

Memo

Date 2 February 2026

To: Celia Davison – Manager – Central / South Planning
From: Vanessa Leddra, Policy Planner
 Planning – Central/South

Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan

Corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan 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.

Rule or Section of Unitary Plan	Chapter K Designations Watercare Service Ltd
Subject Site (if applicable)	Designation 9467: 31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West
Legal Description (if applicable)	SEC 3 SO 475051, LOT 1 DP 495958
Nature of change	<p>A Clause 20A modification is required to correct a Watercare Ltd designation in the AUP.</p> <p>Discussion</p> <p>In accordance with Section 184A of the Resource Management Act (the Act), designations lapse five years after being included in the plan unless the designation has been given effect to or the designation specified a different period when incorporated into the plan.</p> <p>A requiring authority, may within three months before the expiry of a lapse date, resolve that it has made, and is continuing to make substantial progress or effort towards giving effect to the designation and fix a longer period (section 184A(3(b) of the Act).</p> <p>In December 2025, Auckland Council (Planning and Resource Consents) advised Watercare Ltd about designation #9467's upcoming lapse date and requested:</p> <ol style="list-style-type: none"> 1. Confirmation as to whether this designation [due to expire on 15 January 2026] had either been given effect to and if not, whether a longer lapse period is required 2. Alternatively, if the designation should be allowed to lapse and be

	<p>removed from the AUP.</p> <p>The purpose of the designation is for a wastewater pumping station and includes a triple storey control building. In an email request to Auckland Council dated 16 December 2025, Watercare Ltd, advised that the Daldy Street and Pakenham Street wastewater pump station was completed in 2019. Watercare Ltd have provided a copy of a Code of Compliance Certificate approved by council dated 2 December 2019. This refers to the building consent and states that the project has been completed.</p> <p>Watercare’s request advised that this designation has been given effect to.</p>
<p>Effect of change</p>	<p>This Watercare Ltd designation is to be shown as ‘given effect to’ as per the email request on 16 December 2025 (see Attachment 1).</p> <p>Effectively this means that the lapse date for the designation set out in Chapter K Designations, Auckland Council’s schedule of designations, can be amended from ‘five years from being operative in the Unitary Plan unless given effect to prior’ to i.e. no lapse date’.</p> <p>This Clause 20a modification is minor in nature. The amendment does not change the intent of the provisions and is administrative to reflect that the designation has been given effect to. The purpose of the designation remains as “Wastewater pump station”.</p> <p>Therefore, it is considered that this modification can be done via a First Schedule, clause 20a update to the AUP.</p>

<p>Changes required to be made (text/in-text diagrams)</p>	<p>Amend Chapter K Designations – Watercare Ltd for the following designation: #9467 “Wastewater pump station”.</p> <p>9467 Daldy and Pakenham</p> <table border="1" data-bbox="405 1496 1369 1733"> <tr> <td>Designation Number</td> <td>9467</td> </tr> <tr> <td>Requiring Authority</td> <td>Watercare Services Ltd</td> </tr> <tr> <td>Location</td> <td>31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West</td> </tr> <tr> <td>Rollover Designation</td> <td>Yes</td> </tr> <tr> <td>Legacy Reference</td> <td>Designation 406 Auckland Council Operative District Plan (Central Area Section : 2005)</td> </tr> <tr> <td>Lapse Date</td> <td>15 January 2026 Given effect to (i.e no lapse date)</td> </tr> </table>	Designation Number	9467	Requiring Authority	Watercare Services Ltd	Location	31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West	Rollover Designation	Yes	Legacy Reference	Designation 406 Auckland Council Operative District Plan (Central Area Section : 2005)	Lapse Date	15 January 2026 Given effect to (i.e no lapse date)
Designation Number	9467												
Requiring Authority	Watercare Services Ltd												
Location	31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West												
Rollover Designation	Yes												
Legacy Reference	Designation 406 Auckland Council Operative District Plan (Central Area Section : 2005)												
Lapse Date	15 January 2026 Given effect to (i.e no lapse date)												
<p>Changes required to be made (maps)</p>	<p>N/A</p>												
<p>Attachments</p>	<p>Attachment 1: Watercare Ltd request - Designation 9467 – email dated 16 December 2025 with attachment Attachment 2: Corrections to text (strikethrough/underscore) Attachment 3: Corrected text (clean)</p>												

<p>Prepared by: Vanessa Leddra Policy Planner</p>	<p>Text Entered by: Bronnie Styles Planning Technician</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Maps prepared by: Geospatial Analyst</p>	<p>Reviewed by: Craig Cairncross Team Leader</p>
<p>Signature:</p> <p>n/a</p>	<p>Signature:</p> 
<p>Decision: I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Manager Planning – Central/South</p> 	

Attachment 1
Watercare Services Limited request

16 December 2025

**Bronnie Styles
Planning and Resource Consents, Auckland Council
Private Bag 92300,
Victoria Street West,
Auckland 1142**

Dear Bronnie,

WATERCARE DESIGNATIONS LAPSE DATE: DESIGNATION 9467 DALDY AND PAKENHAM

Following your email on 10 December 2025, I can confirm that the Watercare Designation 9467 (Daldy And Pakenham Wastewater Pump Station) have been given effect to.

As per **Attachment A** to this letter, the Code Compliance Certificate (CCC) issued on 2 December 2019 by Auckland Council confirms the completion of this pump station—along with triple storey control building— at 31-79 Daldy Street, Wynyard.

I trust the above is sufficient for your report. Should you have any queries, please do not hesitate to contact Asgari MasumniaBisheh on asgari.masumniabisheh@water.co.nz.

Yours faithfully,



**Tanvir Bhamji
Resource Consenting Manager
Strategy & Planning
Watercare Services Limited**

Attachment A – Auckland Council’s CCC (BCO10172929) for Daldy And Pakenham Wastewater Pump Station

2 December 2019

Viaduct Harbour Holdings Limited
C/O Viaduct Holdings Limited and Development
Villy kotze
Private Bag 90323
Victoria Street West
Auckland 1142

Dear Sir/Madam

Building consent number: BCO10172929
Address: 31-79 Daldy Street Auckland Central Auckland
1010
Description: (B/2017/1241) New triple storey control building
with pump station
Area office: Central

Code Compliance Certificate (CCC) approved

We refer to the building consent for the above described work. Please find attached your code compliance certificate issued under s.95 of the Act, which confirms the satisfactory completion of this project.

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully
Natasha Kundra
Regulatory Support Officer
BUILDING CONSENTS
Email: NATASHA.KUNDRA@AUCKLANDCOUNCIL.GOV.T.NZ

Code compliance certificate

Section 95, Building Act 2004
(Form 7 - Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	BCO10172929	Date building consent issued:	26 April 2017
Street address of building:	31-79 Daldy Street Auckland Central Auckland 1010		
Legal description of land where building is located:	SEC 3 SO 475051, LOT 1 DP 495958		
Building name:			
Location of building within site / block number:		Level or unit number:	
Currently,lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Commercial		
Year First constructed:	2019		

THE OWNER

Name of owner:	Viaduct Harbour Holdings Limited		
*Contact person:	Villy Kotze		
Mailing address:	C/O Viaduct Holdings Limited and Development, Villy kotze, Private Bag 90323, Victoria Street West, Auckland		
Street address / registered office:	82 Wyndham Street, Auckland CBD, Auckland 1010		
Phone Number: Landline:	+64 (9336) 8820	Mobile:	
Daytime:	+64 (9336) 8820	After hours:	
		Facsimile No:	
Email address:	pkukulsky@water.co.nz		
Website:			

FIRST POINT OF CONTACT FOR COMMUNICATION *(Must be in New Zealand)*

Full name:	Watercare Services Limited		
Mailing address:	C/O Peter Kukulsky, Private Bag 92521, Auckland 1050		
Street address / registered office:	73 Remuera Road, Remuera Auckland 1050		
Phone Number: Landline:		Mobile:	+64 (21679388)
Daytime:	+64 (21679388)	After hours:	
		Facsimile No:	
Email address:	Peter.Kukulsky@water.co.nz		

BUILDING WORK

Issued by:	Auckland Council	Building Consent Number:	BCO10172929
(B/2017/1241) New triple storey control building with pump station			

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- The building work complies with the building consent.
- The specified systems in the building are capable of performing to the performance standards set out in the building consent.

ATTACHMENTS

Compliance schedule

On behalf of Auckland Council:



Date Issued:

2 December 2019

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

Compliance Schedule Statement N^o: WOF21469913

Issued under section 105 of the Building Act 2004 (Form 10)

Date of issue: 2 December 2019

Expiry Date: 2 December 2020



THE BUILDING:

Street address:	31-79 Daldy Street Auckland Central Auckland 1010		
Legal description:	SEC 3 SO 475051, LOT 1 DP 495958	Building name:	na
Location of building within site / block:	na	Level / Unit N ^o :	na
Intended life of building:	Indefinite but not less than 50 years	Year first constructed:	2019
Risk group	WB: Business, commercial and low level storage		
Purpose group:	CS: Crowd Small	Highest fire hazard category:	3
Current lawfully established use:	Commercial		
Description of building use (include number of occupants):			
Description:	Control building Pump Station	Occupancy N ^o :	14

OWNER:

Name:	Viaduct Harbour Holdings Limited		
Postal address:	31-79 Daldy Street Auckland Central Auckland 1010		
Agent name:	Watercare Services Limited		
Registered office:	73 Remuera Rd, Auckland 1050		
Telephone:	na	Mobile:	021 679 388
Email:	pkukulsky@water.co.nz		

SYSTEMS CONTAINED WITHIN THIS BUILDING - the inspection, maintenance and reporting procedures for these systems are described on the following pages

SS 2/1 Automatic or manual emergency warning systems for fire
SS 4 Emergency lighting systems
SS 7 Automatic back-flow preventers
SS 9 Mechanical ventilation or air conditioning systems
SS 14/2 Signs relating to specified systems 1-13
SS 15(b) Final exits
SS 15(c) Fire separations
SS 15(d) Signs for communicating information to facilitate evacuation

The compliance schedule is kept at:	31-79 Daldy Street Auckland Central Auckland 1010		
Signed on behalf of Auckland Council by:		Name and role:	Ian McCormick General Manager Building Consents

Date of issue

2 December 2019

This statement is valid for 12 months after the date stated above.

Auckland Council, Private Bag 92300, Auckland 1142

Compliance Schedule N^o: WOF21469913

Issued under section 102 of the Building Act 2004



Date of issue: 2 December 2019

THE BUILDING:

Street address:	31-79 Daldy Street Auckland Central Auckland 1010		
Legal description:	SEC 3 SO 475051, LOT 1 DP 495958	Building name:	na
Location of building within site / block:	na	Level / Unit N ^o :	na
Intended life of building:	Indefinite but not less than 50 years	Year first constructed:	2019
Risk group	WB: Business, commercial and low level storage		
Purpose group:	CS: Crowd Small	Highest fire hazard category:	3
Current lawfully established use:	Commercial		
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SS 15(c) Fire separations
SS 15(d) Signs for communicating information to facilitate evacuation

The compliance schedule is kept at:

31-79 Daldy Street Auckland Central Auckland 1010

Date of issue:

2 December 2019

Signed on behalf of
Auckland Council by:



Name and role:

Ian McCormick
General Manager Building Consents

Auckland Council, Private Bag 92300, Auckland 1142

VERSION CONTROL

Version N°	Building Consent / Reference N°	Date of issue	Description / reason for change
1	BCO10172929 B/2017/1241	2 December 2019	New triple storey control building with pump station

Attachment 2

Corrections to text (strikethrough/underscore)

9467 Daldy and Pakenham

Designation Number	9467
Requiring Authority	Watercare Services Ltd
Location	31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West
Rollover Designation	Yes
Legacy Reference	Designation 406 Auckland Council Operative District Plan (Central Area Section : 2005)
Lapse Date	15 January 2026 Given effect to (i.e no lapse date)

Purpose

Wastewater pump station

Conditions

General Conditions

1. Except as modified by the conditions below and subject to final design, the works shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated 15 May 2015 and supporting document being
 - a) "Wynyard Quarter Pump Station and Rising Main - Assessment of Effects on the Environment" dated 8 May 2015, and
 - b) the Concept Plans prepared by Land Lab, being:
 - i. LA-300 rev A Wynyard Common site plan
 - ii. LD-300 rev A Pump station floor plans – Option 2
 - iii. SK-300 Pump station 3D image – Option 2
2. As soon as practicable following completion of commissioning of the pump station and associated works, the Requiring Authority shall, in consultation with the landowner:
 - a) Review the extent of the area designated for the wastewater infrastructure
 - b) Identify any areas of designated land that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the wastewater infrastructure
 - c) Give notice to the Council in accordance with Section 182 of the Resource Management Act 1991 (RMA) for the removal of those parts of the designation identified in 2(b) above which are not required for the long term operation and maintenance of the wastewater infrastructure.

Outline Plan

3. The Requiring Authority shall submit an Outline Plan to Council (Team Leader – Central Monitoring) prior to construction of the pump station and associated works in accordance with Section 176A of the RMA.

4. The Outline Plan shall include the following:
 - a) Final design drawings which shall be in general accordance with the Concept Plans referred to in condition 1 b) above
 - b) Construction Management Plan (CMP)
 - c) Construction Traffic Management Plan (CTMP)
 - d) Construction Noise and Vibration Management Plan (CNVMP)
 - e) Landscaping Plan

Construction

5. The Requiring Authority shall prepare a Construction Management Plan (CMP) for construction of the proposed pump station and associated works. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects arising from these construction activities. The CMP shall include:
 - (a) Contact details of the site or project manager;
 - (b) An outline construction programme;
 - (c) The proposed hours of work;
 - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
 - (e) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site;
 - (f) Procedures for ensuring that residents, road users and businesses in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities and are informed about the expected duration and effects of the works;
 - (g) Means of providing for the health and safety of the general public;
 - (h) Procedures for responding to complaints about construction activities.

Construction Hours

6. The construction activity shall be restricted to hours between 07:00 and 22:30 Monday to Saturday, no noisy work is allowed on Sunday or public holidays.

Construction Noise

7. Construction activities shall be managed to achieve compliance with the requirements of NZS6803:1999 Acoustics – Construction Noise.
8. The construction vibration shall be managed to achieve compliance with the requirements of German Standard DIN 4150 Part 3:1986 “Structural Vibration in Buildings - Effects on Structures”.

Construction Noise and Vibration Management Plan

9. Prior to the commencement of any works on site the Requiring Authority shall prepare and submit a Construction Noise and Vibration Management Plan (CNVMP), prepared by a suitably qualified acoustic specialist, to the Council (Team Leader – Central Monitoring). The objective of the CNVMP is to provide a framework for the development and implementation of identified best practicable option to avoid, remedy or mitigate the adverse effects of noise and vibration resulting from construction. The CNVMP shall, as a minimum, describe the measures adopted to address the following:
 - (a) Construction noise and vibration criteria;
 - (b) Identification of the most affected premises where there exists the potential for noise and vibration effects;
 - (c) Hours of operation, including specific times and days when construction activities causing noise and vibration would occur;
 - (d) Mitigation options if full compliance with the relevant noise and vibration criteria cannot be achieved. Specific noise and vibration mitigation measures must be implemented which may include, but not limited to, acoustic screening, alternative equipment/processes and where noise or vibration levels are predicted or demonstrated to approach or exceed the relevant limits;
 - (e) The use of localised partial acoustic enclosures around high noise activity
 - (f) Schedule and methods for monitoring and reporting on construction noise and vibration;
 - (g) Procedures for maintaining contact with stakeholders, notifying of proposed construction activities likely to create noise/vibration effects and the handling of noise/vibration complaints;
 - (h) Contact numbers for key construction staff responsible for the implementation of the CNVMP and complaint investigation.
10. In the event of the measured noise and vibration levels exceeding the relevant standards, the Council must be notified, works shall cease and further mitigation options shall be investigated and implemented prior to works re-commencing.
11. Additional monitoring shall be undertaken in the event of any complaints received and the results of such monitoring shall be submitted to council within one week of receiving the complaint.

Operational Noise

12. The noise arising from any operational activities undertaken on the designated land, shall not exceed the permitted noise standards in Rule 14.9.11.8 of the Auckland Council Operative District Plan (Central Area Section: 2005).

13. Vibration from operation of the pump station activity shall comply with International Standard ISO 2631-2:1989 "Evaluation of human exposure to whole body vibration - Part 2 Continuous and shock-induced vibration in buildings (1 to 80 Hz)".

Traffic Management

14. The Requiring Authority shall prepare a Construction Traffic Management Plan (CTMP) for the proposed works, by a suitably qualified person. The objective of the CTMP is to so far as is reasonably practicable, avoid, remedy or mitigate the traffic effects associated with construction of the proposed works. In particular, the CTMP shall describe:
 - (a) Traffic management measures to maintain traffic capacity and minimise the impact on traffic capacity during weekdays and weekends; and
 - (b) Methods to manage the effects of the delivery of construction material, plant and machinery.
15. The CTMP shall be consistent with the New Zealand Transport Agency Code of Practice for Temporary Traffic Management that applies at the time of construction. Any damage in the road corridor directly caused by heavy vehicles entering or exiting the construction site shall be repaired as soon as practicable or within a timeframe agreed with Auckland Transport.

Landscaping Plan

16. The Requiring Authority shall prepare a Landscaping Plan for the site in consultation with the landowner (freeholder and leaseholder), and this shall be submitted with the Outline Plan in accordance with Condition 4.
17. The Landscaping Plan shall include measures to visually integrate the aesthetic design of the proposed works with the surrounding area and proposed public open space.

Archaeology and Heritage

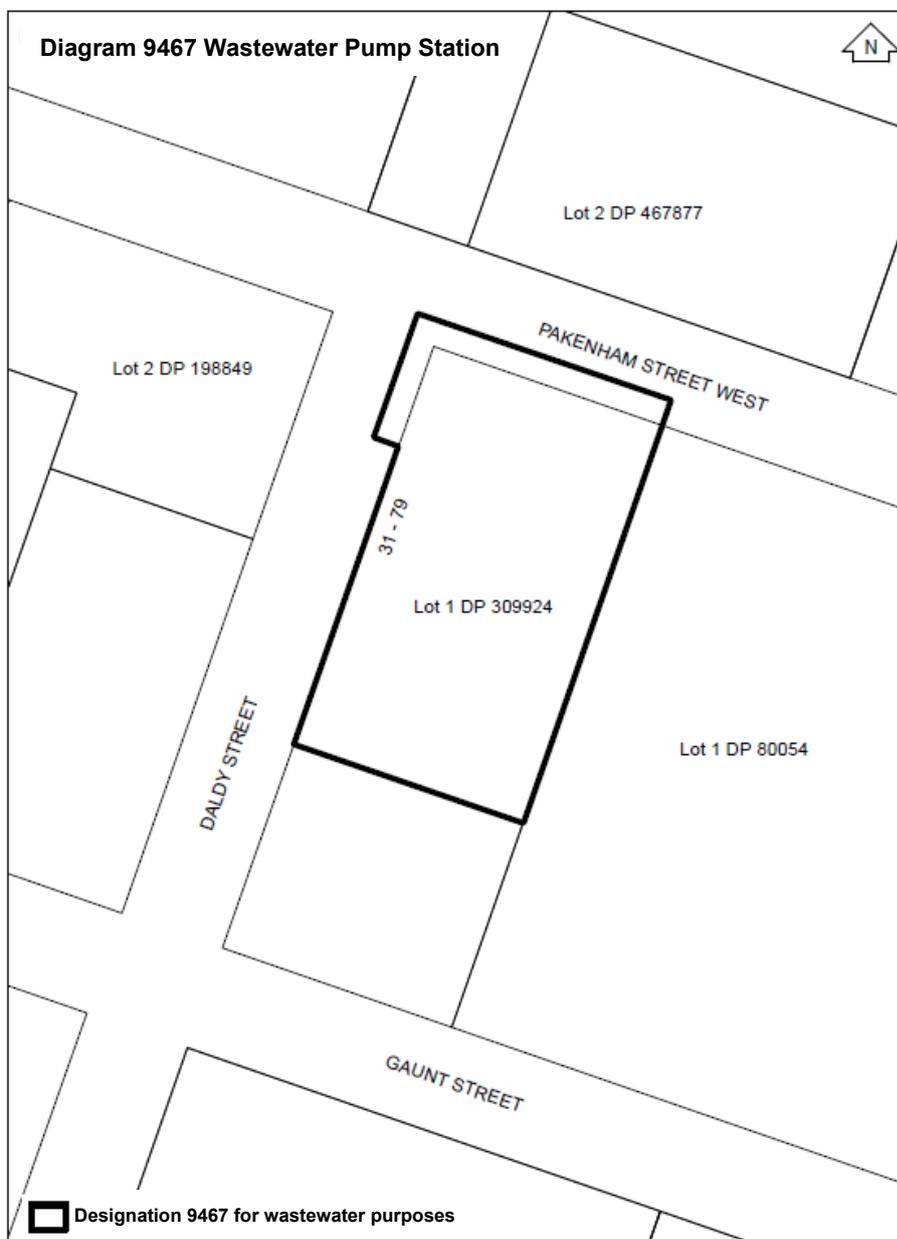
18. If any archaeological site is uncovered during the works, and no Archaeological Authority has been granted by Heritage New Zealand (Pouhere Taonga) (HNZPT), the following Accidental Discovery Protocol shall apply:
 - (a) Work shall cease immediately at that place;
 - (b) All machinery shall be shut down and the area secured in the immediate vicinity of the discovery;
 - (c) The Requiring Authority shall notify the landowners and the relevant HNZPT Regional Archaeologist, and if necessary, the appropriate Archaeological Authority application shall be initiated;
 - (d) If the site is of Maori origin, the Requiring Authority shall notify the appropriate mana whenua group(s) to determine what further actions are appropriate to safeguard the archaeological site or its contents, and what further actions are appropriate with regard to tikanga Maori;
 - (e) If skeletal remains are uncovered, the Requiring Authority shall advise the New Zealand Police, HNZPT and the appropriate mana whenua group(s); and

- (f) Works affecting the archaeological site shall not resume until any approval required from HNZPT has been obtained.

Lapsing of Designation

- 19. The designation shall lapse on the expiry of a period 10 years after the date it is included in the District Plan in accordance with section 184(1)(c) of the RMA, unless:
 - a) It is given effect to before the end of that period; or
 - b) The Council determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and continuing to be made, and fixes a longer period for the purposes of this subsection.

Attachments



Attachment 3
Corrections to text (clean)

9467 Daldy and Pakenham

Designation Number	9467
Requiring Authority	Watercare Services Ltd
Location	31-79 Daldy Street, Wynyard and adjacent road reserve of Daldy Street and Pakenham Street West
Rollover Designation	Yes
Legacy Reference	Designation 406 Auckland Council Operative District Plan (Central Area Section : 2005)
Lapse Date	Given effect to (i.e no lapse date)

Purpose

Wastewater pump station

Conditions

General Conditions

1. Except as modified by the conditions below and subject to final design, the works shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated 15 May 2015 and supporting document being
 - a) "Wynyard Quarter Pump Station and Rising Main - Assessment of Effects on the Environment" dated 8 May 2015, and
 - b) the Concept Plans prepared by Land Lab, being:
 - i. LA-300 rev A Wynyard Common site plan
 - ii. LD-300 rev A Pump station floor plans – Option 2
 - iii. SK-300 Pump station 3D image – Option 2
2. As soon as practicable following completion of commissioning of the pump station and associated works, the Requiring Authority shall, in consultation with the landowner:
 - a) Review the extent of the area designated for the wastewater infrastructure
 - b) Identify any areas of designated land that are no longer necessary for the ongoing operation, maintenance, renewal and protection of the wastewater infrastructure
 - c) Give notice to the Council in accordance with Section 182 of the Resource Management Act 1991 (RMA) for the removal of those parts of the designation identified in 2(b) above which are not required for the long term operation and maintenance of the wastewater infrastructure.

Outline Plan

3. The Requiring Authority shall submit an Outline Plan to Council (Team Leader – Central Monitoring) prior to construction of the pump station and associated works in accordance with Section 176A of the RMA.

4. The Outline Plan shall include the following:
 - a) Final design drawings which shall be in general accordance with the Concept Plans referred to in condition 1 b) above
 - b) Construction Management Plan (CMP)
 - c) Construction Traffic Management Plan (CTMP)
 - d) Construction Noise and Vibration Management Plan (CNVMP)
 - e) Landscaping Plan

Construction

5. The Requiring Authority shall prepare a Construction Management Plan (CMP) for construction of the proposed pump station and associated works. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects arising from these construction activities. The CMP shall include:
 - (a) Contact details of the site or project manager;
 - (b) An outline construction programme;
 - (c) The proposed hours of work;
 - (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
 - (e) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site;
 - (f) Procedures for ensuring that residents, road users and businesses in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities and are informed about the expected duration and effects of the works;
 - (g) Means of providing for the health and safety of the general public;
 - (h) Procedures for responding to complaints about construction activities.

Construction Hours

6. The construction activity shall be restricted to hours between 07:00 and 22:30 Monday to Saturday, no noisy work is allowed on Sunday or public holidays.

Construction Noise

7. Construction activities shall be managed to achieve compliance with the requirements of NZS6803:1999 Acoustics – Construction Noise.
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Construction Noise and Vibration Management Plan

9. Prior to the commencement of any works on site the Requiring Authority shall prepare and submit a Construction Noise and Vibration Management Plan (CNVMP), prepared by a suitably qualified acoustic specialist, to the Council (Team Leader – Central Monitoring). The objective of the CNVMP is to provide a framework for the development and implementation of identified best practicable option to avoid, remedy or mitigate the adverse effects of noise and vibration resulting from construction. The CNVMP shall, as a minimum, describe the measures adopted to address the following:
 - (a) Construction noise and vibration criteria;
 - (b) Identification of the most affected premises where there exists the potential for noise and vibration effects;
 - (c) Hours of operation, including specific times and days when construction activities causing noise and vibration would occur;
 - (d) Mitigation options if full compliance with the relevant noise and vibration criteria cannot be achieved. Specific noise and vibration mitigation measures must be implemented which may include, but not limited to, acoustic screening, alternative equipment/processes and where noise or vibration levels are predicted or demonstrated to approach or exceed the relevant limits;
 - (e) The use of localised partial acoustic enclosures around high noise activity
 - (f) Schedule and methods for monitoring and reporting on construction noise and vibration;
 - (g) Procedures for maintaining contact with stakeholders, notifying of proposed construction activities likely to create noise/vibration effects and the handling of noise/vibration complaints;
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10. In the event of the measured noise and vibration levels exceeding the relevant standards, the Council must be notified, works shall cease and further mitigation options shall be investigated and implemented prior to works re-commencing.
11. Additional monitoring shall be undertaken in the event of any complaints received and the results of such monitoring shall be submitted to council within one week of receiving the complaint.

Operational Noise

12. The noise arising from any operational activities undertaken on the designated land, shall not exceed the permitted noise standards in Rule 14.9.11.8 of the Auckland Council Operative District Plan (Central Area Section: 2005).

13. Vibration from operation of the pump station activity shall comply with International Standard ISO 2631-2:1989 "Evaluation of human exposure to whole body vibration - Part 2 Continuous and shock-induced vibration in buildings (1 to 80 Hz)".

Traffic Management

14. The Requiring Authority shall prepare a Construction Traffic Management Plan (CTMP) for the proposed works, by a suitably qualified person. The objective of the CTMP is to so far as is reasonably practicable, avoid, remedy or mitigate the traffic effects associated with construction of the proposed works. In particular, the CTMP shall describe:
 - (a) Traffic management measures to maintain traffic capacity and minimise the impact on traffic capacity during weekdays and weekends; and
 - (b) Methods to manage the effects of the delivery of construction material, plant and machinery.
15. The CTMP shall be consistent with the New Zealand Transport Agency Code of Practice for Temporary Traffic Management that applies at the time of construction. Any damage in the road corridor directly caused by heavy vehicles entering or exiting the construction site shall be repaired as soon as practicable or within a timeframe agreed with Auckland Transport.

Landscaping Plan

16. The Requiring Authority shall prepare a Landscaping Plan for the site in consultation with the landowner (freeholder and leaseholder), and this shall be submitted with the Outline Plan in accordance with Condition 4.
17. The Landscaping Plan shall include measures to visually integrate the aesthetic design of the proposed works with the surrounding area and proposed public open space.

Archaeology and Heritage

18. If any archaeological site is uncovered during the works, and no Archaeological Authority has been granted by Heritage New Zealand (Pouhere Taonga) (HNZPT), the following Accidental Discovery Protocol shall apply:
 - (a) Work shall cease immediately at that place;
 - (b) All machinery shall be shut down and the area secured in the immediate vicinity of the discovery;
 - (c) The Requiring Authority shall notify the landowners and the relevant HNZPT Regional Archaeologist, and if necessary, the appropriate Archaeological Authority application shall be initiated;
 - (d) If the site is of Maori origin, the Requiring Authority shall notify the appropriate mana whenua group(s) to determine what further actions are appropriate to safeguard the archaeological site or its contents, and what further actions are appropriate with regard to tikanga Maori;
 - (e) If skeletal remains are uncovered, the Requiring Authority shall advise the New Zealand Police, HNZPT and the appropriate mana whenua group(s); and

- (f) Works affecting the archaeological site shall not resume until any approval required from HNZPT has been obtained.

Lapsing of Designation

- 19. The designation shall lapse on the expiry of a period 10 years after the date it is included in the District Plan in accordance with section 184(1)(c) of the RMA, unless:
 - a) It is given effect to before the end of that period; or
 - b) The Council determines, on an application made within 3 months before the expiry of that period, that substantial progress or effort has been made towards giving effect to the designation and continuing to be made, and fixes a longer period for the purposes of this subsection.

Attachments

