2(a) above.

7.5.13.6

The reserve contribution shall become due and payable upon the occurrence of any of the following events as may be appropriate to the proposed development provided that if more than one of the following events applies, the contribution shall be paid on the event which occurs first:

- a. The issuance of a building consent for proposed works;
- b. The commencement of proposed works.

Explanation:

All development is liable to the payment of reserve contributions in order to offset the adverse effects of development on the environment which includes the community. Generally, the Business Development Reserve Contribution rule ensures that businesses that have not previously had to pay reserve contributions on subdivision and yet intensify the development on their site, are able to be levied for a contribution to offset the effects of the business on the environment. It is the intention of WSL and the Council that the Credit will be exhausted within 20 years. If the Credit is not exhausted within the life of this Plan, it is WSL's intention to carry this rule in WSL's designation into any new district plan while still retaining the 20 year cut off proposal. It is accepted by both the Council and WSL that this rule and therefore the agreed Credit may change as a result of public participation in the formulation of any new district plan. The rule contains an element of discretion as to how much reserve contribution may be payable in order to promote the opportunity for the recognition of facilities or works WSL may provide which contribute to public open space purposes and to recognise that some aspects of the development might have little or no adverse effects (eg the replacement of underground pipes). In applying the threshold limit of \$250,000, WSL shall consider whether the proposed works are part of a series of scheduled works that cumulatively total more than \$250,000, and whether it would be more appropriate to seek approval for all the proposed or scheduled works at the same time and pay a financial contribution on the total value of those works.

Rule 7.5.14 Coastal And Foreshore Restoration Management Plan (CFRP)

- a. The Requiring Authority shall complete and comply with a Coastal and Foreshore Restoration Plan (CFRP) for the area shown on Figure 5.7.

Auckland Unitary Plan Operative in part



Attachment 3
Conditions 9502 Māngere Wastewater Treatment Plant
(Clean)

9502 Mangere Wastewater Treatment Plant

Designation Number	9502
Requiring Authority	Watercare Services Ltd
Location	500 Island Road, Mangere Bridge
Rollover Designation	Yes
Legacy Reference	Designation 144A, Auckland Council District Plan (Manukau Section) 2002
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

Wastewater purposes - Mangere Wastewater Treatment Plant.

Conditions

1. Introduction

a. The Mangere Wastewater Treatment Plant ("MWTP") is an essential regional facility serving the needs of the Auckland Metropolitan area (with the exception of the North Shore). Under the Council Resource Consent No. 9610853 the MWTP is "capped" meaning that the quantity of wastewater to be discharged by the MWTP is limited to "1,209,600 cubic metres per day at a design maximum discharge rate of 25 cubic metres per second provided that the mean daily flow of treated effluent discharged over any one year period shall not exceed 390,000 cubic metres per day at a design maximum discharge rate of 25 cubic metres per second".

b. The MWTP is to be upgraded to enhance the environmental performance of the MWTP, particularly in relation to odour, to address social and cultural considerations and, as a result of population growth, to accommodate increasing volumes of wastewater requiring treatment in the region.

c. Odour problems have occurred at various times since the plant was commissioned and were the subject of legal proceedings commenced by Manukau City Council in 1993. By consent of the parties a Planning Tribunal enforcement order was issued to minimise the discharge of odours by October 1995. The order covered all major odour sources except the oxidation ponds. This work has now been successfully completed. The order requires that the MWTP be upgraded in accordance with certain resource consents obtained from the Auckland Council for that purpose, and that the upgraded plant be fully operational by 1 October 2003.

d. The existing MWTP is designated for "Watercare Services Ltd: Wastewater Treatment Plant". The upgrading of the MWTP will take place within this designation ("main site"). However, two other areas of land adjacent to the existing MWTP have also been designated. Area 1A to the south of the existing MWTP has been designated "Wastewater treatment purposes" to make appropriate provision for the construction, operation and maintenance of future wastewater facilities, establishment of an odour buffer area and to allow for the application of biosolids to the land, and the use of sludge in landscaping and land forming. Area 1B to the south of the existing MWTP and Area 2 have been designated as odour buffer areas and to allow the application of biosolids to the land.

e. A number of resource consents administered by the Auckland Council regulate the discharges to air, land, and water from the MWTP and regulate aspects of the upgrading works including earthworks and coastal permits. Conditions (or any subsequent modifications of these conditions) are contained in the following resource consents: 9610850 Discharge contaminants to air 9611016

Diversion of inner coastal water into the area occupied by the oxidation ponds H/10852 Dredging of seabed 9610853 Discharge of treated effluent 9610854 Discharge of stormwater 9610855 Temporary pond discharges 9610857 Divert groundwater and surface water SC10858 Sediment control 9610859 Discharge of contaminants onto and into ground These consents contain requirements for various management plans to be approved by the Auckland Council. In addition, the written approval of the Council (delegated to the Director Environmental Management, Auckland Council) is required in relation to the Coastal and Foreshore Restoration Plan and to those aspects of the Outline Management Plan which concern the Coastal and Foreshore Management Plan, or which are within the jurisdiction of Auckland Council under the Resource Management Act 1991.

Definition of Biosolids

For the purposes of this designation, biosolids are defined as dewatered, stabilised sewage sludge that satisfies the standards of Ministry of Health document “Public Health Guidelines for the Safe Use of Sewage, Effluent and Sewage Sludge on Land — 1992”

2. Resource Management Issues

Issue 1 Wastewater needs to be managed, treated and discharged in an efficient and sustainable manner.

The social and economic well-being and the health and safety of Manukau and the Auckland Region, are dependent on the availability and efficient operation of central infrastructural services such as the MWTP. The region’s sustained population and economic growth and increasing environmental expectations require the upgrading and expansion of these services. The region has a significant capital investment in the MWTP and the expansion and upgrading of the MWTP enables efficient use to be made of those resources. The volume of wastewater to be treated and disposed of at the MWTP, could, in the future, require the establishment of new wastewater treatment plants. The Council supports continued investigation into supplementary sites for treatment plants within the region and the implementation of proposals for satellite plants.

Issue 2 The MWTP adjoins the Manukau Harbour and there is the potential that the MWTP will have adverse effects on the ecological, cultural, spiritual, recreational and landscape values of the coastal environment.

The coastal environment in the vicinity of the MWTP contains both natural and modified elements and has important ecological, cultural, spiritual, recreation and landscape values. The upgrading of the MWTP must be undertaken in a manner that maintains, and where possible, enhances these values.

Issue 3 The MWTP has the potential to generate adverse effects on the environment of the surrounding land.

The MWTP has generated adverse environmental effects on the surrounding neighbourhood, particularly in respect of nuisances caused by odour and insects. The upgraded MWTP needs to be effectively managed to ensure adverse environmental effects are avoided or mitigated.

3. Objectives and Policies

Objective 3.1

To promote the efficient use and development of the MWTP and all ancillary activities in the site. (This objective relates to issue 1).

Objective 3.2

To support the establishment of wastewater treatment facilities elsewhere in the region to supplement the facilities of the MWTP. (This objective relates to issue 1).

Objective 3.3

To ensure that the MWTP is operated in a manner that avoids, remedies, or mitigates any actual or potential adverse effects on ecological, cultural, spiritual, recreation and landscape values of the coastal environment of the Manukau Harbour. (This objective relates to issue 2).

Objective 3.4

To maintain and enhance environmental quality and amenity values of the neighbourhood surrounding the MWTP. (This objective relates to issue 3).

Policies 3.5

- a. The operation of the MWTP is to be undertaken in a manner that does not generate any adverse effects that are more than minor on the surrounding land and the Manukau Harbour.
- b. Prior to October 2003, the MWTP is to be operated, maintained, supervised, monitored and controlled in relation to all activities undertaken on the site so that discharges of odour are maintained at the minimum practicable level. From 1 October 2003 the MWTP is to be operated in a manner that does not generate any noxious, objectional or offensive odours beyond the southern boundary of Areas 1A and 1B, the eastern boundary of Area 2, or the northern and western boundaries of the adjoining designated areas "Water Services Limited: Wastewater Treatment Plant" and designation No 153 "Watercare Services Ltd/A.R.C Wastewater purposes and Ambury Regional Park" shown on the planning maps. From 1 October 2003, the objective will also be that the plant be operated in a manner that should enable the area required for the purpose of an odour buffer to be reduced and to remove from the odour buffer any area not reasonably required, including Ambury Farm Park and the area used for the oxidation ponds. The rules attaching to this designation would need to be changed at that time accordingly.
- c. Buildings and structures are to be designed and located and landscaping undertaken so that the visual amenity values of the surrounding neighbourhood and coastal environment are maintained and enhanced.

4. Implementation

4.1 Regulatory methods

- a. Watercare Services Limited is a requiring authority with financial responsibility for works at the MWTP and has designating rights under section 168 of the Resource Management Act. WSL has required Areas 1A, 1B and 2 be designated within the district plan. The designation is subject to a number of conditions designed to minimise the adverse environmental effects from MWTP activities. WSL has also sought that the previous designation for the existing MWTP be included in the Unitary Plan, for "Watercare Services Ltd: Wastewater Treatment Plant". Council will be responsible for implementing the rules in the Unitary Plan relating to the designation and for compliance with the resource consents.

4.2 Non-regulatory methods

- a. The Council will ensure that the plant operates in an efficient and sustainable manner. The Council will continue to co-operate with Watercare Services Limited in promoting measures to reduce the volume of trade waste discharged into the sewerage system. Reducing the level of stormwater entering the sewerage system will continue to be actioned by the Council.

5. Anticipated Results

The anticipated environmental results are:

- a. Minor adverse environmental effects arising from wastewater treatment activities;
- b. From 1 October 2003, no offensive, objectionable or noxious odours beyond the southern boundary

of Areas 1A and 1B, the eastern boundary of Area 2 or the northern and western boundaries of the main designated area "Watercare Services Limited: Wastewater Treatment Plant", and the area designated for Ambury Regional Park shown on the planning maps;

c. From 1 October 2003, the objective will also be that the MWTP be operated in a manner that should enable the area required for the purpose of an odour buffer to be reduced and to remove from the odour buffer any area not reasonably required, including Ambury Farm Park and the area used for the oxidation ponds. The rules attaching to this designation would need to be changed at that time in terms of the Resource Management Act 1991.

d. That the buildings and structures associated with the MWTP will be relatively unobtrusive when viewed from the adjoining land and coastal waters;

e. The visual appearance of the MWTP will be enhanced through the comprehensive landscaping of the site; and

f. The minimisation of noise, dust and other nuisances associated with the plant.

6. Monitoring

The environmental standards now required under the Council consents and in terms of the conditions of this designation are not able to be achieved by the current MWTP. To ensure the upgraded MWTP meets the new environmental standards the Council will undertake the following:

a. Monitor complaints about the operation of the MWTP; and

b. Review the results of monitoring undertaken by Watercare Services Ltd in relation to the environmental performance of the MWTP. Watercare Services Ltd will undertake monitoring of the matters set out in general condition 2 (13) (c) (i–vi) of the Council consents which states that the Consent Holder shall complete and comply with a Monitoring Management Plan which shall stipulate the precise technical details of monitoring programmes.

7.0 Provisions for the Main Site

7.1 Explanatory statement

The designation for the main site covers an area of approximately 706 hectares, comprising 490 hectares of oxidation ponds, 195 hectares of Mangere Sludge lagoons and existing MWTP site, and 21 hectares covering Oruarangi Creek. The provisions of this designation are intended to provide for the works associated with the upgrading, ongoing operation and modification of the MWTP, as authorised by the resource consents obtained from the Council, while providing an appropriate degree of protection to surrounding activities and ensuring that development is consistent with the surrounding environment. The rules in this plan attaching to this designation complement the conditions of the Council consents and the Council will take those conditions into account.

7.2 Activities

Rule 7.2.1 Permitted Activities

The following activities shall be permitted activities, provided they meet the Development Standards in Rule 7.5, and provided that activity (h) shall be subject to 7.5.6, 7.5.7, 7.5.8, and 7.5.11 Development Standards, and activity (i) shall be subject to 7.5.11 Development Standard only:

a. Wastewater treatment plant processes and ancillary activities;

b. Laboratories ancillary to the MWTP;

c. Administrative offices ancillary to the MWTP;

d. Workshop and parts storage ancillary to the MWTP;

e. Staff and visitor amenities including carparking;

f. Depositing of earth and biosolids to land;

g. Deposition of sludge and biosolids to landfills;

h. Earthworks in accordance with the requirements of the Auckland Regional Council; and

i. Temporary offices, storage sheds, builders workshops, scaffolding, and other similar buildings and

activities which are associated with the upgrading, ongoing operation and modification of the MWTP provided that buildings and structures directly associated with the upgrade of the plant must be removed by October 2006 or such later date as approved in writing by the Director Environmental Management, Auckland Council.

Rule 7.2.2 Controlled Activities

All Controlled Activities shall comply with Development Standards in Rule 7.5. Buildings exceeding 10m but not more than 15m in height (refer rule 7.5.1).

Rule 7.2.3 Restricted Discretionary Activities

The following activities shall be restricted discretionary activities:

- a. Buildings exceeding 15m but not more than 25m in height;
- b. The sale of biosolids produced by the MWTP; and
- c. Any permitted or controlled activity which fails to meet the Development Standards in Rule 7.5.

Unless special circumstances exist a resource consent for restricted discretionary activities as listed in Rule 7.2.3 need not be publicly notified, and the written approval of affected persons need not be obtained.

7.3 Assessment criteria for Controlled Activities

When assessing a building higher than 10m but not exceeding 15m the Council shall have regard to the following matters and may impose conditions in respect of these:

- a. Landscape design, screening and site layout should ensure that the adverse effects of the MWTP on the amenity values of the surrounding area are minimised;
- b. Design and external appearance of buildings should relate to the character of the locality, i.e. the coastal environment and its amenity values; and
- c. The visual effects of the MWTP buildings with respect to views from the coastal environment and views from public places such as roads and public open space shall be avoided, remedied, or mitigated as far as practicable.

7.4 Assessment criteria for Restricted Discretionary Activities

When assessing any restricted discretionary activity the Council shall have regard to the following matters:

- a. The objectives and policies for the designation.
- b. As a general guide, buildings should be recessive features and should not dominate the natural landscape particularly when viewed from the Manukau Harbour and coastal edge and when viewed from public places such as roads and public open spaces.
- c. The extent to which the design, external appearance and colour of buildings and other methods (such as the construction of buildings underground) will facilitate the integration of the buildings into the landscape so that they are not dominant features in the landscape.
- d. The proposed landscaping and the extent to which it will screen and soften the visual impact of buildings and development on the site from all views.
- e. Without limiting the generality of the foregoing, regard shall be had to the extent to which landscaping within the site itself will diminish the visual impact of buildings and development on the site and/or their combined mass on views from elevated locations, so that the buildings are recessive features in the landscape.
- f. The extent to which the presence and visual effects of the proposed buildings would adversely affect the relationship of Māori and their culture and tradition with their ancestral lands, water, sites, waahi tapu, and other taonga, including effects on cultural landscape views.
- g. The extent to which the building or activity will promote the maintenance or enhancement of the amenity values of the coastal environment. • Whether the activity will have adverse effects on public places, waahi tapu, or archaeological sites.

- h. The extent to which the proposed building promotes efficient use and development of the MWTP having regard to the functional purpose of the proposed building or the operational management of the existing MWTP; and
- i. Whether the proposed hours of operation has the potential to create a noise nuisance to local residents. As a guide additional controls may be placed on activities, including servicing and deliveries, that operate between the hours of 10.00 pm and 7.00 am. Conditions may be imposed as part of any resource consent.

7.5 Development standards — Permitted and Controlled Activities

Rule 7.5.1 Maximum Height

The maximum permitted height for buildings and structures shall be 10m, except that this limit shall not apply to silos, stacks, cranes, lift towers or machinery rooms. The maximum permitted height for silos, lift towers and machinery rooms shall not exceed 15m, and the maximum height for stacks and permanently installed cranes shall not exceed 25m.

Explanation:

Buildings, particularly larger buildings have the potential to detract from the amenity values of the surrounding area. The maximum height control will protect visual amenity values of the adjoining land and the Manukau Harbour from intrusive building developments. In the longer term there may be a need to erect buildings higher than 10m and provision has been made for this outcome through the resource consent process in terms of the rules of this designation.

Rule 7.5.2 Yards

Front Yard — 15m No buildings or carparking areas shall be established within this yard The yard shall be landscaped in accordance with Rule 7.5.4.

Explanation:

The 15m yard along Greenwood Road will provide an adequate separation distance between the MWTP and adjoining uses to the east.

Rule 7.5.3 Depositing of Matured Sludge and Biosolids

a. Depositing of matured sludge

Matured sludge applied to land shall be confined to matured, dried sludge, excavated from the drying beds. With the exception of the approved landfills, sludge deposition shall not include any sludge obtained from the oxidation ponds.

b. Depositing of biosolids

The depositing of biosolids to land (other than approved landfills) shall be undertaken in accordance with the Ministry of Health document “Public Health Guidelines for the safe use of sewage, effluent and sewage sludge on land (1992)” or any amendment to or replacement for those guidelines. Depositing of biosolids to approved landfills shall be undertaken in accordance with the requirements of the Council consents.

Explanation:

The operator may deposit, within the site, some of the matured sludge in the drying beds. As the matured sludge is a contaminant, the application of the matured sludge is subject to Discharge Permit 9610859 issued by the Council which approves certain landfills for this purpose. The depositing of biosolids is also subject to the same discharge permit.

Rule 7.5.4 Landscaping

The site shall be landscaped in accordance with the provisions of the Coastal and Foreshore

Restoration Plan, prepared in accordance with Coastal Permit 9610851. Without limiting the generality of the foregoing, trees to be used for landscaping purposes shall be a combination of native and exotic species which, within 10 years, are capable of forming an effective screen at varying heights up to 15m with the largest specimens reaching 20–25m above natural ground level within 20 years. For the purposes of consistency, exotic species which are currently found on site and/or in the near vicinity (for example pines, gums and macrocarpa trees) should be used. Native trees of a height more than 6m shall be retained but may be transplanted where practicable provided that transplanting shall be undertaken with sound arboricultural practices. Where retention or relocation is not practicable, any native tree of a height more than 6m which is removed shall be replaced by a native tree of similar height within the site as part of the overall landscaping undertaken. The removal of the pine tree shelter belts may be undertaken at such time as effective screening of the plant is provided by other trees and plants on the site. The landscaping shall be properly maintained at all times and in accordance with sound landscaping practice.

Explanation:

Exotic species are promoted in the early stages of landscaping to provide the initial screening of the MWTP and related buildings. While native trees are preferred for their ecological value it is recognised that exotic species because of their speed of growth relative to native species will ensure that over a relatively quick period of time large trees will have the effect of softening buildings up to 15m in height. Also the screening ability of many native trees is not always as effective as some of the exotic species so a mixture of both will ensure effective screening from a height perspective and an area perspective is achieved. Once the native trees have reached heights where they effectively screen buildings then provision is made for the shelter belts to be removed. Every precaution is to be taken to protect existing native trees and the shelter belts in order to maintain the visual screening of the Wastewater Treatment Plant and related buildings.

Rule 7.5.5 Design and External Appearance of Buildings

All new buildings and structures shall be designed and finished in a manner that is deemed to be visually recessive by a suitable expert.

Explanation:

This rule is to encourage sensitive design and to ensure that buildings are finished in recessive colours that do not detract from the amenity values of the surrounding areas and coastal waters. Details of the design and finish of the proposed buildings and structures will be submitted to the Council at the same time as an outline plan of works.

Rule 7.5.6 Submission Of An Outline Plan Of Works

Before commencing any construction activity on the designated land, an Outline Plan of Works shall be submitted to the Council for its consideration and approval. No construction work shall be commenced until the Outline Plan of Works is approved pursuant to section 176A of the Resource Management Amendment Act 1993. The outline plan of works must show the height, shape and bulk of the work, its location on the site, the likely finished contour of the site, vehicular access, circulation and the provision for parking, the landscaping proposed, and any other matters to avoid, remedy, or mitigate any adverse effects on the environment (pursuant to section 176A, Resource Management Amendment Act 1993).

Explanation:

The designation only indicates in broad terms the nature of activities to be undertaken within the designated land. This rule provides the Council with prior notice of the detailed nature of any works proposed within the designated land and the ability to control any adverse effects of those works or project.

Rule 7.5.7 Dust

That beyond the southern boundary of Area 1A and 1B, the eastern boundary of Area 2 and the Main Site, there shall be no dust caused by discharges from the site which are noxious, dangerous, offensive or objectionable.

Explanation:

Activities that generate dust have the potential to create significant adverse health effects and nuisance conditions. This rule ensures that there are adequate means to identify a dust nuisance so that remedial action can be taken to the satisfaction of Council.

Rule 7.5.8 Movement Of Materials

All earth, sludge and biosolids being transported on public roads to and from the site shall be contained to prevent the release of particulate material into the environment.

Explanation:

Large quantities of biosolids are to be removed from the MWTP each day. In addition, other materials which could contribute to dust nuisance will be delivered and removed from the site. The above rule is designed to avoid any adverse effects from particulate materials being lost from vehicles.

Rule 7.5.9 Noise

a. Any additions to the MWTP shall be so designed and the use of the buildings and site shall be so conducted, that the noise level does not exceed the limits set out below:

i. When measured at, or within, the boundary of any site zoned Residential or the notional boundary of any site zoned Future Urban or Rural Production, (as at the date the district plan became operative) which is located beyond the boundary shown on Figure 5.6 attached to this designation. (The notional boundary is a line 20m from the facade of any rural dwelling or the legal boundary where this is closer to the dwelling.)

Day/Time	Noise Level (L10dBA)
At all times	50
At all other times including Sundays and public holidays	45

ii. When measured at or within the boundary of any site zoned Business.

Day/Time	Noise Level (L10dBA)
At all times	60

Lmax 65 dBA (or background plus 30 dBA, whichever is lower) shall apply between the houses of 2200–0700, seven days a week.

b. The noise levels shall be measured and assessed in accordance with NZS 6801: 1991 “Measurement of Sound” and NZS 6802: 1991 “Assessment of Environmental Sound”.

c. Any construction noise (as defined in Section 2 of the Construction Act 1959) emanating from the site shall comply with the requirements of NZS 6803P:1984 “The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”.

d. Prior to the commencement of any new activities, the applicant shall provide Council with a certificate from a qualified Acoustic Engineer demonstrating that the above performance standards will be met.

e. Notwithstanding the noise standards above, the Council reserves the power conferred on it under the relevant sections of the Resource Management Act 1991, to control any noise which contravenes the provisions of the abovementioned Act.

Explanation

The noise standards above are similar to those that apply to activities in the Business zones. During the construction period from 1997–2003 noise levels will exceed those specified in clause (a) above, but will be below the daytime construction noise limit of 75dBA set out in NZS 6803P: 1984 “The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”.

Rule 7.5.10 Odour

Up to and including 1 October 2003, The MWTP is to be operated, maintained, supervised, monitored and controlled in relation to all activities undertaken on the site so that discharges of odour are maintained at a minimum practicable level. From 1 October 2003 there shall be no discharge of a noxious, offensive or objectionable odour arising from within Areas 1A, 1B or 2 beyond the southern boundary of Area 1A and 1B and the eastern boundary of Area 2 (as shown on Figure 5.8), or the northern and western boundaries of the Main Site designated as “Watercare Services Limited: Wastewater Treatment Plant” and designation No. 153: “Watercare Services Ltd/A.R.C Wastewater purposes and Ambury Regional Park”, as shown on Figure 5.6.

Rule 7.5.11 Stormwater Drainage

- a. Adequate provision is to be made for the protection and/or redirection of any existing stormwater overland flowpaths within the site, which are affected by the upgrading works. All proposed works shall be undertaken prior to the commencement of the activity, in accordance with Council’s engineering performance standards, and at no cost to the Council.
- b. In order to protect these stormwater overland flowpaths a ‘right to drain water’ easement in favour of the Council is to be placed over the final defined overland flowpaths prior to commencement of the activity and at no cost to Council. Any easement will need to be defined by a registered surveyor, to be arranged by the applicant, and the subsequent easement documents prepared by the Council Solicitor at the applicant’s expense. The easement documents will need to include a provision that no buildings, structures, fences or filling be placed in the easement area or other works carried out thereon, except with specific Council approval and that the level and profile of the overland flowpath is to remain unchanged thereafter. The easement documents will also need to include plans showing levels in terms of DOSLI datum, a suitably located datum mark and boundary dimensions for the proposed easement.
- c. Minimum floor level restrictions may be required adjoining overland flowpaths and at no cost to Council prior to commencement of the activity.
- d. Conditions (a), (b) and (c) require compliance through the submission of full engineering plans to the Council for its approval at the time an Outline Plan of Works is submitted to the Council and the completion of all works prior to commencement of the activity.

Explanation:

The above rule will ensure that no stormwater problems are generated by the proposed upgrading.

Rule 7.5.12 Roading

Access to Puketutu Island shall be retained at all times, including during the upgrading of the MWTP.

Rule 7.5.13 Business Development Reserve Contributions

7.5.13.1

All development authorised by this designation, other than Project Manukau, in excess of \$250,000

and proposed to be used solely or principally for administrative, commercial or industrial purposes, or any two or more such purposes, may be subject to a reserve contribution calculated at a rate of not more than 0.5% of the assessed value of the development, provided that:

7.5.13.2

(a) The amount of reserve contribution required under this clause may be reduced at the Council's discretion, pursuant to an application for a restricted discretionary activity resource consent. In considering an application under this provision, the Council shall have regard to the following matters:

- i. the extent to which the development generates an overall positive environmental effect or has no additional adverse environmental effects;
- ii. the extent to which the development adversely affects the environment;
- iii. the extent to which any facility (land or works) provided by WSL benefit the public and are visible and/or accessible to the public;
- iv. the extent of any restrictions on public access to the nominated facilities/areas provided by WSL;
- v. the cost to WSL of providing the nominated facilities/areas for public amenity and use; and
- vi. the extent to which WSL makes provision for public open space.

(b) Unless special circumstances exist, any resource consent application made pursuant to 7.5.13.2(a) above shall not be notified and the written approval of affected parties need not be obtained.

7.5.13.3

WSL will pay the reserve contribution of 0.5%, or such lesser amount (if any) as may be required by the Council pursuant to 7.5.13.2(a) above, by a cash payment to the Council of 0.15% or, if the reserve contribution is assessed as being less than 0.15%, then such lesser amount; and

- i. by deducting the remaining reserve contribution (if any) from the Credit, until such time as the Credit is exhausted; and/or
- ii. if the Council agrees, transferring land to the Council of an equivalent value to the whole or part of the remaining reserve contribution.

7.5.13.4

The Council shall maintain a record of WSL's current financial contribution credit (Credit). The value of the Credit shall be \$835,000, as at 10 August 2001, and arises from WSL's commitment to undertake the works set out below. The difference between the Credit and the Agreed Value of the following works is the agreed amount of reserve contribution for development occurring under Project Manukau.

a. Visitor facilities including (parking, lookouts, hides, signs & planting) \$316,000

Pathways, board walks, bridges and associated planning \$455,000

Roads and fencing (access roads, cycle tracks, fencing & planting) \$334,000

Oruarangi Landing including boat ramp \$550,000

Community Involvement (preparation nursery etc) \$80,000

Total \$1,735,000

(Less allowance for planting) \$135,000

Agreed value \$1,600,000 (the Works' Areas)

b. The Credit will be extinguished in 20 years from 10 August 2001 or when it is exhausted in terms of rule 7.5.13.3, whichever event occurs first.

Provided that: During the hours of daylight, the public is to be provided with access to any of the Works' Areas in respect of which the Credit has been calculated. In the event that access to any

Works' Area is denied, the Council shall reduce the credit attributed to that Works' Area as set out in rule 7.5.13.4(a). This proviso is subject to WSL or its agents temporarily restricting public access where that is necessary for safety or operational reasons.

Provided Further that: If any of the works described in rule 7.5.13.4(a) do not occur, the Council shall reduce the Credit attributed to that work.

Provided Further that: The calculation of the Credit took into account all Project Manukau works, including those specified in the schedule in rule 7.5.13.4(a) and, for the avoidance of doubt, none of those works shall be assessed under Rule 7.5.13.1.

Explanation:

As at 10 August 2001, the Council and WSL agreed that a reserve contribution of \$765,000 was payable on the works undertaken as part of Project Manukau. That reserve contribution will be met by the provision of the works set out in rule 7.5.13.4(a). The difference between the Agreed Value of those works and the reserve contribution required as at 10 August 2001 is the Credit.

7.5.13.5

Upon the Credit being extinguished in terms of rule 7.5.13.3, WSL shall continue to pay a reserve contribution of 0.5%, or such lesser amount (if any) as may be required by the Council pursuant to 7.5.13.2(a) above.

7.5.13.6

The reserve contribution shall become due and payable upon the occurrence of any of the following events as may be appropriate to the proposed development provided that if more than one of the following events applies, the contribution shall be paid on the event which occurs first:

- a. The issuance of a building consent for proposed works;
- b. The commencement of proposed works.

Explanation:

All development is liable to the payment of reserve contributions in order to offset the adverse effects of development on the environment which includes the community. Generally, the Business Development Reserve Contribution rule ensures that businesses that have not previously had to pay reserve contributions on subdivision and yet intensify the development on their site, are able to be levied for a contribution to offset the effects of the business on the environment. It is the intention of WSL and the Council that the Credit will be exhausted within 20 years. If the Credit is not exhausted within the life of this Plan, it is WSL's intention to carry this rule in WSL's designation into any new district plan while still retaining the 20 year cut off proposal. It is accepted by both the Council and WSL that this rule and therefore the agreed Credit may change as a result of public participation in the formulation of any new district plan. The rule contains an element of discretion as to how much reserve contribution may be payable in order to promote the opportunity for the recognition of facilities or works WSL may provide which contribute to public open space purposes and to recognise that some aspects of the development might have little or no adverse effects (eg the replacement of underground pipes). In applying the threshold limit of \$250,000, WSL shall consider whether the proposed works are part of a series of scheduled works that cumulatively total more than \$250,000, and whether it would be more appropriate to seek approval for all the proposed or scheduled works at the same time and pay a financial contribution on the total value of those works.

Rule 7.5.14 Coastal And Foreshore Restoration Management Plan (CFRP)

- a. The Requiring Authority shall complete and comply with a Coastal and Foreshore Restoration Plan (CFRP) for the area shown on Figure 5.7.

Auckland Unitary Plan Operative in part

