

Memo

Date 8 April 2026

To: Kath Coombes, Acting Manager, Planning – Regional, North, West, and Islands
 From: Jo Hart– Senior Policy Planner

Subject: **Plan Modification: Clause 20A error correction to Hauraki Gulf Islands District Plan (Operative 2018)**




I seek your approval to correct an error pursuant to clause 20A, schedule 1, Resource Management Act 1991:

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 or HGI District Plan	Hauraki Gulf Islands – Appendix 7 inner islands – Table A7.1: Designated sites – inner islands – 1-14 (Map reference) Owhanake Wastewater Treatment Plant
Subject site and legal description (if applicable)	61 Ocean View Road, Waiheke
Nature of error	<p>The requiring authority name in Appendix 7 Table A7.1 is listed as being Auckland City Council.</p> <p>Watercare Services Limited has requested that the name be corrected as they are the requiring authority for this designation. The existing wastewater treatment plant is operated and managed by Watercare. In addition, the land is owned by Watercare as shown in the Record of Title (refer to Attachment B of the Clause 20A request (refer to Attachment 1 of this memo)).</p> <p>The title ownership of the site was transferred from Auckland Council to Watercare in 2018 as vested by virtue of the Local Government (Tāmaki Makaurau Reorganisation) Watercare Services Limited Vesting Order 2010.</p>
Effect of change	<p>The proposed correction amends the name of the requiring authority from ‘Auckland City Council’ to ‘Watercare Services Limited’.</p> <p>The amendment is required to correct a minor error. The effect of the correction is neutral and does not affect the rights of any members of the public.</p>
Changes required to be made (text and/or in-text diagrams)	Amend Appendix 7 (Hauraki Gulf Islands District Plan) Table A7.1 Planning map reference 1-14 so that the requiring authority reads ‘Watercare Services Limited’ (as shown in Attachments 2 and 3).

Changes required to be made (AUP or HGI maps)	N/A
Attachments	Attachment 1: Watercare Services Limited Clause 20A request Attachment 2: Corrections to text (strikethrough/underlining) Attachment 3: Corrected text

Maps prepared by: Geospatial Specialist	Text Entered by: Sarah El Karamany Planning Technician
Signature: N/A	Signature: 
Prepared by: Jo Hart Senior Policy Planner	Reviewed by: Peter Vari Team Leader
Signature: 	Signature: P Vari
Decision: I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority Kath Coombes Acting Manager Planning – Regional, North, West, and Islands Date: 1/05/2026	
Signature: 	

Attachment 1

Watercare Services Limited Clause 20A request

26 March 2026

Jo Hart
Senior Policy Planner
Regional, North, West and Islands Planning Team
Auckland Council

Dear Jo,

REQUEST FOR CLAUSE 20A MINOR CORRECTION TO AMEND REQUIRING AUTHORITY FOR DESIGNATION 1-14 IN AUCKLAND COUNCIL DISTRICT PLAN - HAURAKI GULF ISLANDS SECTION - OPERATIVE 2018

Watercare seeks approval of a plan amendment to Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2018) pursuant to clause 20A, Schedule 1 of Resource Management Act 1991.

The amendment is required to correct a minor error in Appendix 7 - List of designated sites of the Auckland Council District Plan - Hauraki Gulf Islands Section in relation to **Designation 1-14** at 61 Ocean View Road Waiheke Island (Owhanake (Waiheke) Wastewater Treatment Plant). The requested correction is as follows:

- To change the Requiring Authority from *Auckland Council* to ***Watercare Services Limited*** as highlighted in Attachment A.

The amendment is required because the existing wastewater treatment plant is operated and managed by Watercare. In addition, the ownership of the site was transferred from Auckland Council to Watercare in 2018, as per Record of Title in Attachment B.

The proposed change is minor and administrative in nature. The correction will not change the overall intent or application of the plan's provisions. It will not have any adverse effect on the environment or the rights of any person.

Please contact Asgari MasumniaBisheh at asgari.masumniabisheh@water.co.nz if you wish to discuss any matters relating to this letter.

Yours faithfully,



Tanvir Bhamji
Resource Consents Manager
Watercare Services Limited

Attachment A – Proposed Minor Correction to Appendix 7 of Hauraki Gulf Islands Section (Designations List)

2.0 List of designated sites - inner islands

Table A7.1: Designated sites - inner islands

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
1-14	61 Ocean View Road, Waiheke	Owhanake Wastewater Treatment Plant - reticulated wastewater treatment (including post septic tank) and disposal purposes, including the following activities and works: 1. Wastewater treatment plant processes and ancillary activities. 2. Laboratory, workshop and staff amenity facilities ancillary to the treatment plant. 3. Storage of fuels and chemical substances (eg methanol, chlorine) used in conjunction with treatment plant processes. 4. Constructed wetlands. 5. Use, construction and maintenance of drains. 6. Vehicle accessways/roadways, parking and manoeuvring areas. 7. Signage which is ancillary to and in connection with the use of the treatment plant. 8. Landscaping. 9. All related maintenance, construction, and earthwork activities.	Auckland City Council <u>Watercare Services Limited</u>	Yes (see table A7.2)
2-10	139-155 Ocean View Road, Waiheke	Northern service lane	Auckland City Council	Yes (see table A7.2)
2-11	4 Oue Road to 1 Weka Road, Oneroa, Waiheke	Southern service lane and public carpark	Auckland City Council	Yes (see table A7.2)
2-12	104 Ocean View Road, Oneroa, Waiheke	Waiheke Island Police Station - police station including the construction, operation and maintenance of buildings and ancillary structures for police purposes	Minister of police	Yes (see table A7.2)
2-13	127-129, 131 and 133 Ocean View Road, and 2 and 4 Korora Road, Oneroa, Waiheke	Waiheke Library and Service Centre	Auckland Council	Yes (see table A7.2)
9-20	Donald Bruce Road, Waiheke	Waiheke High School	Minister of education	No
9-21	Donald Bruce Road, Waiheke	Te Huruhi Primary School	Minister of education	No
9-22	Donald Bruce Road, Waiheke	Waiheke Kindergarten	Minister of education	No

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
9-23	8 Belgium Street, Ostend, Waiheke	Telecommunication and radio communication and ancillary purposes	Telecom New Zealand and Telecom Mobile Ltd	Yes (see table A7.2)
9-24	37-39 Albert Crescent, Ostend, Waiheke	Telecommunication and radio communication and ancillary purposes	Telecom New Zealand and Telecom Mobile Ltd	Yes (see table A7.2)
10-12	11-17 Sea View Road, Ostend, Waiheke	Line depot and electricity substation - the operation and maintenance of a line depot and electricity substation	Vector Ltd	Yes (see table A7.2)
10-13	26 Sea View Road, Waiheke	Waiheke Primary School	Minister of education	Yes (see table A7.2)

Attachment B – Record of Title for 61 Ocean View Road Waiheke Island



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **836953**
Land Registration District **North Auckland**
Date Issued 31 May 2018

Prior References
NA114B/605

Estate Fee Simple
Area 4.0443 hectares more or less
Legal Description Section 1 Survey Office Plan 521958

Registered Owners
Watercare Services Limited

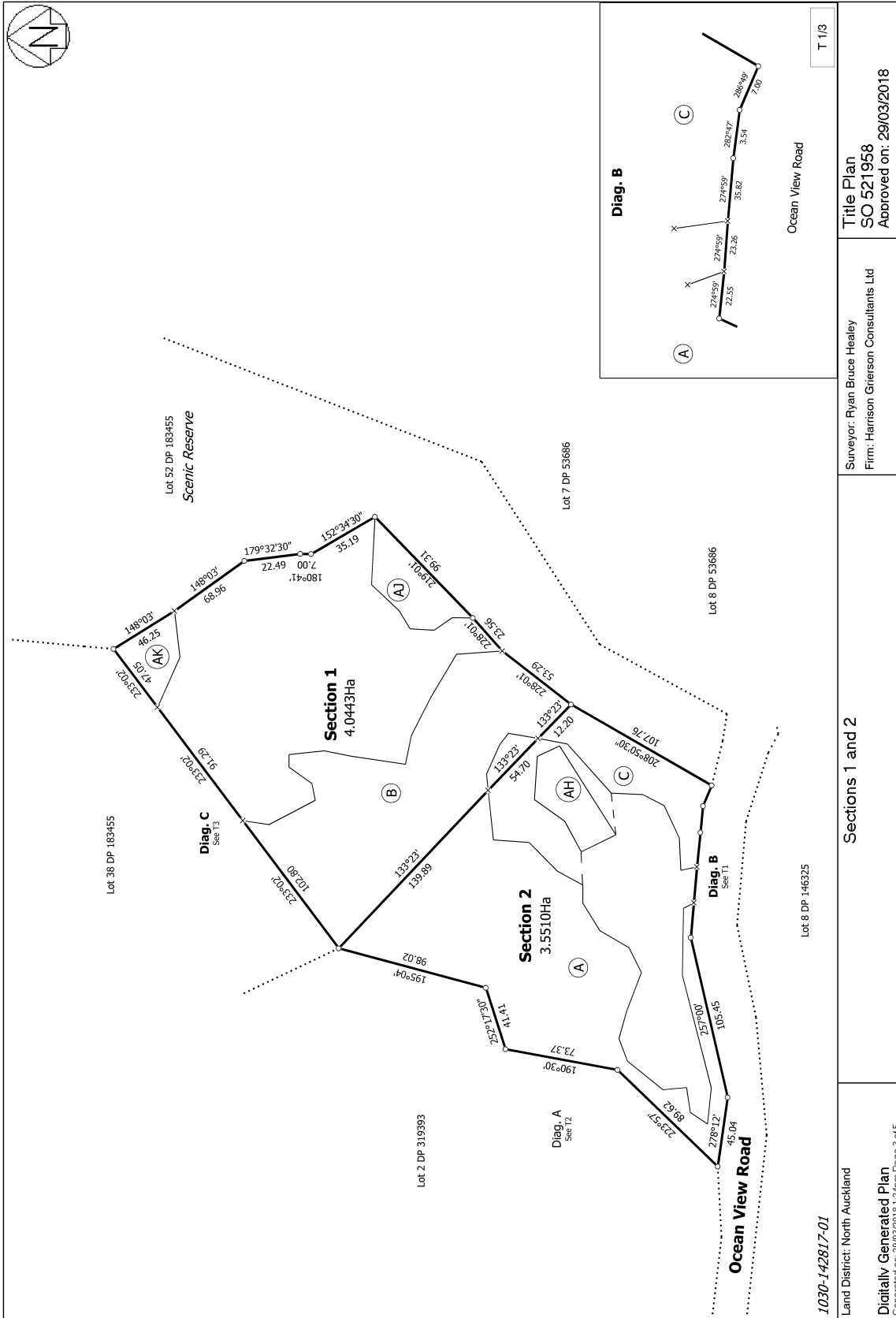
Interests

Appurtenant hereto are rights of way created by Transfer C074874.3 (affects part formerly Lot 1 DP 171587 contained in CT NA102A/644)

D211308.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 3.11.1997 at 3.40 pm

Land Covenant in Transfer D211308.12 - 3.11.1997 at 3.40 pm

Subject to a right (in gross) to convey electricity over part marked B and C on DP 532989 in favour of Vector Limited created by Easement Instrument 11538164.1 - 11.9.2019 at 8:29 am



Attachment 2

Corrections to text

Appendix 7 – Hauraki Gulf Island District Plan



(Strikethrough/underscore)

Appendix 7

List of designated sites

Contents		Page
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Plan modification annotations

-  indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.
-  indicates where the content is part of plan modification x, which is subject to appeal.
- Underlined content to be inserted.
- ~~Struck through~~ content to be deleted.

1.0 Introduction

This appendix includes the following tables:

- [Table A7.1: Designated sites - inner islands](#)
- [Table A7.2: Conditions applying to designated sites - inner islands](#)
- [Table A7.3: Designated sites - outer islands](#)
- [Table A7.4: Conditions applying to designated sites - outer islands.](#)

The designations included in this appendix include:

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

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

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

2.0 List of designated sites - inner islands

Table A7.1: Designated sites - inner islands

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
1-14	61 Ocean View Road, Waiheke	Owhanake Wastewater Treatment Plant - reticulated wastewater treatment (including post septic tank) and disposal purposes, including the following activities and works: 1. Wastewater treatment plant processes and ancillary activities. 2. Laboratory, workshop and staff amenity facilities ancillary to the treatment plant. 3. Storage of fuels and chemical substances (eg methanol, chlorine) used in conjunction with treatment plant processes. 4. Constructed wetlands. 5. Use, construction and maintenance of drains. 6. Vehicle accessways/roadways, parking and manoeuvring areas. 7. Signage which is ancillary to and in connection with the use of the treatment plant. 8. Landscaping. 9. All related maintenance, construction, and earthwork activities.	Auckland City Council <u>Watercare Services Limited</u>	Yes (see table A7.2)
2-10	139-155 Ocean View Road, Waiheke	Northern service lane	Auckland City Council	Yes (see table A7.2)
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2-12	104 Ocean View Road, Oneroa, Waiheke	Waiheke Island Police Station - police station including the construction, operation and maintenance of buildings and ancillary structures for police purposes	Minister of police	Yes (see table A7.2)
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Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
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10-12	11-17 Sea View Road, Ostend, Waiheke	Line depot and electricity substation - the operation and maintenance of a line depot and electricity substation	Vector Ltd	Yes (see table A7.2)
10-13	26 Sea View Road, Waiheke	Waiheke Primary School	Minister of education	Yes (see table A7.2)

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

Planning map ref	Conditions
1-14	<p>Owhanake Wastewater Treatment Plant This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Concept development plan</p> <p>2.1 The requiring authority shall prepare a concept development plan for the Owhanake wastewater treatment plant showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall, in addition to considering operational requirements, take the following matters into account:</p> <ul style="list-style-type: none"> - The avoidance or mitigation of adverse noise and odour effects associated with treatment plant operations (refer also condition 4.1 and advice note 3); - The landscape and visual impact of buildings and structures (refer also condition 3.1); - Existing indigenous vegetation on the site. <p>The concept development plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to the construction of any new facilities.</p> <p>2.2 The concept development plan shall be consistent with sketches A-C for a 250m³/day plant or D-F for a 750m³/day plant as submitted at the hearing by Metrowater dated November 2008:</p> <ul style="list-style-type: none"> - the footprint of all buildings shall be located within the existing development envelope as at 19 November 2008 - buildings shall be a maximum of 5m in height above ground level - existing landscaping on the site shall be retained - no development shall be undertaken within existing landscaped areas. <p>3.0 Landscape and visual impact management conditions</p> <p>3.1 Prior to the construction of any new buildings, structures or facilities in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how, as far as is practicable, and in accordance with this condition, the wastewater treatment plant facilities are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used. The exterior of buildings shall be finished in colours and/or materials that are sympathetic to the natural landscape of the site; b. Proposed landscape treatment, including details of plant species proposed to be used. Where practicable locally sourced native species shall be used; c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). d. Provision for a planting area of no less than 350m² to provide screening of the north-western corner of the Treatment Plant. The planting shall be locally sourced native species (of a type able to reach a height of at least 6 metres) where practicable and should wrap around the north-western corner of the treatment plan in an "L" shape as shown on plan Proposed WWTP upgrade - future works - Figure 4 prepared by Boffa Miskell and dated 27 July 2011. The planting shall be undertaken at least one planting season prior to the commencement of construction of any new buildings.

Planning map ref	Conditions						
	<p>The landscape management plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p> <p>In preparing and approving the landscape management plan, the requiring authority and team leader - Hauraki Gulf islands, Auckland City Environments, respectively, shall consider the extent to which measures for addressing landscape and visual effects are reasonably necessary, taking into account the extent to which any dwellings or other potentially sensitive land uses have established after the requirement for designation for the Owhanake wastewater treatment plant was publicly notified.</p> <p>3.2 Any artificial lighting used on the site shall not produce an illuminance exceeding 150 lux measured at any point on the site containing the light source. Any outdoor lighting on site shall be shielded in such a manner that the light emitted by the light fixture is projected below the horizontal plane of the light fixture.</p> <p>4.0 Noise</p> <p>4.1 Operational noise</p> <p>a. New facilities at the wastewater treatment plant shall be so designed and the use of the buildings and site shall be so conducted, that the following noise levels are not exceeded:</p> <p>i. The L_{eq} noise level shall not exceed the following limits:</p> <table data-bbox="539 974 1332 1131"> <thead> <tr> <th data-bbox="539 974 662 1003">Day / time</th> <th data-bbox="1141 974 1332 1003">Noise level (L_{eq})</th> </tr> </thead> <tbody> <tr> <td data-bbox="539 1003 933 1064">Monday to Saturday 0700 - 2200 hrs and Sunday 0900 - 1800 hrs</td> <td data-bbox="1141 1030 1220 1059">55 dBA</td> </tr> <tr> <td data-bbox="539 1093 1093 1122">All other times including public holidays (night time)</td> <td data-bbox="1141 1093 1220 1122">45 dBA</td> </tr> </tbody> </table> <p>ii. The maximum noise level (L_{max}) at 'night' time shall be the background noise level (L_{95}) plus 30 dBA; or 75 dBA, whichever is the lower.</p> <p>b. All noise measurements shall be made at 20m from any building where people may reside overnight on a permanent or temporary basis (on another site from the noise source) or at the legal boundary, when this is closer to the dwelling. This may be referred to as the notional boundary.</p> <p>c. Noise shall be measured in accordance with NZS 6801:1999 (Acoustics - Measurement of Environmental Sound).</p> <p>d. The noise measured shall be assessed in accordance with NZS 6802:1999 (Acoustics - Assessment of Environmental Noise) except that the averaging of noise measured will be in accordance with the following:</p> <p>Averaging</p> <p>A noise nuisance does not generally arise from a single isolated infringement. The amount by which limits are exceeded may vary between repeat infringements. Averaging of measured L_{eq} values for separate time intervals to derive a single figure for comparison with any limit, will be subject to the following constraints:</p> <p>i. Averaging of measured L_{eq} levels for comparison with any applicable noise limit, if employed, will only be performed on LR levels derived in accordance with appendix A of NZS 6802:1999 and will only relate to time intervals during which the sound of interest is present. Measured L_{eq} levels will not be averaged if comparison is to be made with night-time limits where sleep disturbance will be of concern.</p> <p>ii. The averaged value of the descriptor eg L_{eq} will not exceed the relevant limit, and in any case the limit will not be exceeded by more than 5dB for any single time interval. L_{eq} values will be averaged on an energy basis, ie the logarithmic mean will be determined.</p>	Day / time	Noise level (L_{eq})	Monday to Saturday 0700 - 2200 hrs and Sunday 0900 - 1800 hrs	55 dBA	All other times including public holidays (night time)	45 dBA
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Planning map ref	Conditions																																				
1-14	<p>4.2 Noise from construction work and earthworks (refer also condition 9.2)</p> <p>a. Noise resulting from earthworks or construction work (construction work is defined in NZS 6803:1999) shall not exceed the following levels:</p> <p>i. When affecting all settlement areas and land units, with the exception of the transport area of the Matiatia land unit:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3" style="text-align: center;">Time of the week</th> <th rowspan="3" style="text-align: center;">Time period</th> <th colspan="4" style="text-align: center;">Duration of the work</th> </tr> <tr> <th colspan="2" style="text-align: center;">Typical duration work (dBA)¹</th> <th colspan="2" style="text-align: center;">Short term duration work (dBA)²</th> </tr> <tr> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Monday to Friday</td> <td style="text-align: center;">0730 - 1800 hrs</td> <td style="text-align: center;">75</td> <td style="text-align: center;">90</td> <td style="text-align: center;">80</td> <td style="text-align: center;">95</td> </tr> <tr> <td style="text-align: center;">Saturday</td> <td style="text-align: center;">0800 - 1600 hrs</td> <td style="text-align: center;">75</td> <td style="text-align: center;">90</td> <td style="text-align: center;">80</td> <td style="text-align: center;">95</td> </tr> </tbody> </table> <p>1. Typical duration work' means construction work at any one location for more than 14 calendar days 2. 'Short term duration work' means construction work at any one location for up to 14 calendar days</p> <p>ii. When affecting the transport area of the Matiatia land unit:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3" style="text-align: center;">Time period</th> <th colspan="2" style="text-align: center;">Duration of the work</th> </tr> <tr> <th style="text-align: center;">Typical duration work¹</th> <th style="text-align: center;">Short term duration work²</th> </tr> <tr> <th style="text-align: center;">L_{eq} (dBA)</th> <th style="text-align: center;">L_{eq} (dBA)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0730 - 1800 hrs</td> <td style="text-align: center;">75</td> <td style="text-align: center;">80</td> </tr> </tbody> </table> <p>1. Typical duration work' means construction work at any one location for more than 14 calendar days 2. 'Short term duration work' means construction work at any one location for up to 14 calendar days</p> <p>b. Measurements should be made outside occupied buildings affected by the construction noise. Measurements should be made approximately 1m from the wall most exposed to the sound under investigation, and 1.2m to 1.5m above the relevant floor level. No adjustment to measured sound levels is to be made for the reflected sound from the wall. The measured levels should be compared directly with the noise limits without any adjustments for special audible characteristics. The measured level must be adjusted for any significant background L_{eq} level in the area using the procedure set out in appendix A of NZS 6803:1999.</p> <p>c. Where circumstances require measurements inside buildings (eg when noise is travelling through common building elements such as a common wall) all windows and other means of ventilation must be closed or turned off and the upper limits of the noise measured will not exceed the levels stated in the tables in condition 4.2(a)(i) or (ii) above minus 20 dBA.</p> <p>d. Noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979) Sound Level Meters, Type 1.</p> <p>5.0 Access</p> <p>5.1 All internal access roads, vehicle manoeuvring and parking areas shall be formed, provided with an all weather surface, drained, and maintained to the satisfaction of the council.</p> <p>6.0 Earthworks</p> <p>6.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p>6.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p>	Time of the week	Time period	Duration of the work				Typical duration work (dBA) ¹		Short term duration work (dBA) ²		L _{eq}	L _{max}	L _{eq}	L _{max}	Monday to Friday	0730 - 1800 hrs	75	90	80	95	Saturday	0800 - 1600 hrs	75	90	80	95	Time period	Duration of the work		Typical duration work ¹	Short term duration work ²	L _{eq} (dBA)	L _{eq} (dBA)	0730 - 1800 hrs	75	80
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Planning map ref	Conditions
1-14	<p>6.1.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>7.0 Stormwater</p> <p>7.1 Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths within the site, which are affected by new development works. Peak rate of discharge to the receiving environment shall not be increased significantly as a result of any works undertaken.</p> <p>8.0 Archaeological and cultural heritage impact management conditions</p> <p>8.1 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall as soon as practicable notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained. <p>9.0 Construction management</p> <p>9.1 Prior to the construction of any new buildings, structures or facilities in accordance with an approved concept development plan and landscape management plan, the requiring authority shall prepare a construction management plan. This plan shall include specific details relating to the demolition, construction and management of all works associated with the upgrading of the existing wastewater treatment plant, including:</p> <ol style="list-style-type: none"> a. Details of the site manager, including their contact details b. The location of a noticeboard (in accordance with the relevant Auckland City bylaw - Part 27 Signs) on the site that clearly identifies the name, telephone number and address for service of the site manager; c. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/ storage of rubbish, storage and unloading of building materials and other construction activities; d. Location of worker's conveniences (eg portaloos); e. Ingress and egress to and from the site for vehicles during the construction period (including construction machinery); f. Proposed numbers and timing of truck movements throughout each day and the proposed routes to be used by trucks; g. Procedures for controlling sediment runoff, dust and the removal of soil and debris from public roads or places. <p>The construction management plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to commencement of construction. The approved plan shall be implemented and maintained throughout the entire construction period.</p> <p>9.2 All construction works shall be restricted to the hours between 0730 - 1800 Monday to Friday and 0800 - 1600 on Saturday. No work shall occur on Sundays or public holidays</p>

Planning map ref	Conditions
1-14	<p>10.0 Operational and management plan</p> <p>10.1 Prior to commencement of works authorised by the designation, an operational and management plan, incorporating the actual works that are to occur on the site shall be prepared. This plan shall be submitted to and approved by the team leader, planning Hauraki Gulf islands and include among other matters details of dealing with emergencies and complaints. Thereafter, the operational and management plan shall be maintained as a document that reflects any new activities (within the scope of the designation) or where there is a substantial alteration to existing activities.</p> <p>11.0 Other</p> <p>11.1 The designation shall be compatible with the resource consent for discharge currently held.</p> <p>Advice notes</p> <ol style="list-style-type: none"> 1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. 2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site. 3. It is noted that the wastewater treatment plant is subject to an air discharge permit issued by the Auckland Regional Council which requires (amongst other things) that the plant be operated and maintained so that discharges of odour will not be of a noxious, offensive or objectionable nature beyond the boundaries of the site (Lot 37 DP183455). 4. The storage and handling of any hazardous substances used in conjunction with wastewater treatment plant operations shall be undertaken in accordance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the relevant Hazardous Substances Regulations.

Planning map ref	Conditions
2-10	<p>Northern service lane</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement, supporting documents and the plan labelled T4/37711.004. 2. The term of implementation of this designation shall be five years from the inclusion of the designation in the District Plan, in accordance with section 184A of the RMA. 3. All paved or sealed areas shall be formed and drained to council standards prior to the service lane being opened to use. 4. Effluent disposal with regard to public toilets on the reserve adjacent to the proposed service lane shall be satisfactorily resolved to the approval of the manager, City Planning. 5. The lane shall be designed so as to prevent vehicle light shining directly onto adjacent residential sites. This may involve fencing and/or planting. This shall be carried out to the approval of the group manager, City Planning. 6. With regard to the area of service land which passes over council reserve land, the procedure for declaration as service lane under section 114 of the Public Works Act shall be completed. Note: This will require the consent of the minister of conservation. 7. The development shall comply with the following with regard to the protection of trees: <ol style="list-style-type: none"> a. No materials or soil debris shall be stored against the trunk of any protected tree or within the branch spread. b. Mechanical diggers or vehicles shall not be driven or parked over the root system. c. Any protected tree near any works shall be roped off around the perimeter of the branch spread for the duration of the work taking place. 8. All internal and external council costs of monitoring the conditions are to be borne by the requiring authority. <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>

Planning map ref	Conditions
2-11	<p>Southern service lane and public carpark</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement, supporting documents and the plan labelled 51-21403-SK014 revision A. 2. The plan shall include traffic calming devices and night lighting, and shall be prepared following consultation with the adjacent landowners and occupiers. This shall be designed and carried out to the approval of the manager, City Planning, Auckland City Council, prior to the activity commencing. 3. Where existing effluent fields are located partly or wholly within the area covered by the designation, alternative provisions shall be made for the satisfactory disposal and treatment of effluent at the council's expense, to the approval of the manager, City Planning, Auckland City Council. This shall occur prior to the designation being implemented. 4. All access, parking and manoeuvring areas shall be formed, provided with an all weather surface, drained and marked out in accordance with the standards set out in part 13 of the Plan and to the satisfaction of the senior planner, Hauraki Gulf islands, prior to the activity commencing. 5. During the period of construction, noise and vibration must comply with clause 4.6 Noise and vibration from construction activities. 6. That the consent holder shall implement suitable sediment control measures during all earthworks, to the approval of the manager, City Planning, Auckland City Council. 7. A landscaping plan shall be designed and implemented to the approval of the manager, City Planning, Auckland City Council. The following shall be carried out: <ol style="list-style-type: none"> a. The plan shall be implemented within one growing season of work beginning on the construction of the lane b. Consultation with adjacent landowners shall be carried out at the design stage to ensure landscaping is compatible with the appearance and function of abutting sites. 8. The term of the implementation of this designation shall be 11 years from the inclusion of the designation in the District Plan, in accordance with section 184A(2)(c) of the RMA. 9. The service lane shall be finished in materials which are compatible with the intent of the provisions of commercial 1 - Oneroa village. <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>
2-12	<p>Waiheke Island Police Station</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development shall be in general accordance with <ul style="list-style-type: none"> • the notice of requirement dated December 2004; • the assessment of environmental effects dated December 2004; • the associated drawings numbered 4240014 AK02 and AK06 as presented at the hearing; • the floor plan AK07 Rev B dated 18.05.05; and • the architectural design statement prepared for the Waiheke urban design panel dated April 2005, by Beca Carter Hollings and Ferner. 2. The proposed development shall provide for not less than six on-site parking spaces, of which one shall be available at all times to the visiting public. Parking spaces shall comply with appropriate District Plan standards and be formed, finished in an all-weather surface, and marked out. 3. Exterior lighting shall comply with rule 6B.1.3 of the Operative District Plan (1996) in respect of the standard for artificial lighting for a permitted activity.

Planning map ref	Conditions										
2-12	<p>4. The L10 noise levels at the boundaries of the site shall not exceed the following limits:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">7am to 10pm Monday to Friday and 9am to 6pm Saturday and Sunday</td> <td style="text-align: right; vertical-align: bottom;">45dBA</td> </tr> <tr> <td colspan="2">All other times including public holidays (night time) - noise generated by vehicles operating on bona fide police business</td> </tr> <tr> <td></td> <td style="text-align: right; vertical-align: bottom;">40dBA</td> </tr> <tr> <td colspan="2">All other times including public holidays (night time) - all other activities</td> </tr> <tr> <td></td> <td style="text-align: right; vertical-align: bottom;">35dBA</td> </tr> </table> <p>The maximum noise level (L_{max}) at 'night time' in all areas shall be the background noise level (L_{95}) plus 30dBA, or 75dBA, whichever is the lower. The minimum assessment period during "all other times" shall be 30 minutes.</p> <p>5. Stormwater disposal shall be undertaken in accordance with the recommendations of section 5.0 of the report of Geodata Consulting Limited dated 20 April 2005. (See the advice note below).</p> <p>6. Sedimentation control shall be undertaken in accordance with the recommendations of section 6.0 of the report of Geodata Consulting Limited dated 20 April 2005.</p> <p>7. Construction of the new police station buildings shall not commence on the site until the method for wastewater disposal at the site has been confirmed to the satisfaction of the council. (See the advice note below).</p> <p>8. Prior to construction commencing, a landscaping plan shall be provided that includes details of species, size, location and spacing etc of planting, and an implementation and maintenance programme, to the satisfaction of the team leader, Hauraki Gulf islands.</p> <p>9. Prior to construction, the requiring authority shall provide details of vehicular access arrangements, including any on-street works that may be necessary to provide safe access (which may include traffic management measures). These details shall be to the satisfaction of the council's traffic engineering manager. Any works that are required on the street such as road markings or signs shall be carried out at the expense of the requiring authority.</p> <p>Advice notes</p> <p>1. Some detail has already been submitted on aspects of the development, either with the notice of requirement or subsequent to that, up to and including the time of the hearing. However, additional detail is required in respect of:</p> <ul style="list-style-type: none"> • landscaping; • site management during the construction process; • wastewater disposal; • stormwater disposal (including proposed treatment of hard surfaces) in accordance with the Code of Island Subdivision and Development; • access arrangements including necessary works within the road reserve; • exterior lighting; • acoustic compliance (including the compliance of air conditioning plant, pumps and other mechanical equipment); and • window treatments to maximise privacy to neighbours. <p>This information can be supplied by way of an outline plan of works.</p> <p>2. It is anticipated that compliance with condition 8 will only be achieved through connection to the Oneroa reticulated system for treatment and disposal at the Owthanake wastewater treatment plant.</p> <p>3. Condition 4 applies to air conditioning plant and other mechanical equipment as well as to other activities on the site.</p>	7am to 10pm Monday to Friday and 9am to 6pm Saturday and Sunday	45dBA	All other times including public holidays (night time) - noise generated by vehicles operating on bona fide police business			40dBA	All other times including public holidays (night time) - all other activities			35dBA
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	40dBA										
All other times including public holidays (night time) - all other activities											
	35dBA										

Planning map ref	Conditions
2-13	<p>Waiheke Library and Service Centre</p> <p>The designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement and supporting documents. 2. An Outline Plan shall be submitted to Auckland City Council in accordance with section 176A of the RMA for development undertaken under this designation. The Outline Plan shall include information on those matters listed under section 176A and provide confirmation of how the development has met the conditions (where applicable) of this designation. <p>Buildings</p> <ol style="list-style-type: none"> 3. Any development undertaken under this designation shall comply with a maximum Building Height of 8m. For the purposes of this designation “Building” and “Height” are defined as follows: Building: means any structure or part of a structure. It also includes any fixed or moveable structure (including caravans) used for residential purposes, assembly or storage. It does not include any of the following: <ul style="list-style-type: none"> • any deck or terrace, in whole or part, under 1m in height • fences or walls under 2m in height • retaining walls under 1m in height • pools under 1m in height • temporary tents or marquees • satellite dishes less than 1m in diameter • masts, poles or antennas, where these are less than 3m in height above the attachment point • pergolas with a permanently open roof • signs or billboards. Height: in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point. When determining the highest part of the building, parapets will be taken into account but not any of the following: <ul style="list-style-type: none"> • Radio and television antennas. • Chimneys, finials or ventilation shafts 4. Any development undertaken under this designation shall provide a minimum of a 1.5m side yard and rear yard to all adjoining residentially zoned land. 5. Any development undertaken under this designation shall comply with the following height in relation to boundary requirements. Any building must not exceed a height equal to the recession plane angles as follow: <ul style="list-style-type: none"> • 2 metres plus 55 degrees on a northern or road designation boundaries. • 2 metres plus 45 degrees on the eastern designation boundaries adjoining a residentially zoned site. The condition will not apply to the common boundary of the designation site with Lot 195 DP 22848. <p>Noise</p> <ol style="list-style-type: none"> 6. Any development undertaken under this designation shall be designed to comply with the below Leq noise levels and maximum level (Lmax), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) must not exceed: <ul style="list-style-type: none"> 7am – 10pm: Leq 55dBA 10pm – 7am: Leq 45dBA Lmax 75dBA

Planning map ref	Conditions
2-13	<p>Parking</p> <p>7. Car parking on the site shall comply with the following:</p> <ol style="list-style-type: none"> a. A maximum of 34 on-site car parking spaces (including staff and mobility spaces) shall be provided on site, unless monitoring required under condition J (below) identifies that additional parking is required. b. A maximum of 12 parking car parking spaces shall be provided exclusively for staff use (where the total number of car parking spaces does not exceed 34), unless monitoring required under condition J (below) identifies that additional parking is required <p>8. If the first Outline Plan is not submitted within 1 year of confirmation of the Notice of Requirement, the requiring authority shall, within the 2 months prior to the construction of the first new building or facility on site, undertake a baseline survey of on-site and on-street parking conditions in the vicinity of the site (consistent with the area surveyed in the Notice of Requirement).</p> <p>9. The requiring authority shall survey the usage of on-site and on-street car parking conditions at 3 months after the first occupation of any new building or facility on site, and at six monthly intervals thereafter up to a period of 27 months after first occupation of the first new building or facility on site to ensure that there is adequate car parking provided. At least one of the alternate six month parking surveys is to be undertaken in the 'summer season' (being December and January and during a period when the library and service centre are operational).</p> <p>Should the monitoring identify any unanticipated adverse effects arising from the designated activities the requiring authority may, or if requested by Council shall, submit a report by a suitably qualified traffic engineer, outlining what measures (developed in consultation with Council) will be implemented to avoid, remedy or mitigate the effect. These measures may include:</p> <ol style="list-style-type: none"> a. Changes to the allocation of staff and visitor parking b. An updated Parking Management Plan c. Additional time limited on street parking d. Construction of additional on site parking spaces. <p>This condition shall not apply in the circumstance when the first new building or facility generates a lesser demand for carparking than that assessed in the traffic assessment provided for the Notice of Requirement.</p> <p>10. Any Outline Plan for any second and subsequent buildings or facilities on site shall include a traffic engineering assessment to assess any requirement for additional car parking. Should the traffic assessment identify that the development proposed under the Outline Plan generates a requirement for additional carparking and those additional carparks cannot be provided on site, the requiring authority shall also meet the same surveying condition as required in condition I above.</p> <p>11. The Requiring Authority shall submit a Parking Management Plan with any Outline Plan for new buildings on site. The Plan shall set out the number of staff, mobility and visitor car parking spaces to be provided on site, any on site or on-street time limitation on parking, how staff parking will be managed and details of on site provision for cyclists.</p> <p>12. With any Outline Plan the details of the formation, surfacing, draining and marking out of all access, parking and manoeuvring areas shall be provided, along with details of the timing of when the works shall be undertaken.</p>

Planning map ref	Conditions
2-13	<p>Earthworks</p> <p>13. Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p>Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>14. Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ol style="list-style-type: none"> a. All works in the affected area shall cease as soon as it becomes apparent that an archaeological or traditional site has been exposed; b. The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; c. The requiring authority shall as soon as practicable notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained. <p>Construction management</p> <p>15. Prior to the construction of any new buildings, structures or facilities, the requiring authority shall prepare a construction management plan. This plan shall include specific details relating to the demolition, construction and management of all works associated with the proposed new building, structure or facility, including:</p> <ol style="list-style-type: none"> a. Details of the site manager, including their contact details; b. The location of a noticeboard (in accordance with the relevant Auckland City bylaw - Part 27 Signs) on the site that clearly identifies the name, telephone number and address for service of the site manager; c. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and other construction activities; d. Location of worker's conveniences (eg portaloos); e. Ingress and egress to and from the site for vehicles during the construction period (including construction machinery); f. Proposed numbers and timing of truck movements throughout each day and the proposed routes to be used by trucks; g. Procedures for controlling sediment runoff, dust and the removal of soil and debris from public roads or places; and h. Details of how construction noise and vibration management will be met. <p>The construction management plan shall be submitted to the Senior Planner – Hauraki Gulf Islands prior to commencement of construction. The construction management plan shall be implemented and maintained throughout the entire construction period.</p>

Planning map ref	Conditions				
2-13	<p>Landscaping</p> <p>16. Any Outline Plan shall include a landscaping plan relating to any development proposed under the Outline Plan. The landscaping plan shall also include details of the species and size of species to be established, the implementation and maintenance programme for the landscaping, and details of the timing of the implementation.</p> <p>Term of Designation</p> <p>17. The term of the implementation of this designation shall be 10 years from the inclusion of the designation in the District Plan, in accordance with section 184A(2)(c) of the RMA.</p> <p>Advice Note</p> <p>18. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>				
9-23	<p>Waiheke Exchange</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The height of buildings and any infrastructure on site shall not exceed 8m above ground level. 2. Any equipment transmitting radio frequency energy shall comply with the exposure levels stated in New Zealand Standard NZS 2772.1:1999.1 at any place where the public has reasonable access. 3. With the exception of the emergency generator, the noise arising from any activity associated with the operation of the Waiheke Exchange measured at the legal boundary of any adjacent site, shall not exceed the following levels: <table data-bbox="427 1084 1232 1240"> <tr> <td data-bbox="427 1111 895 1173">Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td data-bbox="1145 1084 1232 1137">L_{eg} 55dBA</td> </tr> <tr> <td data-bbox="427 1205 628 1240">At all other times</td> <td data-bbox="1145 1205 1232 1240">45dBA</td> </tr> </table> <p>All noise shall be measured in accordance with the provisions of rule 4.7: measurement of sound set out in the Plan</p>	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	L _{eg} 55dBA	At all other times	45dBA
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	L _{eg} 55dBA				
At all other times	45dBA				

Planning map ref	Conditions				
9-24	<p>Waiheke radio station</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. New antennas or associated support structures shall not exceed 15m above ground level. That the height of any new buildings, replacement antenna, or modifications to any existing buildings (with the exception of the microwave tower existing as at 27 September 2007) shall not exceed 8m above ground level and shall be set back 4m from the front yard and 1.5m from the side and rear yards and shall comply with building in relation to boundary rule 10.4.3 as it appeared in the Proposed District Plan 2006 as at 2 May 2009. 2. That any modification to the microwave tower existing as at 27 September 2007, and any antennas and associated mounting equipment attached to this tower, shall not exceed 11m above ground level (excluding any lightning rod on top of the tower). 3. That any new antennas shall be a grey colour with the exception of any Global Positioning System (GPS) antenna that does not exceed 120mm in diameter. 4. Any equipment transmitting radio frequency energy shall comply with the exposure levels stated in New Zealand Standard NZS 2772.1:1999 at any place where the public has reasonable access. 5. That the Pohutukawa tree to the immediate north east of the microwave tower, as shown on Telecom Plan 1/7245/245 code 7104, sheet 1 of 2, revision R4, dated 26/8/96 and submitted with the notice of requirement, can only be removed if it is dead or suffering from an untreatable disease which has caused, and will continue to cause significant decline in its health, or unless it is presenting a significant risk to life or property. 6. The removal, pruning (to an extent greater than that allowed for in the District Plan) or work within the dripline of any indigenous vegetation exceeding 3m in height can only be undertaken in accordance with an outline plan pursuant to s176A of the RMA. Such an outline plan shall provide an explanation of the need for the works, alternatives considered to avoid adverse effects on vegetation, and any mitigation proposed. 7. With the exception of any emergency generator, the noise arising from any activity associated with the operation of this facility measured at the legal boundary of any adjacent site (excluding a road), shall not exceed the following levels: <table data-bbox="347 1310 1220 1467"> <tr> <td data-bbox="347 1310 1053 1377">Monday to Saturday 7.00am - 10.00 pm And Sundays 9.00am to 6.00pm</td> <td data-bbox="1061 1310 1220 1377">L_{eq} 50dBA</td> </tr> <tr> <td data-bbox="347 1400 1053 1467">At other times</td> <td data-bbox="1061 1400 1220 1467">L_{eq} 40dBA L_{max} 75dBA</td> </tr> </table>	Monday to Saturday 7.00am - 10.00 pm And Sundays 9.00am to 6.00pm	L _{eq} 50dBA	At other times	L _{eq} 40dBA L _{max} 75dBA
Monday to Saturday 7.00am - 10.00 pm And Sundays 9.00am to 6.00pm	L _{eq} 50dBA				
At other times	L _{eq} 40dBA L _{max} 75dBA				

Planning map ref	Conditions									
10-12	<p>Line depot and electricity substation</p> <p>This designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. Except for the changes necessary to give effect to conditions numbered 2-8 that follow, the activity shall be carried out in accordance with the information and further information submitted to council as part of the notice of requirement. 2. A site management plan be prepared for the council outlining the ongoing maintenance of the site. Contact details of the site manager shall be included (phone, facsimile, postal address). <p>Traffic and parking</p> <ol style="list-style-type: none"> 3. A sign shall be placed and maintained in a position where it is clearly visible to drivers visiting the site, stating that all visiting vehicles are to park on the site, not on the road or road berm. The sign shall be constructed to dimensions of 0.5m² and shall be erected prior to the activity commencing. The sign shall be maintained thereafter by the requiring authority. <p>Landscaping</p> <ol style="list-style-type: none"> 4. All landscaping shall be implemented and maintained in accordance with the approved landscaping plan labelled "Waiheke substation landscape planting details" drawing number 12902008, revision A, within the first planting season following the completion of the works on site. Landscaping of the site shall include the removal of all noxious weeds. <p>Demolition and construction</p> <ol style="list-style-type: none"> 5. The noise arising from any activity associated with the operation of the electricity substation measured at the legal boundary of any adjacent site with residential use or 20m from an adjacent dwelling, whichever is the closer to the dwelling, shall not exceed the following levels: <table data-bbox="427 1189 1385 1346"> <thead> <tr> <th></th> <th>L₁₀</th> <th>L_{max}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td>45dBA</td> <td></td> </tr> <tr> <td>At all other times</td> <td>35dBA</td> <td>70dBA</td> </tr> </tbody> </table> 6. Subject to the levels stated in the condition above, noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS 6801:1991 (Measurement of Sound) and NZS 6802:1991 (Assessment of Environmental Sound). 7. The noise shall be measured with a sound level meter complying with International Standard IEC651 and/or 804 Sound Level Meters: Type 1. <p>Transformers</p> <ol style="list-style-type: none"> 8. The requiring authority shall develop and maintain a site management and spill contingency plan. <p>Advice note</p> <p>All lighting on the site is to be in compliance with the Auckland City Council consolidated bylaw in relation to lighting.</p>		L ₁₀	L _{max}	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	45dBA		At all other times	35dBA	70dBA
	L ₁₀	L _{max}								
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	45dBA									
At all other times	35dBA	70dBA								

Planning map ref	Conditions
10-13	<p>Waiheke Primary School</p> <p>This designation is subject to the following conditions:</p> <p>Designated purpose</p> <ol style="list-style-type: none"> 1. The purpose of the designation is to provide for a primary school for Waiheke Island. 2. The nature of the proposed work is to construct and thereafter operate, maintain and upgrade as necessary the buildings, facilities and improvements required for a contributing primary school, in accordance with the designation and subject to the conditions which follow. 3. The designated site comprises 3.86ha and includes the areas required for landscaping, effluent treatment and disposal, carparking and access and manoeuvring areas. <p>Development conditions</p> <ol style="list-style-type: none"> 4. a. Subject to (b), the school roll as at 1 March in any calendar year shall not exceed 260 pupils. Provision of the 1 March roll return filed by the school with the ministry of education will be deemed to be sufficient evidence of the school roll in each year. b. After 1 March, the school roll may exceed 260 provided that it does not exceed the 1 March roll by more than 10 per cent, and further provided that those additional pupils are either: <ol style="list-style-type: none"> i. New entrants starting school during that school year; or ii. New enrolments during the school year which occur after 1 March. <p>NB: For the avoidance of doubt, it is recorded that the minister of education reserves the right to seek to amend condition 4 of the designation in the future. Any proposals to amend or remove the limitations on the school roll set out above shall involve public notification of a further notice of requirement under section 168(3) or section 181(1) of the RMA, or any equivalent provision under subsequent legislation.</p> 5. The total coverage of all buildings on site shall not exceed 7 per cent of the site area. The total area of impermeable surfaces on the site shall not exceed 20 per cent of the site area. 6. In conjunction with the outline plan required by condition 17, and specifically the landscaping details required by subparagraph (a), the minister shall submit a landscape plan that meets the following criteria: <ol style="list-style-type: none"> a. Visual mitigation of the school buildings, carpark and playing fields when viewed from the road and the dwellings on the adjoining properties at 24 Sea View Road (Lot 49 DP11656) and 28 Sea View Road (Lot 1 DP 91556). The landscape plan shall provide features to achieve the effect described and shown in the attached landscape criteria plan. The minister shall consult with adjoining property owners at 24 and 28 Sea View Road prior to finalising the details of the landscape plan. <p>NB: The following wording is to be shown on the landscape criteria plan referred to in condition 6(a):</p> <p style="padding-left: 40px;">Boundary planting along the north east and south west boundaries of the site will (subject to ensuring appropriate operation of the effluent disposal field) be wide enough to provide an effective screen to adjacent properties but will, in any event, be no less than 3m wide in the case of the north east boundary and 2m wide in the case of the south west boundary and should use a variety of species (predominantly native) to enhance existing character. Selection of suitable native plant species for screen planting shall be approved by a qualified and experienced landscape architect to ensure fast and effective growth.</p> <p style="padding-left: 40px;">Existing vegetation is to be retained as far as possible to add visual separation of areas and screening of buildings/carparks. This will include wetland vegetation, boundary planting and internal trees or hedges.</p> <p style="padding-left: 40px;">The design of and landscaping around buildings will take into account visual effects on neighbours.</p>

Planning map ref	Conditions
10-13	<p>Carparking will require special attention to ensure that it is integrated with the surrounding landscape by, for example:</p> <ul style="list-style-type: none"> • using permeable "green" surfaces • breaking up the parking into smaller areas • using planting to break up, screen, or disguise parking areas. <p>b. The landscape planting along the north eastern boundary shall occur prior to the school buildings being constructed on the site and as soon as practicable after the designation is confirmed.</p> <p>c. Landscape planting of the effluent disposal fields NB: This matter will require consultation with the ARC to determine whether planting is appropriate and if so, in what circumstances.</p> <p>7. Council's senior landscape architect shall have a monitoring role in the following stages:</p> <ul style="list-style-type: none"> • site location/site planning; • site design, including the developing of conceptual landscape and architectural plans; • developed design/working drawings; • landscape establishment/maintenance planning; and • fencing design/location. <p>The minister or his authorised consultant shall contact the council's landscape architect immediately prior to commencement of each of the above stages.</p> <p>8. The minister shall supply a report from a qualified and experienced ecologist to describe the level of effect the physical development of the school will have on the Tawaipareira Creek and the wetland area in the south eastern corner and their respective life-supporting capabilities/ecological significance. The council will request alterations to the outline plan if any structures or activities on the site are shown in locations which may detrimentally affect the ecology of the wetland areas. The wetland area margins are to be preserved in accordance with the concept plan A.</p> <p>9. The wetlands on the east and west boundaries of the site shall be fenced to prevent access from the school.</p> <p>10. A fence shall be provided to prevent general access from the school to the remnant taraire bush area in the upper area of the site (north western boundary). The general location of the bush area is shown in the concept plan A. A gate may be provided in the fence to allow supervised access for educational purposes.</p> <p>11. All water tanks are to be fitted with connections enabling them to be used for firefighting purposes.</p> <p>12. All carparking areas are to be screened from adjacent properties by the erection of a wall or a fence and appropriate landscaping.</p> <p>13. All artificial lighting on the site shall comply with the Auckland City Council Hauraki Gulf District Plan controls on lighting.</p> <p>14. Any use of the school buildings other than that which relates directly to the core school function must be measured against the provisions of the Hauraki Gulf Islands District Plan, and a resource consent obtained if so required by the Plan.</p> <p>15. A suitably designed acoustic fence of at least 2m in height and 50m in length is to be constructed along the north eastern boundary of the site to screen the house at 28 Sea View Road. The fence shall be constructed no closer to the boundary than along the border between the wetland area and the open space/playing field area. The design of the fence is to be confirmed by a suitably qualified acoustic engineer prior to construction.</p> <p>16. No adventure playground equipment shall be located closer than 30m from any boundary of the site or from the border between the wetland area located at the south eastern corner of the site and the open space/playing field area.</p>

Planning map ref	Conditions
10-13	<p>17. The minister of education shall, following consultation with the owners of the adjoining properties at 24 and 28 Sea View Road, submit an outline plan of development to Auckland City Council's manager: City Planning, at least three months prior to initial development on the site, or, in the event of any further incremental development in the future, together with any comments received from the owners of the adjoining properties on the outline plan.</p> <p>The outline plan shall incorporate:</p> <ol style="list-style-type: none"> The recommendations of council's landscape architect into the design, location and landscaping of the school buildings. Details of how the school complies with the land unit 20 provisions and part 6F - Educational facility assessment criteria of the Plan (noting that greater building and impermeable surface limits set out in condition 5 will apply); and Details of final contours, earthworks and silt control measures involved in developing the playing areas and building foundations. <p>The council, after considering the proposals included in the outline drawings, may, within 20 working days after receipt of the drawings, request the requiring authority to make changes to all or any of the proposals contained in the drawings so that the proposals comply more fully with the conditions imposed.</p> <p>In any event the outline plan will be in accordance with the concept plan A annexed hereto.</p> <p>18. In conjunction with the outline plan required by condition 17, the minister shall submit details of the roading upgrades necessary for the safe and efficient movement of pedestrians and traffic to or from the school grounds including:</p> <ol style="list-style-type: none"> Widening of Sea View Road between the school and Ostend Road; Upgrading the Sea View Road and Ostend Road intersection; Provision of a concrete footpath along Sea View Road from the school to Ostend Road; and Provision of pedestrian facilities, appropriate lighting and signage - in accordance with the plans prepared by Opus International Consultants Limited entitled Auckland City Council / Ministry of Education, Waiheke Island No.2 Primary School, Sea View Road, Ostend Road upgrading, sheets 1-8, dated 28/9/98 and subsequent plan 1/1017/101/5104 sheet 1, revision 2, dated 17/8/99. This information shall include a description of the current traffic environment and the predicted traffic environment as a result of the school's operation. The owners of the properties at 24 and 28 Sea View Road shall be consulted in respect of any aspects of the road upgrading which could affect their properties and any comments received submitted to council with the details of the roading upgrades. <p>19. In conjunction with the outline plan required in terms of the initial development of the site in condition 17, the minister shall supply a traffic management plan for the development detailing movements of vehicles and pedestrians in a safe and efficient manner. At least 96 carparking spaces shall be provided on site in the general location shown on the concept plan A annexed hereto.</p> <p>20. Any works which are required by conditions 18 and 19 shall be undertaken at the expense of the minister to the extent that they are required in order to avoid, remedy or mitigate the effects of the additional traffic associated with the school. Any works required by conditions 18 and 19 shall be undertaken prior to the school opening.</p> <p>21. No building shall exceed a height of 8m.</p> <p>22. No part of any building shall exceed a height equal to the recession plane angle shown in the attached figure 9B - recession plane cross section. To determine the maximum permitted height in relation to boundaries on the lot the diagram in the attached figure 9A - recession plane indicator must be viewed within the lot and oriented north. The angle of inclination relative to a particular boundary is determined by the angle on the diagram in figure 9A adjacent to the boundary. [Figures 9A and 9B copied from figures 9A and 9B in the District Plan].</p>

Planning map ref	Conditions
10-13	<p>23. Where the lot boundary abuts the street no part of any building shall exceed a height limit imposed by a line drawn at an angle of 55° from the horizontal and originating and drawn at right angles from a point 2m above the boundary of the lot where it abuts the street subject to the following exceptions:</p> <ol style="list-style-type: none"> a. The addition or replacement of any antenna or aerial to a maximum increase in height of 4m, where the aerial or antenna does not exceed 150mm in diameter; and b. The addition or replacement of any panel antenna, the dimensions of which do not exceed 1.5m in height, 1m in width and 0.5m in depth; and c. The addition or replacement of any dish antenna with a radius which does not exceed 1.5m; and d. Telecommunication lines (including telephone poles) are exempt from this rule, provided that they do not exceed a height of 8m; and e. No account shall be taken of radio and television aerials, solar heating devices and chimneys, not exceeding 1.1m in any horizontal direction. <p>24.a. With the exception of condition (b) below the following noise standards shall apply to all activities other than the noise from normal school recreation activities occurring outdoors between 8.00am and 5.00pm:</p> <ol style="list-style-type: none"> i. Noise (L_{10}) levels from 7.00am to 10.00pm Monday to Saturday and Sunday 9.00am to 6.00pm shall not exceed 45dBA. ii. Noise (L_{10}) levels at all other times including public holidays (night time) shall not exceed 34dBA. iii. The maximum noise level (L_{max}) at "night time" shall be the background noise level (L_{95}) plus 30dBA or 75dBA, whichever is the lower. <ol style="list-style-type: none"> b. The L_{10} noise level arising from the use of any generator or wind powered equipment used solely for the generation of electricity shall not exceed the following limits: <ol style="list-style-type: none"> i. Monday to Sunday from 7.00am to 10.00pm 55dBA; and ii. At all other times 45dBA. c. Except where otherwise stated all noise measures shall be made 20m from any adjacent dwelling (on another lot) or at the legal boundary, when this is closer to the dwelling. This may be referred to as the national boundary. d. Noise levels shall be measured and assessed in accordance with the requirements of the New Zealand Standards NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environment Sound. e. The noise shall be measured with a sound level meter complying at least with the International Standard IEC651(1979) Sound Level Meters, Type 1. <p>25.a. Earthworks undertaken on the site in any 12 month period other than those for which a consent has been obtained from the Auckland Regional Council shall not exceed 20m³ and shall not have a face height exceeding 2m; and</p> <ol style="list-style-type: none"> b. Where earthworks are undertaken on the site: <ol style="list-style-type: none"> i. Any earthworks undertaken must not create or increase potential for soil instability; and ii. Any excavation or fill shall not detrimentally affect natural landforms or vegetation, and must avoid soil instability or siltation of natural watercourses, wetlands, estuaries, or coastal waters; and iii. Areas of cut and fill are to be reinstated by appropriate stabilisation, planting and drainage. c. In order to meet the above standards the following techniques are outlined as a guide: <ol style="list-style-type: none"> i. Runoff control measures – runoff diversion channels, contour drains, earth bunds or similar, which control and direct runoff and limit the accumulation of erosive volumes of water. ii. Sediment retention traps and ponds – to detain sediment laden water. iii. Silt fences and hay bales – to avoid under scouring by runoff. iv. Vegetative buffer strips – to filter sediment from overland runoff eg thick grass cover. v. Stormwater inlet protection – to filter sediment from runoff draining bare worked areas to stormwater systems eg using filter cloth and securely stacked hay bales.

Planning map ref	Conditions
10-13	<ul style="list-style-type: none"> vi. Revegetation – sowing of grass seed for restabilisation to be progressively carried out and completed by following spring or autumn whichever is the closer. d. The digging of trenches for works or services undertaken by a local authority or approved network utility operator shall be exempted from the above standards where: <ul style="list-style-type: none"> i. No more earth shall be removed than is absolutely necessary for the trench; and ii. The trench shall not remain open for more than 24 hours except in an emergency; and iii. The trench shall be reinstated to as close to its original condition as possible. e. Where evidence of a burial site or any other archaeological feature is exposed during the earthworks process, all work must cease and the council advised. [Within five working days of receiving such advice the council will consult with the relevant authorities (Historic Places Trust, Department of Conservation, tangata whenua) and the requiring authority with regard to the appropriate treatment of the feature]. 26.a. All areas or parts of the site where hazardous substances (including waste) are stored, used, loaded or unloaded shall be sealed, bunded and roofed or covered. <ul style="list-style-type: none"> b All bunds shall be sealed or constructed from impervious materials and shall be sufficient to contain the total volume of material stored or used on the site in the event of a spill. c. All sealed areas of the site shall be drained to an appropriate stormwater or wastewater treatment system. Regarding stormwater treatment systems developments and activities which comply with the ARC’s publication Stormwater Treatment Devices – Design Guideline Manual Technical Publication No.10 generally meet this rule. However, in some instances additional controls and/or a discharge permit from the ARC may be required. d. All areas or parts of sites where vehicles, equipment or containers that have or may have come into contact with hazardous substances are washed, shall be sealed and bunded. e. No hazardous substance shall be used in a way that an accidental or deliberate release of the substance into or onto water, land or air may take place except in accordance with any relevant legislation and regulations. f. Site management and spill contingency plans shall be prepared and implemented by all operators of hazardous facilities. g. Hazardous facilities shall not generate general waste over 1.5m³ per week or any hazardous waste.

3.0 List of designated sites - outer islands

Table A7.3: Designated sites - outer islands

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
42-10	1 Mabey Road, Great Barrier	Okiwi Primary School	Minister of education	No
42-11	1370 Aotea Road, Great Barrier	<p>Okiwi airfield - aerodrome purposes, including the following activities and works:</p> <p>In area A shown on the designation plan:</p> <ol style="list-style-type: none"> 1. Aircraft and associated operations. 2. Use, construction and maintenance of runways, taxiways and aircraft standing areas. 3. Use, construction and maintenance of helicopters. 4. Use, construction and maintenance of drains. 5. Use, construction and maintenance of irrigation systems. 6. Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces. 7. Navigation and safety aids - including runway lighting for night (emergency) flights, runway approach lighting, markers, wind indicators, and radio communication equipment. 8. Terminal building - including waiting area, dedicated space for aircraft operators, retail premises ancillary to the use of the aerodrome, visitor information centre, toilets. 9. Passenger transport facilities. 10. Vehicle and pedestrian accessways/ roadways, parking and manoeuvring areas. 11. Signage and flags which are ancillary to and in connection with the use of the aerodrome. 12. Landscaping and fencing. 13. Animal pest control activities. 14. All related construction and earthwork activities. <p>In area B shown on the designation plan:</p> <ul style="list-style-type: none"> • Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces. 	Auckland City Council	Yes (see table A7.4)
50-5	420 Gray Road, Great Barrier	Defence purposes	Minister of defence	No
54-9	44-50 Kaitoke Lane, Claris, Great Barrier	Kaitoke Primary School	Minister of education	No

Appendix 7 - List of designated sites

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
54-10	175 Hector Sanderson Road, Claris, Great Barrier	Great Barrier Island Police Station - police purposes	Minister of police	No
54-11	70 Gray Road, Claris, Great Barrier	Claris landfill	Auckland City Council	Yes (see table A7.4)
54-12	40 Hector Sanderson Road, Great Barrier	Claris landfill - waste related activities including: <ol style="list-style-type: none"> 1. Stockpiling of capping material for landfill operations. 2. Formalisation of existing resource recovery operations. 3. Future relocation of car crushing operation. 4. Future resource recovery area. 5. Future composting operations. 6. Future irrigation from septic tank sludge treatment. 7. Administrative offices, workshops, and storage facilities ancillary to any of the above activities. 8. Staff and visitor amenities including car parking. 9. Site preparation work for the establishment or construction of any of the above activities. 	Auckland City Council	Yes (see table A7.4)
54-13	70 Hector Sanderson Road, Great Barrier	Claris airfield - aerodrome purposes, including the following activities and works: In area A shown on the designation plan: <ol style="list-style-type: none"> 1. Aircraft and associated operations. 2. Use, construction and maintenance of runways, taxiways and aircraft standing areas. 3. Use, construction and maintenance of helipads. 4. Use, construction and maintenance of drains. 5. Use, construction and maintenance of irrigation systems. 	Auckland City Council	Yes (see table A7.4)

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
54-13	70 Hector Sanderson Road, Great Barrier	<p>6. Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces.</p> <p>7. Sand dune stabilisation activities.</p> <p>8. Navigation and safety aids - including runway lighting for night (emergency) flights, runway approach lighting, markers, wind indicators, and radio communication equipment.</p> <p>9. Aircraft fuelling, including storage of aviation fuel and associated facilities.</p> <p>10. Terminal buildings - including check-in, arrival and departure area, indoor and outdoor waiting areas, offices for aircraft operators and aerodrome staff, communications room, toilets.</p> <p>11. Freight handling facilities.</p> <p>12. Restaurants, cafes and retail premises ancillary to the use of the aerodrome.</p> <p>13. Visitor information centre.</p> <p>14. Rental vehicle facilities.</p> <p>15. Passenger transport facilities.</p> <p>16. Vehicle and pedestrian accessways/ roadways, parking and manoeuvring areas.</p> <p>17. Signage and flags which are ancillary to and in connection with the use of the aerodrome.</p> <p>18. Landscaping and fencing.</p> <p>19. Animal pest control activities.</p> <p>20. All related construction and earthwork activities.</p> <p>In area B shown on the designation plan:</p> <ul style="list-style-type: none"> Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces. 	Auckland City Council	Yes (see table A7.4)
57-12	271 Shoal Bay Road, Tryphena, Great Barrier	Mulberry Grove Primary School	Minister of education	No
57-13	426 Shoal Bay Road, Tryphena, Great Barrier	Gooseberry Flat cemetery	Auckland City Council	Yes (see table A7.4)

Table A7.4: Conditions applying to designated sites - outer islands

Planning map ref	Conditions
42-11	<p>Okiwi airfield</p> <p>This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Aircraft operations</p> <p>2.1 Flight movements shall only occur between morning civil twilight and evening civil twilight as defined by the Civil Aviation Authority of New Zealand. ('Flight movement' means an aircraft take-off or landing.)</p> <p>2.2 Helicopters shall not hover in one spot for longer than 30 seconds whilst less than 1000ft (in the approach to any landing area unless for reasons of safety).</p> <p>2.3 No ground running of aircraft engines shall be carried out, unless for reasons of safety prior to takeoff.</p> <p>2.4 Rescue or emergency aircraft operations shall not be included in any estimation of flight times and are excluded from the restrictions imposed by conditions 2.1, 2.2 and 2.3.</p> <p>3.0 Concept development plan</p> <p>3.1 The requiring authority shall prepare a concept development plan for Okiwi aerodrome showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall in addition to considering operational requirements, including any requirements imposed by the Civil Aviation Authority of New Zealand, take the following matters into account:</p> <ul style="list-style-type: none"> - The location of identified archaeological and cultural heritage sites (refer also condition 4.1); - Effects on indigenous flora and fauna (refer also condition 5.1); - The landscape and visual impact of buildings and structures on the coastal environment (refer also condition 6.1). <p>3.2 The concept development plan shall be submitted to the council for approval prior to the construction of any new facilities.</p> <p>4.0 Archaeological and cultural heritage impact management conditions</p> <p>4.1 In preparing a concept development plan the requiring authority shall consult with Ngati Rehua - Ngatiwai Ki Aotea Trust in order to establish any sites of cultural significance and how these might be protected.</p> <p>4.2 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall immediately notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained.

Planning map ref	Conditions
42-11	<p>5.0 Ecological impact management conditions</p> <p>5.1 In preparing a concept development plan the requiring authority shall consult with the Department of Conservation in order to better understand potential effects on indigenous flora and fauna and possible methods for avoiding, remedying, or mitigating any adverse effects.</p> <p>5.2 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement an avifauna management plan. This plan will identify suitable management practices for:</p> <ul style="list-style-type: none"> - Accommodating pateke (brown teal) and other bird species that are known to feed and/or roost on grassed airfields; - Avoiding aircraft bird-strike. <p>The avifauna management plan shall be submitted to the council for approval prior to implementation.</p> <p>5.3 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement a drain maintenance plan. This plan will establish a suitable maintenance regime for the open drains running parallel to the runway in order to provide for the ongoing survival of sneezeweed (<i>Centipeda minima</i> var. <i>minima</i>), a threatened ('nationally critical') plant species inhabiting the drains. The drain maintenance plan shall be submitted to the council for approval prior to implementation.</p> <p>6.0 Landscape and visual impact management conditions</p> <p>6.1 Prior to the construction of any new buildings or vehicle parking and manoeuvring areas in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how aerodrome facilities (excluding runways and other areas used for aircraft movements) are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used; b. Proposed landscape treatment, including: <ul style="list-style-type: none"> - Details of plant species proposed to be used. Where practicable, locally sourced native species shall be used; - The treatment of parking areas, including for example the use of permeable 'green' surfaces, breaking up the parking into smaller areas, and using planting to break up, screen or disguise parking areas; - Regard to the principles of crime prevention through environmental design, having particular consideration to the safety of parked vehicles. c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). <p>The landscape management plan shall be submitted to the council for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p> <p>7.0 Stormwater</p> <p>7.1 Prior to undertaking any land recontouring works or sealing of the runway at Okiwi aerodrome an assessment shall be undertaken to determine the hydrological influence and impact upon adjoining land and water bodies. In particular, whether the works and final levels will adversely affect overland flow paths or increase the potential for flooding within the site or surrounding area. Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths. Peak rate of discharge to the receiving environment shall not be increased as a result of any works undertaken.</p>

Planning map ref	Conditions
42-11	<p>7.2 Stormwater runoff from any impervious surfaces created by works undertaken shall be treated in accordance with the Auckland Regional Council's Technical Publication No. 10 Design Guideline Manual: Stormwater Treatment Devices 2003.</p> <p>8.0 Earthworks</p> <p>8.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p>8.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p>8.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>9.0 Parking and access</p> <p>9.1 All parking spaces, access drives, manoeuvring areas and aisles shall be formed, provided with an all weather surface, drained, permanently marked out or delineated, and maintained to the satisfaction of the council.</p> <p>Advice notes</p> <ol style="list-style-type: none"> 1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. 2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site.

Planning map ref	Conditions
54-11	<p>Claris landfill</p> <p>This designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. Except for changes necessary to give effect to the conditions numbered 2-16 that follow, the activity shall be carried out in accordance with the information submitted to council as part of the notice of requirement and the Auckland Regional Council approved operational management plan. <p>Traffic and parking</p> <ol style="list-style-type: none"> 2. All principal access, parking and manoeuvring areas shall be metalled and graded to a similar standard found with other roads on the Great Barrier Island and shall be maintained in accordance with 3.2.5 of the operational management plan. 3. The activity shall be restricted to operating between the hours of 8am and 6pm, Monday to Saturday, 9am and 5pm Sundays and all public holidays. 4. Signs shall be placed and maintained on the site in accordance with the operational management plan (3.2.4). All signs shall comply with the provisions of the Auckland City consolidated bylaw (Part 27 - Signs). <p>Landscaping and fencing</p> <ol style="list-style-type: none"> 5. A landscaping plan and planting programme shall be prepared for the establishment of a permanent 10m buffer zone for implementation in the next planting season. This planting shall be additional to the present adventitious location of pine trees in this buffer area. The site plan submitted with the notice of requirement shall be amended to take account of this condition. Note: the 10m buffer zone does not apply with respect to the southeastern boundary that adjoins designation Claris landfill - waste related activities (54-12). 6. An appropriate ground cover shall be planted as soon as practicable following the final clay capping of refuse in accordance with the closure plan outlined in the operational management plan. 7. A 1.8m high fence shall be erected and maintained along the boundary of the refuse disposal areas. A 1.8m high security fence with barbed strands shall be erected along the boundary of the sludge disposal area. The main entrance shall be fitted with a gate and locked outside opening hours. This condition shall be carried out in accordance with the site plan submitted with the notice of requirement. <p>Earthworks</p> <ol style="list-style-type: none"> 8. The requiring authority shall implement suitable sediment control measures during all earthworks, including the stockpiling of capping material, to ensure that all stormwater runoff from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater drains, channels or soakage systems in accordance with the operational management plan and appendix 16 - Erosion and sediment control guidelines for earthworks. Temporary open drains and earth bunds shall be constructed in order to keep stormwater away from active tipping zones. 9. All refuse shall be covered daily unless impractical to do so. Areas used for the sludge disposal shall be at least 1.5m above groundwater level throughout the year.

Planning map ref	Conditions									
54-11	<p>Leachate discharge / groundwater monitoring</p> <p>10. The requiring authority shall ensure compliance with the Auckland Regional Council consent conditions (10335 and 10336) and the provisions of the operational management plan to ensure leachate discharge is minimised. In particular the requiring authority shall:</p> <ol style="list-style-type: none"> Divert stormwater away from tipping faces. Keep the active tip face as small as practicable. Cap the refuse with clay as each portion of the landfill is completed. Cover the finished areas with an appropriate ground cover. <p>Noise</p> <p>11. The noise arising from any activity associated with the operation of the Claris landfill, measured at either the notional boundary of the adjoining Crown owned land or the legal boundary of the site shall not exceed the following levels:</p> <table border="0" data-bbox="347 698 1305 855"> <thead> <tr> <th></th> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td style="text-align: center;">55dBA</td> <td></td> </tr> <tr> <td>At all other times</td> <td style="text-align: center;">40dBA</td> <td style="text-align: center;">75dBA</td> </tr> </tbody> </table> <p>All noise shall be measured in accordance with the provisions of rule 4.7: measurement of sound set out in the Plan.</p> <p>12. Operations associated with the mulcher are excluded from the noise limitations specified in condition 11. The mulcher shall be restricted to operating once a week between Monday and Friday. The use of the mulcher during this time shall not exceed a 2 hour continuous period.</p> <p>Pests and vermin</p> <p>13. The requiring authority shall undertake management practices to control pests and vermin on the site by covering refuse daily unless impracticable to do so and utilising pest control techniques set out in the operational management plan (3.8.4).</p> <p>Hazardous items</p> <p>14. Any substance listed in appendix 4: Prohibited wastes, of the operational management plan is not permitted to be disposed of at the Claris landfill site.</p> <p>15. The requiring authority may store hazardous substances at the Claris landfill for future transfer and disposal at a registered hazardous disposal facility.</p> <p>Review</p> <p>16. The conditions of this requirement are subject to an annual (12 monthly) review to ensure that activities at the Claris landfill are implemented in accordance with the operational management plan and RMA obligations.</p> <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>		L_{eq}	L_{max}	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA		At all other times	40dBA	75dBA
	L_{eq}	L_{max}								
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA									
At all other times	40dBA	75dBA								

Planning map ref	Conditions
54-12	<p>Claris landfill - waste related activities</p> <p>This designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below. <p>Operational management plan</p> <ol style="list-style-type: none"> 2. Prior to commencement of works authorised by the designation, an operational management plan, incorporating the actual works that are to occur on the site shall be prepared. This operational management plan shall be prepared in line with the operational management plan for the existing Claris Landfill Site. This plan shall be submitted to and approved by the team leader, planning Hauraki Gulf islands. Thereafter, the operational management plan shall be maintained as a document that reflects any new activities (within the scope of the designation) or where there is a substantial alteration to existing activities. <p>Traffic and parking</p> <ol style="list-style-type: none"> 3. All principal access, parking and manoeuvring areas shall be metalled and graded to a similar standard found with other roads on the Great Barrier Island. 4. The activity shall be restricted to operating between the hours of 8am and 6pm, Monday to Saturday, 9am and 5pm Sundays and all public holidays. 5. The location, placement and maintenance of signs shall be addressed in the operational management plan (refer condition 2 above) and shall comply with the provisions of the Auckland City consolidated bylaw (Part 27 - Signs). <p>Landscaping, fencing and buildings</p> <ol style="list-style-type: none"> 6. Prior to commencement of works authorised by the designation, a 10m buffer yard shall be provided along the full length of the northern, eastern and southern notional boundaries. A landscaping plan and if appropriate, additional planting programme, shall be prepared for the maintenance/establishment and of a permanent 10m buffer zone prior to commencement of the works the subject of this designation. This planting shall be additional to the present adventitious location of pine trees that may be located in the buffer yard, where agreed with the council arborist. The site plan submitted with the notice of requirement shall be amended to take account of this condition. 7. A 1.8m high security fence shall be erected along the full length of the northern, eastern and southern notational boundaries. Care shall be taken during construction of this fence to protect existing vegetation. 8. The maximum height of all buildings shall not exceed 8m.

Planning map ref	Conditions									
54-12	<p>Earthworks</p> <p>9. The requiring authority shall implement suitable sediment control measures during all earthworks including landscaping to ensure that all stormwater runoff from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater drains, channels or soakage systems in accordance with the operational management plan and appendix 16 - Erosion and sediment control guidelines for earthworks. Temporary open drains and earth bunds shall be constructed in order to keep stormwater away from active tipping zones.</p> <p>10. All refuse shall be covered daily unless impractical to do so. Areas used for the sludge disposal shall be at least 1.5m above groundwater level throughout the year.</p> <p>11. The requiring authority shall ensure that any regional and territorial consents required for any aspects of the works are obtained prior to commencement of the works, and that compliance with any conditions are adhered to.</p> <p>Noise</p> <p>12. The noise arising from any activity associated with the operation of the Claris landfill, measured at either the notional boundary of the adjoining Crown owned land or the legal boundary of the site shall not exceed the following levels:</p> <table border="0" data-bbox="347 835 1308 992"> <thead> <tr> <th></th> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> </tr> </thead> <tbody> <tr> <td style="padding-left: 20px;">Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td style="text-align: center; vertical-align: middle;">55dBA</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">At all other times</td> <td style="text-align: center; vertical-align: middle;">40dBA</td> <td style="text-align: center; vertical-align: middle;">75dBA</td> </tr> </tbody> </table> <p style="padding-left: 20px;">All noise shall be measured in accordance with the provisions of rule 4.7: measurement of sound set out in the Plan.</p> <p>13. Operations associated with the mulcher are excluded from the noise limitations specified in condition 12. The mulcher shall be restricted to operating once a week between Monday and Friday. The use of the mulcher during this time shall not exceed a 2 hour continuous period.</p> <p>Pests and vermin</p> <p>14. The requiring authority shall undertake management practices to control pests and vermin on the site and utilising pest control techniques set out in the operational management plan.</p> <p>Hazardous items</p> <p>15. Any substance listed in appendix 4: Prohibited wastes, of the operational management plan applying to designation 54-11, are not permitted to be disposed of at the Claris landfill site, including on designation 54-12.</p> <p>16. The requiring authority may store hazardous substances at the Claris landfill for future transfer and disposal at a registered hazardous disposal facility.</p> <p>Review</p> <p>17. The conditions of this requirement are subject to an annual (12 monthly) review to ensure that activities at the Claris landfill are implemented in accordance with the operational management plan and RMA obligations.</p> <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>		L_{eq}	L_{max}	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA		At all other times	40dBA	75dBA
	L_{eq}	L_{max}								
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA									
At all other times	40dBA	75dBA								

Planning map ref	Conditions
54-13	<p>Claris airfield</p> <p>This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Aircraft operations</p> <p>2.1 Flight movements shall only occur between morning civil twilight and evening civil twilight as defined by the Civil Aviation Authority of New Zealand. ('Flight movement' means an aircraft take-off or landing.)</p> <p>2.2 Helicopters shall not hover in one spot for longer than 30 seconds whilst at less than 1000ft (in the approach to any landing area unless for reasons of safety).</p> <p>2.3 No ground running of aircraft engines shall be carried out, unless for reasons of safety prior to takeoff.</p> <p>2.4 Rescue or emergency aircraft operations shall not be included in any estimation of flight times and are excluded from the restrictions imposed by conditions 2.1, 2.2 and 2.3.</p> <p>3.0 Concept development plan</p> <p>3.1 The requiring authority shall prepare a concept development plan for Claris Aerodrome showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall in addition to considering operational requirements, including any requirements imposed by the Civil Aviation Authority of New Zealand, take the following matters into account:</p> <ul style="list-style-type: none"> - The location of identified archaeological and cultural heritage sites (refer also condition 4.1); - Effects on indigenous flora and fauna (refer also condition 5.1); - The landscape and visual impact of buildings and structures on the coastal environment (refer also condition 6.1). <p>3.2 The concept development plan shall be submitted to the council for approval prior to the construction of any new facilities.</p> <p>4.0 Archaeological and cultural heritage impact management conditions</p> <p>4.1 Prior to submitting a concept development plan to the council for approval, the requiring authority shall:</p> <ul style="list-style-type: none"> - Obtain an archaeological assessment in order to identify archaeological sites on, and in close proximity to, the Claris aerodrome; - Consult with Ngati Rehua - Ngatiwai Ki Aotea Trust in order to establish any sites of cultural significance and how these might be protected. <p>4.2 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall immediately notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained.

Planning map ref	Conditions
54-13	<p>5.0 Ecological impact management conditions</p> <p>5.1 In preparing a concept development plan the requiring authority shall consult with the Department of Conservation in order to better understand potential effects on indigenous flora and fauna and possible methods for avoiding, remedying, or mitigating any adverse effects.</p> <p>5.2 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement an avifauna management plan. This plan will identify suitable management practices for:</p> <ul style="list-style-type: none"> - Accommodating pateke (brown teal) and other bird species that are known to feed and/or roost on grassed airfields; - Avoiding aircraft bird-strike. <p>The avifauna management plan shall be submitted to the council for approval prior to implementation.</p> <p>5.3 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement a vegetation control management plan. This plan will establish a management regime to prevent the incursion of trees above aircraft approach and takeoff surfaces, including removal and/or pruning. The vegetation control management plan shall be submitted to the council for approval prior to implementation.</p> <p>5.4 Prior to undertaking any sand dune stabilisation works at the eastern end of Claris aerodrome the requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement a sand dune management plan. This plan will identify the most appropriate method(s) for controlling sand migration onto the aerodrome. The sand dune management plan shall be submitted to the council for approval prior to implementation.</p> <p>6.0 Landscape and visual impact management conditions</p> <p>6.1 Prior to the construction of any new buildings or vehicle parking and manoeuvring areas in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how aerodrome facilities (excluding runways and other areas used for aircraft movements) are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used; b. Proposed landscape treatment, including: <ul style="list-style-type: none"> - Details of plant species proposed to be used. Where practicable, locally sourced native species shall be used; - The treatment of parking areas, including for example the use of permeable 'green' surfaces, breaking up the parking into smaller areas, and using planting to break up, screen or disguise parking areas; c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). <p>The landscape management plan shall be submitted to the council for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p>

Planning map ref	Conditions
54-13	<p>7.0 Stormwater</p> <p>7.1 Prior to undertaking any land recontouring works or additional runway sealing (including taxiways and the construction of an aircraft standing area) at Claris aerodrome an assessment shall be undertaken to determine the hydrological influence and impact upon adjoining land and water bodies. In particular, whether the works and final levels will adversely affect overland flow paths or increase the potential for flooding within the site or surrounding area. Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths. Peak rate of discharge to the receiving environment shall not be increased as a result of any works undertaken.</p> <p>7.2 Stormwater runoff from any impervious surfaces created by works undertaken shall be treated in accordance with the Auckland Regional Council's Technical Publication No. 10 Design Guideline Manual: Stormwater Treatment Devices 2003.</p> <p>8.0 Earthworks</p> <p>8.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p>8.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p>8.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment is discharged into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>9.0 Parking and access</p> <p>9.1 All parking spaces, access drives, manoeuvring areas and aisles shall be formed, provided with an all weather surface, drained, permanently marked out or delineated, and maintained to the satisfaction of the council.</p> <p>Advice notes</p> <ol style="list-style-type: none"> 1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. 2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site. 3. The storage and handling of aviation fuel shall be undertaken in accordance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the relevant Hazardous Substances Regulations.

Planning map ref	Conditions
57-13	<p>Gooseberry Flat cemetery This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Vegetation beyond the area of the existing burial plots (as at 18 September 2006) shall only be removed where required for works consistent with the subject of the designation. The vegetation removed shall not exceed an area greater than 10% of the total amount of vegetation on the site in any one calendar year. 2. Condition 1 above may be varied where an assessment from a suitably qualified ecologist confirms that the removal of more than 10% of the total amount of vegetation on the site in any one calendar year can be sustained from an ecological perspective. This assessment shall be to the satisfaction to the team leader, planning Hauraki Gulf islands



Attachment 3
Corrections to text
Appendix 7 – Hauraki Gulf Island District Plan
(Clean)

Appendix 7

List of designated sites

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Plan modification annotations

-  indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.
-  indicates where the content is part of plan modification x, which is subject to appeal.
- Underlined content to be inserted.
- ~~Struck through~~ content to be deleted.

1.0 Introduction

This appendix includes the following tables:

- [Table A7.1: Designated sites - inner islands](#)
- [Table A7.2: Conditions applying to designated sites - inner islands](#)
- [Table A7.3: Designated sites - outer islands](#)
- [Table A7.4: Conditions applying to designated sites - outer islands.](#)

The designations included in this appendix include:

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

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

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

2.0 List of designated sites - inner islands

Table A7.1: Designated sites - inner islands

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
1-14	61 Ocean View Road, Waiheke	Owhanake Wastewater Treatment Plant - reticulated wastewater treatment (including post septic tank) and disposal purposes, including the following activities and works: <ol style="list-style-type: none"> 1. Wastewater treatment plant processes and ancillary activities. 2. Laboratory, workshop and staff amenity facilities ancillary to the treatment plant. 3. Storage of fuels and chemical substances (eg methanol, chlorine) used in conjunction with treatment plant processes. 4. Constructed wetlands. 5. Use, construction and maintenance of drains. 6. Vehicle accessways/roadways, parking and manoeuvring areas. 7. Signage which is ancillary to and in connection with the use of the treatment plant. 8. Landscaping. 9. All related maintenance, construction, and earthwork activities. 	Watercare Services Limited	Yes (see table A7.2)
2-10	139-155 Ocean View Road, Waiheke	Northern service lane	Auckland City Council	Yes (see table A7.2)
2-11	4 Oue Road to 1 Weka Road, Oneroa, Waiheke	Southern service lane and public carpark	Auckland City Council	Yes (see table A7.2)
2-12	104 Ocean View Road, Oneroa, Waiheke	Waiheke Island Police Station - police station including the construction, operation and maintenance of buildings and ancillary structures for police purposes	Minister of police	Yes (see table A7.2)
2-13	127-129, 131 and 133 Ocean View Road, and 2 and 4 Korora Road, Oneroa, Waiheke	Waiheke Library and Service Centre	Auckland Council	Yes (see table A7.2)
9-20	Donald Bruce Road, Waiheke	Waiheke High School	Minister of education	No
9-21	Donald Bruce Road, Waiheke	Te Huruhi Primary School	Minister of education	No
9-22	Donald Bruce Road, Waiheke	Waiheke Kindergarten	Minister of education	No

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
9-23	8 Belgium Street, Ostend, Waiheke	Telecommunication and radio communication and ancillary purposes	Telecom New Zealand and Telecom Mobile Ltd	Yes (see table A7.2)
9-24	37-39 Albert Crescent, Ostend, Waiheke	Telecommunication and radio communication and ancillary purposes	Telecom New Zealand and Telecom Mobile Ltd	Yes (see table A7.2)
10-12	11-17 Sea View Road, Ostend, Waiheke	Line depot and electricity substation - the operation and maintenance of a line depot and electricity substation	Vector Ltd	Yes (see table A7.2)
10-13	26 Sea View Road, Waiheke	Waiheke Primary School	Minister of education	Yes (see table A7.2)

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

Planning map ref	Conditions
1-14	<p>Owhanake Wastewater Treatment Plant This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Concept development plan</p> <p>2.1 The requiring authority shall prepare a concept development plan for the Owhanake wastewater treatment plant showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall, in addition to considering operational requirements, take the following matters into account:</p> <ul style="list-style-type: none"> - The avoidance or mitigation of adverse noise and odour effects associated with treatment plant operations (refer also condition 4.1 and advice note 3); - The landscape and visual impact of buildings and structures (refer also condition 3.1); - Existing indigenous vegetation on the site. <p>The concept development plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to the construction of any new facilities.</p> <p>2.2 The concept development plan shall be consistent with sketches A-C for a 250m³/day plant or D-F for a 750m³/day plant as submitted at the hearing by Metrowater dated November 2008:</p> <ul style="list-style-type: none"> - the footprint of all buildings shall be located within the existing development envelope as at 19 November 2008 - buildings shall be a maximum of 5m in height above ground level - existing landscaping on the site shall be retained - no development shall be undertaken within existing landscaped areas. <p>3.0 Landscape and visual impact management conditions</p> <p>3.1 Prior to the construction of any new buildings, structures or facilities in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how, as far as is practicable, and in accordance with this condition, the wastewater treatment plant facilities are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used. The exterior of buildings shall be finished in colours and/or materials that are sympathetic to the natural landscape of the site; b. Proposed landscape treatment, including details of plant species proposed to be used. Where practicable locally sourced native species shall be used; c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). d. Provision for a planting area of no less than 350m² to provide screening of the north-western corner of the Treatment Plant. The planting shall be locally sourced native species (of a type able to reach a height of at least 6 metres) where practicable and should wrap around the north-western corner of the treatment plan in an "L" shape as shown on plan Proposed WWTP upgrade - future works - Figure 4 prepared by Boffa Miskell and dated 27 July 2011. The planting shall be undertaken at least one planting season prior to the commencement of construction of any new buildings.

Planning map ref	Conditions						
	<p>The landscape management plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p> <p>In preparing and approving the landscape management plan, the requiring authority and team leader - Hauraki Gulf islands, Auckland City Environments, respectively, shall consider the extent to which measures for addressing landscape and visual effects are reasonably necessary, taking into account the extent to which any dwellings or other potentially sensitive land uses have established after the requirement for designation for the Owhanake wastewater treatment plant was publicly notified.</p> <p>3.2 Any artificial lighting used on the site shall not produce an illuminance exceeding 150 lux measured at any point on the site containing the light source. Any outdoor lighting on site shall be shielded in such a manner that the light emitted by the light fixture is projected below the horizontal plane of the light fixture.</p> <p>4.0 Noise</p> <p>4.1 Operational noise</p> <p>a. New facilities at the wastewater treatment plant shall be so designed and the use of the buildings and site shall be so conducted, that the following noise levels are not exceeded:</p> <p>i. The L_{eq} noise level shall not exceed the following limits:</p> <table data-bbox="539 976 1326 1122"> <thead> <tr> <th data-bbox="539 976 655 1005">Day / time</th> <th data-bbox="1139 976 1326 1005">Noise level (L_{eq})</th> </tr> </thead> <tbody> <tr> <td data-bbox="539 1005 932 1061">Monday to Saturday 0700 - 2200 hrs and Sunday 0900 - 1800 hrs</td> <td data-bbox="1139 1032 1219 1061">55 dBA</td> </tr> <tr> <td data-bbox="539 1093 1086 1122">All other times including public holidays (night time)</td> <td data-bbox="1139 1093 1219 1122">45 dBA</td> </tr> </tbody> </table> <p>ii. The maximum noise level (L_{max}) at 'night' time shall be the background noise level (L_{95}) plus 30 dBA; or 75 dBA, whichever is the lower.</p> <p>b. All noise measurements shall be made at 20m from any building where people may reside overnight on a permanent or temporary basis (on another site from the noise source) or at the legal boundary, when this is closer to the dwelling. This may be referred to as the notional boundary.</p> <p>c. Noise shall be measured in accordance with NZS 6801:1999 (Acoustics - Measurement of Environmental Sound).</p> <p>d. The noise measured shall be assessed in accordance with NZS 6802:1999 (Acoustics - Assessment of Environmental Noise) except that the averaging of noise measured will be in accordance with the following:</p> <p>Averaging</p> <p>A noise nuisance does not generally arise from a single isolated infringement. The amount by which limits are exceeded may vary between repeat infringements. Averaging of measured L_{eq} values for separate time intervals to derive a single figure for comparison with any limit, will be subject to the following constraints:</p> <p>i. Averaging of measured L_{eq} levels for comparison with any applicable noise limit, if employed, will only be performed on LR levels derived in accordance with appendix A of NZS 6802:1999 and will only relate to time intervals during which the sound of interest is present. Measured L_{eq} levels will not be averaged if comparison is to be made with night-time limits where sleep disturbance will be of concern.</p> <p>ii. The averaged value of the descriptor eg L_{eq} will not exceed the relevant limit, and in any case the limit will not be exceeded by more than 5dB for any single time interval. L_{eq} values will be averaged on an energy basis, ie the logarithmic mean will be determined.</p>	Day / time	Noise level (L_{eq})	Monday to Saturday 0700 - 2200 hrs and Sunday 0900 - 1800 hrs	55 dBA	All other times including public holidays (night time)	45 dBA
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Planning map ref	Conditions																																				
1-14	<p>4.2 Noise from construction work and earthworks (refer also condition 9.2)</p> <p>a. Noise resulting from earthworks or construction work (construction work is defined in NZS 6803:1999) shall not exceed the following levels:</p> <p>i. When affecting all settlement areas and land units, with the exception of the transport area of the Matiatia land unit:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3" style="text-align: center;">Time of the week</th> <th rowspan="3" style="text-align: center;">Time period</th> <th colspan="4" style="text-align: center;">Duration of the work</th> </tr> <tr> <th colspan="2" style="text-align: center;">Typical duration work (dBA)¹</th> <th colspan="2" style="text-align: center;">Short term duration work (dBA)²</th> </tr> <tr> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Monday to Friday</td> <td style="text-align: center;">0730 - 1800 hrs</td> <td style="text-align: center;">75</td> <td style="text-align: center;">90</td> <td style="text-align: center;">80</td> <td style="text-align: center;">95</td> </tr> <tr> <td style="text-align: center;">Saturday</td> <td style="text-align: center;">0800 - 1600 hrs</td> <td style="text-align: center;">75</td> <td style="text-align: center;">90</td> <td style="text-align: center;">80</td> <td style="text-align: center;">95</td> </tr> </tbody> </table> <p>1. 'Typical duration work' means construction work at any one location for more than 14 calendar days 2. 'Short term duration work' means construction work at any one location for up to 14 calendar days</p> <p>ii. When affecting the transport area of the Matiatia land unit:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="3" style="text-align: center;">Time period</th> <th colspan="2" style="text-align: center;">Duration of the work</th> </tr> <tr> <th style="text-align: center;">Typical duration work¹</th> <th style="text-align: center;">Short term duration work²</th> </tr> <tr> <th style="text-align: center;">L_{eq} (dBA)</th> <th style="text-align: center;">L_{eq} (dBA)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0730 - 1800 hrs</td> <td style="text-align: center;">75</td> <td style="text-align: center;">80</td> </tr> </tbody> </table> <p>1. 'Typical duration work' means construction work at any one location for more than 14 calendar days 2. 'Short term duration work' means construction work at any one location for up to 14 calendar days</p> <p>b. Measurements should be made outside occupied buildings affected by the construction noise. Measurements should be made approximately 1m from the wall most exposed to the sound under investigation, and 1.2m to 1.5m above the relevant floor level. No adjustment to measured sound levels is to be made for the reflected sound from the wall. The measured levels should be compared directly with the noise limits without any adjustments for special audible characteristics. The measured level must be adjusted for any significant background L_{eq} level in the area using the procedure set out in appendix A of NZS 6803:1999.</p> <p>c. Where circumstances require measurements inside buildings (eg when noise is travelling through common building elements such as a common wall) all windows and other means of ventilation must be closed or turned off and the upper limits of the noise measured will not exceed the levels stated in the tables in condition 4.2(a)(i) or (ii) above minus 20 dBA.</p> <p>d. Noise shall be measured with a sound level meter complying at least with the International Standard IEC 651 (1979) Sound Level Meters, Type 1.</p> <p>5.0 Access</p> <p>5.1 All internal access roads, vehicle manoeuvring and parking areas shall be formed, provided with an all weather surface, drained, and maintained to the satisfaction of the council.</p> <p>6.0 Earthworks</p> <p>6.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p>6.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p>	Time of the week	Time period	Duration of the work				Typical duration work (dBA) ¹		Short term duration work (dBA) ²		L _{eq}	L _{max}	L _{eq}	L _{max}	Monday to Friday	0730 - 1800 hrs	75	90	80	95	Saturday	0800 - 1600 hrs	75	90	80	95	Time period	Duration of the work		Typical duration work ¹	Short term duration work ²	L _{eq} (dBA)	L _{eq} (dBA)	0730 - 1800 hrs	75	80
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Planning map ref	Conditions
1-14	<p>6.1.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>7.0 Stormwater</p> <p>7.1 Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths within the site, which are affected by new development works. Peak rate of discharge to the receiving environment shall not be increased significantly as a result of any works undertaken.</p> <p>8.0 Archaeological and cultural heritage impact management conditions</p> <p>8.1 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall as soon as practicable notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained. <p>9.0 Construction management</p> <p>9.1 Prior to the construction of any new buildings, structures or facilities in accordance with an approved concept development plan and landscape management plan, the requiring authority shall prepare a construction management plan. This plan shall include specific details relating to the demolition, construction and management of all works associated with the upgrading of the existing wastewater treatment plant, including:</p> <ol style="list-style-type: none"> a. Details of the site manager, including their contact details b. The location of a noticeboard (in accordance with the relevant Auckland City bylaw - Part 27 Signs) on the site that clearly identifies the name, telephone number and address for service of the site manager; c. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/ storage of rubbish, storage and unloading of building materials and other construction activities; d. Location of worker's conveniences (eg portaloos); e. Ingress and egress to and from the site for vehicles during the construction period (including construction machinery); f. Proposed numbers and timing of truck movements throughout each day and the proposed routes to be used by trucks; g. Procedures for controlling sediment runoff, dust and the removal of soil and debris from public roads or places. <p>The construction management plan shall be submitted to the team leader - Hauraki Gulf islands, Auckland City Environments for approval prior to commencement of construction. The approved plan shall be implemented and maintained throughout the entire construction period.</p> <p>9.2 All construction works shall be restricted to the hours between 0730 - 1800 Monday to Friday and 0800 - 1600 on Saturday. No work shall occur on Sundays or public holidays</p>

Planning map ref	Conditions
1-14	<p>10.0 Operational and management plan</p> <p>10.1 Prior to commencement of works authorised by the designation, an operational and management plan, incorporating the actual works that are to occur on the site shall be prepared. This plan shall be submitted to and approved by the team leader, planning Hauraki Gulf islands and include among other matters details of dealing with emergencies and complaints. Thereafter, the operational and management plan shall be maintained as a document that reflects any new activities (within the scope of the designation) or where there is a substantial alteration to existing activities.</p> <p>11.0 Other</p> <p>11.1 The designation shall be compatible with the resource consent for discharge currently held.</p> <p>Advice notes</p> <ol style="list-style-type: none"> 1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. 2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site. 3. It is noted that the wastewater treatment plant is subject to an air discharge permit issued by the Auckland Regional Council which requires (amongst other things) that the plant be operated and maintained so that discharges of odour will not be of a noxious, offensive or objectionable nature beyond the boundaries of the site (Lot 37 DP183455). 4. The storage and handling of any hazardous substances used in conjunction with wastewater treatment plant operations shall be undertaken in accordance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the relevant Hazardous Substances Regulations.

Planning map ref	Conditions
2-10	<p>Northern service lane</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement, supporting documents and the plan labelled T4/37711.004. 2. The term of implementation of this designation shall be five years from the inclusion of the designation in the District Plan, in accordance with section 184A of the RMA. 3. All paved or sealed areas shall be formed and drained to council standards prior to the service lane being opened to use. 4. Effluent disposal with regard to public toilets on the reserve adjacent to the proposed service lane shall be satisfactorily resolved to the approval of the manager, City Planning. 5. The lane shall be designed so as to prevent vehicle light shining directly onto adjacent residential sites. This may involve fencing and/or planting. This shall be carried out to the approval of the group manager, City Planning. 6. With regard to the area of service land which passes over council reserve land, the procedure for declaration as service lane under section 114 of the Public Works Act shall be completed. Note: This will require the consent of the minister of conservation. 7. The development shall comply with the following with regard to the protection of trees: <ol style="list-style-type: none"> a. No materials or soil debris shall be stored against the trunk of any protected tree or within the branch spread. b. Mechanical diggers or vehicles shall not be driven or parked over the root system. c. Any protected tree near any works shall be roped off around the perimeter of the branch spread for the duration of the work taking place. 8. All internal and external council costs of monitoring the conditions are to be borne by the requiring authority. <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>

Planning map ref	Conditions
2-11	<p>Southern service lane and public carpark</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement, supporting documents and the plan labelled 51-21403-SK014 revision A. 2. The plan shall include traffic calming devices and night lighting, and shall be prepared following consultation with the adjacent landowners and occupiers. This shall be designed and carried out to the approval of the manager, City Planning, Auckland City Council, prior to the activity commencing. 3. Where existing effluent fields are located partly or wholly within the area covered by the designation, alternative provisions shall be made for the satisfactory disposal and treatment of effluent at the council's expense, to the approval of the manager, City Planning, Auckland City Council. This shall occur prior to the designation being implemented. 4. All access, parking and manoeuvring areas shall be formed, provided with an all weather surface, drained and marked out in accordance with the standards set out in part 13 of the Plan and to the satisfaction of the senior planner, Hauraki Gulf islands, prior to the activity commencing. 5. During the period of construction, noise and vibration must comply with clause 4.6 Noise and vibration from construction activities. 6. That the consent holder shall implement suitable sediment control measures during all earthworks, to the approval of the manager, City Planning, Auckland City Council. 7. A landscaping plan shall be designed and implemented to the approval of the manager, City Planning, Auckland City Council. The following shall be carried out: <ol style="list-style-type: none"> a. The plan shall be implemented within one growing season of work beginning on the construction of the lane b. Consultation with adjacent landowners shall be carried out at the design stage to ensure landscaping is compatible with the appearance and function of abutting sites. 8. The term of the implementation of this designation shall be 11 years from the inclusion of the designation in the District Plan, in accordance with section 184A(2)(c) of the RMA. 9. The service lane shall be finished in materials which are compatible with the intent of the provisions of commercial 1 - Oneroa village. <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>
2-12	<p>Waiheke Island Police Station</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development shall be in general accordance with <ul style="list-style-type: none"> • the notice of requirement dated December 2004; • the assessment of environmental effects dated December 2004; • the associated drawings numbered 4240014 AK02 and AK06 as presented at the hearing; • the floor plan AK07 Rev B dated 18.05.05; and • the architectural design statement prepared for the Waiheke urban design panel dated April 2005, by Beca Carter Hollings and Ferner. 2. The proposed development shall provide for not less than six on-site parking spaces, of which one shall be available at all times to the visiting public. Parking spaces shall comply with appropriate District Plan standards and be formed, finished in an all-weather surface, and marked out. 3. Exterior lighting shall comply with rule 6B.1.3 of the Operative District Plan (1996) in respect of the standard for artificial lighting for a permitted activity.

Planning map ref	Conditions										
2-12	<p>4. The L10 noise levels at the boundaries of the site shall not exceed the following limits:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">7am to 10pm Monday to Friday and 9am to 6pm Saturday and Sunday</td> <td style="text-align: right; vertical-align: bottom;">45dBA</td> </tr> <tr> <td colspan="2">All other times including public holidays (night time) - noise generated by vehicles operating on bona fide police business</td> </tr> <tr> <td></td> <td style="text-align: right; vertical-align: bottom;">40dBA</td> </tr> <tr> <td colspan="2">All other times including public holidays (night time) - all other activities</td> </tr> <tr> <td></td> <td style="text-align: right; vertical-align: bottom;">35dBA</td> </tr> </table> <p>The maximum noise level (L_{max}) at 'night time' in all areas shall be the background noise level (L_{95}) plus 30dBA, or 75dBA, whichever is the lower. The minimum assessment period during "all other times" shall be 30 minutes.</p> <p>5. Stormwater disposal shall be undertaken in accordance with the recommendations of section 5.0 of the report of Geodata Consulting Limited dated 20 April 2005. (See the advice note below).</p> <p>6. Sedimentation control shall be undertaken in accordance with the recommendations of section 6.0 of the report of Geodata Consulting Limited dated 20 April 2005.</p> <p>7. Construction of the new police station buildings shall not commence on the site until the method for wastewater disposal at the site has been confirmed to the satisfaction of the council. (See the advice note below).</p> <p>8. Prior to construction commencing, a landscaping plan shall be provided that includes details of species, size, location and spacing etc of planting, and an implementation and maintenance programme, to the satisfaction of the team leader, Hauraki Gulf islands.</p> <p>9. Prior to construction, the requiring authority shall provide details of vehicular access arrangements, including any on-street works that may be necessary to provide safe access (which may include traffic management measures). These details shall be to the satisfaction of the council's traffic engineering manager. Any works that are required on the street such as road markings or signs shall be carried out at the expense of the requiring authority.</p> <p>Advice notes</p> <p>1. Some detail has already been submitted on aspects of the development, either with the notice of requirement or subsequent to that, up to and including the time of the hearing. However, additional detail is required in respect of:</p> <ul style="list-style-type: none"> • landscaping; • site management during the construction process; • wastewater disposal; • stormwater disposal (including proposed treatment of hard surfaces) in accordance with the Code of Island Subdivision and Development; • access arrangements including necessary works within the road reserve; • exterior lighting; • acoustic compliance (including the compliance of air conditioning plant, pumps and other mechanical equipment); and • window treatments to maximise privacy to neighbours. <p>This information can be supplied by way of an outline plan of works.</p> <p>2. It is anticipated that compliance with condition 8 will only be achieved through connection to the Oneroa reticulated system for treatment and disposal at the Owthanake wastewater treatment plant.</p> <p>3. Condition 4 applies to air conditioning plant and other mechanical equipment as well as to other activities on the site.</p>	7am to 10pm Monday to Friday and 9am to 6pm Saturday and Sunday	45dBA	All other times including public holidays (night time) - noise generated by vehicles operating on bona fide police business			40dBA	All other times including public holidays (night time) - all other activities			35dBA
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Planning map ref	Conditions
2-13	<p>Waiheke Library and Service Centre</p> <p>The designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. Except as modified by the conditions below, the work shall be undertaken in accordance with the notice of requirement and supporting documents. 2. An Outline Plan shall be submitted to Auckland City Council in accordance with section 176A of the RMA for development undertaken under this designation. The Outline Plan shall include information on those matters listed under section 176A and provide confirmation of how the development has met the conditions (where applicable) of this designation. <p>Buildings</p> <ol style="list-style-type: none"> 3. Any development undertaken under this designation shall comply with a maximum Building Height of 8m. For the purposes of this designation “Building” and “Height” are defined as follows: Building: means any structure or part of a structure. It also includes any fixed or moveable structure (including caravans) used for residential purposes, assembly or storage. It does not include any of the following: <ul style="list-style-type: none"> • any deck or terrace, in whole or part, under 1m in height • fences or walls under 2m in height • retaining walls under 1m in height • pools under 1m in height • temporary tents or marquees • satellite dishes less than 1m in diameter • masts, poles or antennas, where these are less than 3m in height above the attachment point • pergolas with a permanently open roof • signs or billboards. Height: in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point. When determining the highest part of the building, parapets will be taken into account but not any of the following: <ul style="list-style-type: none"> • Radio and television antennas. • Chimneys, finials or ventilation shafts 4. Any development undertaken under this designation shall provide a minimum of a 1.5m side yard and rear yard to all adjoining residentially zoned land. 5. Any development undertaken under this designation shall comply with the following height in relation to boundary requirements. Any building must not exceed a height equal to the recession plane angles as follow: <ul style="list-style-type: none"> • 2 metres plus 55 degrees on a northern or road designation boundaries. • 2 metres plus 45 degrees on the eastern designation boundaries adjoining a residentially zoned site. The condition will not apply to the common boundary of the designation site with Lot 195 DP 22848. <p>Noise</p> <ol style="list-style-type: none"> 6. Any development undertaken under this designation shall be designed to comply with the below Leq noise levels and maximum level (Lmax), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) must not exceed: <ul style="list-style-type: none"> 7am – 10pm: Leq 55dBA 10pm – 7am: Leq 45dBA Lmax 75dBA

Planning map ref	Conditions
2-13	<p>Parking</p> <p>7. Car parking on the site shall comply with the following:</p> <ol style="list-style-type: none"> a. A maximum of 34 on-site car parking spaces (including staff and mobility spaces) shall be provided on site, unless monitoring required under condition J (below) identifies that additional parking is required. b. A maximum of 12 parking car parking spaces shall be provided exclusively for staff use (where the total number of car parking spaces does not exceed 34), unless monitoring required under condition J (below) identifies that additional parking is required <p>8. If the first Outline Plan is not submitted within 1 year of confirmation of the Notice of Requirement, the requiring authority shall, within the 2 months prior to the construction of the first new building or facility on site, undertake a baseline survey of on-site and on-street parking conditions in the vicinity of the site (consistent with the area surveyed in the Notice of Requirement).</p> <p>9. The requiring authority shall survey the usage of on-site and on-street car parking conditions at 3 months after the first occupation of any new building or facility on site, and at six monthly intervals thereafter up to a period of 27 months after first occupation of the first new building or facility on site to ensure that there is adequate car parking provided. At least one of the alternate six month parking surveys is to be undertaken in the 'summer season' (being December and January and during a period when the library and service centre are operational).</p> <p>Should the monitoring identify any unanticipated adverse effects arising from the designated activities the requiring authority may, or if requested by Council shall, submit a report by a suitably qualified traffic engineer, outlining what measures (developed in consultation with Council) will be implemented to avoid, remedy or mitigate the effect. These measures may include:</p> <ol style="list-style-type: none"> a. Changes to the allocation of staff and visitor parking b. An updated Parking Management Plan c. Additional time limited on street parking d. Construction of additional on site parking spaces. <p>This condition shall not apply in the circumstance when the first new building or facility generates a lesser demand for carparking than that assessed in the traffic assessment provided for the Notice of Requirement.</p> <p>10. Any Outline Plan for any second and subsequent buildings or facilities on site shall include a traffic engineering assessment to assess any requirement for additional car parking. Should the traffic assessment identify that the development proposed under the Outline Plan generates a requirement for additional carparking and those additional carparks cannot be provided on site, the requiring authority shall also meet the same surveying condition as required in condition I above.</p> <p>11. The Requiring Authority shall submit a Parking Management Plan with any Outline Plan for new buildings on site. The Plan shall set out the number of staff, mobility and visitor car parking spaces to be provided on site, any on site or on-street time limitation on parking, how staff parking will be managed and details of on site provision for cyclists.</p> <p>12. With any Outline Plan the details of the formation, surfacing, draining and marking out of all access, parking and manoeuvring areas shall be provided, along with details of the timing of when the works shall be undertaken.</p>

Planning map ref	Conditions
2-13	<p>Earthworks</p> <p>13. Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p>Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>14. Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ol style="list-style-type: none"> a. All works in the affected area shall cease as soon as it becomes apparent that an archaeological or traditional site has been exposed; b. The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; c. The requiring authority shall as soon as practicable notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained. <p>Construction management</p> <p>15. Prior to the construction of any new buildings, structures or facilities, the requiring authority shall prepare a construction management plan. This plan shall include specific details relating to the demolition, construction and management of all works associated with the proposed new building, structure or facility, including:</p> <ol style="list-style-type: none"> a. Details of the site manager, including their contact details; b. The location of a noticeboard (in accordance with the relevant Auckland City bylaw - Part 27 Signs) on the site that clearly identifies the name, telephone number and address for service of the site manager; c. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and other construction activities; d. Location of worker's conveniences (eg portaloos); e. Ingress and egress to and from the site for vehicles during the construction period (including construction machinery); f. Proposed numbers and timing of truck movements throughout each day and the proposed routes to be used by trucks; g. Procedures for controlling sediment runoff, dust and the removal of soil and debris from public roads or places; and h. Details of how construction noise and vibration management will be met. <p>The construction management plan shall be submitted to the Senior Planner – Hauraki Gulf Islands prior to commencement of construction. The construction management plan shall be implemented and maintained throughout the entire construction period.</p>

Planning map ref	Conditions				
2-13	<p>Landscaping</p> <p>16. Any Outline Plan shall include a landscaping plan relating to any development proposed under the Outline Plan. The landscaping plan shall also include details of the species and size of species to be established, the implementation and maintenance programme for the landscaping, and details of the timing of the implementation.</p> <p>Term of Designation</p> <p>17. The term of the implementation of this designation shall be 10 years from the inclusion of the designation in the District Plan, in accordance with section 184A(2)(c) of the RMA.</p> <p>Advice Note</p> <p>18. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>				
9-23	<p>Waiheke Exchange</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The height of buildings and any infrastructure on site shall not exceed 8m above ground level. 2. Any equipment transmitting radio frequency energy shall comply with the exposure levels stated in New Zealand Standard NZS 2772.1:1999.1 at any place where the public has reasonable access. 3. With the exception of the emergency generator, the noise arising from any activity associated with the operation of the Waiheke Exchange measured at the legal boundary of any adjacent site, shall not exceed the following levels: <table data-bbox="427 1084 1235 1240" style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td style="text-align: right; vertical-align: top;">^{L_{eg}} 55dBA</td> </tr> <tr> <td style="padding-right: 20px;">At all other times</td> <td style="text-align: right; vertical-align: top;">45dBA</td> </tr> </table> <p>All noise shall be measured in accordance with the provisions of rule 4.7: measurement of sound set out in the Plan</p>	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	^{L_{eg}} 55dBA	At all other times	45dBA
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	^{L_{eg}} 55dBA				
At all other times	45dBA				

Planning map ref	Conditions				
9-24	<p>Waiheke radio station</p> <p>This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. New antennas or associated support structures shall not exceed 15m above ground level. That the height of any new buildings, replacement antenna, or modifications to any existing buildings (with the exception of the microwave tower existing as at 27 September 2007) shall not exceed 8m above ground level and shall be set back 4m from the front yard and 1.5m from the side and rear yards and shall comply with building in relation to boundary rule 10.4.3 as it appeared in the Proposed District Plan 2006 as at 2 May 2009. 2. That any modification to the microwave tower existing as at 27 September 2007, and any antennas and associated mounting equipment attached to this tower, shall not exceed 11m above ground level (excluding any lightning rod on top of the tower). 3. That any new antennas shall be a grey colour with the exception of any Global Positioning System (GPS) antenna that does not exceed 120mm in diameter. 4. Any equipment transmitting radio frequency energy shall comply with the exposure levels stated in New Zealand Standard NZS 2772.1:1999 at any place where the public has reasonable access. 5. That the Pohutukawa tree to the immediate north east of the microwave tower, as shown on Telecom Plan 1/7245/245 code 7104, sheet 1 of 2, revision R4, dated 26/8/96 and submitted with the notice of requirement, can only be removed if it is dead or suffering from an untreatable disease which has caused, and will continue to cause significant decline in its health, or unless it is presenting a significant risk to life or property. 6. The removal, pruning (to an extent greater than that allowed for in the District Plan) or work within the dripline of any indigenous vegetation exceeding 3m in height can only be undertaken in accordance with an outline plan pursuant to s176A of the RMA. Such an outline plan shall provide an explanation of the need for the works, alternatives considered to avoid adverse effects on vegetation, and any mitigation proposed. 7. With the exception of any emergency generator, the noise arising from any activity associated with the operation of this facility measured at the legal boundary of any adjacent site (excluding a road), shall not exceed the following levels: <table data-bbox="347 1308 1219 1464" style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Monday to Saturday 7.00am - 10.00 pm And Sundays 9.00am to 6.00pm</td> <td style="text-align: right; vertical-align: top;">L_{eq} 50dBA</td> </tr> <tr> <td style="padding-top: 10px;">At other times</td> <td style="text-align: right; vertical-align: top; padding-top: 10px;">L_{eq} 40dBA L_{max} 75dBA</td> </tr> </table>	Monday to Saturday 7.00am - 10.00 pm And Sundays 9.00am to 6.00pm	L _{eq} 50dBA	At other times	L _{eq} 40dBA L _{max} 75dBA
Monday to Saturday 7.00am - 10.00 pm And Sundays 9.00am to 6.00pm	L _{eq} 50dBA				
At other times	L _{eq} 40dBA L _{max} 75dBA				

Planning map ref	Conditions									
10-12	<p>Line depot and electricity substation</p> <p>This designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. Except for the changes necessary to give effect to conditions numbered 2-8 that follow, the activity shall be carried out in accordance with the information and further information submitted to council as part of the notice of requirement. 2. A site management plan be prepared for the council outlining the ongoing maintenance of the site. Contact details of the site manager shall be included (phone, facsimile, postal address). <p>Traffic and parking</p> <ol style="list-style-type: none"> 3. A sign shall be placed and maintained in a position where it is clearly visible to drivers visiting the site, stating that all visiting vehicles are to park on the site, not on the road or road berm. The sign shall be constructed to dimensions of 0.5m² and shall be erected prior to the activity commencing. The sign shall be maintained thereafter by the requiring authority. <p>Landscaping</p> <ol style="list-style-type: none"> 4. All landscaping shall be implemented and maintained in accordance with the approved landscaping plan labelled "Waiheke substation landscape planting details" drawing number 12902008, revision A, within the first planting season following the completion of the works on site. Landscaping of the site shall include the removal of all noxious weeds. <p>Demolition and construction</p> <ol style="list-style-type: none"> 5. The noise arising from any activity associated with the operation of the electricity substation measured at the legal boundary of any adjacent site with residential use or 20m from an adjacent dwelling, whichever is the closer to the dwelling, shall not exceed the following levels: <table data-bbox="427 1189 1385 1346"> <thead> <tr> <th></th> <th>L₁₀</th> <th>L_{max}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td>45dBA</td> <td></td> </tr> <tr> <td>At all other times</td> <td>35dBA</td> <td>70dBA</td> </tr> </tbody> </table> 6. Subject to the levels stated in the condition above, noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS 6801:1991 (Measurement of Sound) and NZS 6802:1991 (Assessment of Environmental Sound). 7. The noise shall be measured with a sound level meter complying with International Standard IEC651 and/or 804 Sound Level Meters: Type 1. <p>Transformers</p> <ol style="list-style-type: none"> 8. The requiring authority shall develop and maintain a site management and spill contingency plan. <p>Advice note</p> <p>All lighting on the site is to be in compliance with the Auckland City Council consolidated bylaw in relation to lighting.</p>		L ₁₀	L _{max}	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	45dBA		At all other times	35dBA	70dBA
	L ₁₀	L _{max}								
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	45dBA									
At all other times	35dBA	70dBA								

Planning map ref	Conditions
10-13	<p>Waiheke Primary School</p> <p>This designation is subject to the following conditions:</p> <p>Designated purpose</p> <ol style="list-style-type: none"> 1. The purpose of the designation is to provide for a primary school for Waiheke Island. 2. The nature of the proposed work is to construct and thereafter operate, maintain and upgrade as necessary the buildings, facilities and improvements required for a contributing primary school, in accordance with the designation and subject to the conditions which follow. 3. The designated site comprises 3.86ha and includes the areas required for landscaping, effluent treatment and disposal, carparking and access and manoeuvring areas. <p>Development conditions</p> <ol style="list-style-type: none"> 4. a. Subject to (b), the school roll as at 1 March in any calendar year shall not exceed 260 pupils. Provision of the 1 March roll return filed by the school with the ministry of education will be deemed to be sufficient evidence of the school roll in each year. b. After 1 March, the school roll may exceed 260 provided that it does not exceed the 1 March roll by more than 10 per cent, and further provided that those additional pupils are either: <ol style="list-style-type: none"> i. New entrants starting school during that school year; or ii. New enrolments during the school year which occur after 1 March. <p>NB: For the avoidance of doubt, it is recorded that the minister of education reserves the right to seek to amend condition 4 of the designation in the future. Any proposals to amend or remove the limitations on the school roll set out above shall involve public notification of a further notice of requirement under section 168(3) or section 181(1) of the RMA, or any equivalent provision under subsequent legislation.</p> 5. The total coverage of all buildings on site shall not exceed 7 per cent of the site area. The total area of impermeable surfaces on the site shall not exceed 20 per cent of the site area. 6. In conjunction with the outline plan required by condition 17, and specifically the landscaping details required by subparagraph (a), the minister shall submit a landscape plan that meets the following criteria: <ol style="list-style-type: none"> a. Visual mitigation of the school buildings, carpark and playing fields when viewed from the road and the dwellings on the adjoining properties at 24 Sea View Road (Lot 49 DP11656) and 28 Sea View Road (Lot 1 DP 91556). The landscape plan shall provide features to achieve the effect described and shown in the attached landscape criteria plan. The minister shall consult with adjoining property owners at 24 and 28 Sea View Road prior to finalising the details of the landscape plan. <p>NB: The following wording is to be shown on the landscape criteria plan referred to in condition 6(a):</p> <p style="padding-left: 40px;">Boundary planting along the north east and south west boundaries of the site will (subject to ensuring appropriate operation of the effluent disposal field) be wide enough to provide an effective screen to adjacent properties but will, in any event, be no less than 3m wide in the case of the north east boundary and 2m wide in the case of the south west boundary and should use a variety of species (predominantly native) to enhance existing character. Selection of suitable native plant species for screen planting shall be approved by a qualified and experienced landscape architect to ensure fast and effective growth.</p> <p style="padding-left: 40px;">Existing vegetation is to be retained as far as possible to add visual separation of areas and screening of buildings/carparks. This will include wetland vegetation, boundary planting and internal trees or hedges.</p> <p style="padding-left: 40px;">The design of and landscaping around buildings will take into account visual effects on neighbours.</p>

Planning map ref	Conditions
10-13	<p>Carparking will require special attention to ensure that it is integrated with the surrounding landscape by, for example:</p> <ul style="list-style-type: none"> • using permeable "green" surfaces • breaking up the parking into smaller areas • using planting to break up, screen, or disguise parking areas. <p>b. The landscape planting along the north eastern boundary shall occur prior to the school buildings being constructed on the site and as soon as practicable after the designation is confirmed.</p> <p>c. Landscape planting of the effluent disposal fields NB: This matter will require consultation with the ARC to determine whether planting is appropriate and if so, in what circumstances.</p> <p>7. Council's senior landscape architect shall have a monitoring role in the following stages:</p> <ul style="list-style-type: none"> • site location/site planning; • site design, including the developing of conceptual landscape and architectural plans; • developed design/working drawings; • landscape establishment/maintenance planning; and • fencing design/location. <p>The minister or his authorised consultant shall contact the council's landscape architect immediately prior to commencement of each of the above stages.</p> <p>8. The minister shall supply a report from a qualified and experienced ecologist to describe the level of effect the physical development of the school will have on the Tawaipareira Creek and the wetland area in the south eastern corner and their respective life-supporting capabilities/ecological significance. The council will request alterations to the outline plan if any structures or activities on the site are shown in locations which may detrimentally affect the ecology of the wetland areas. The wetland area margins are to be preserved in accordance with the concept plan A.</p> <p>9. The wetlands on the east and west boundaries of the site shall be fenced to prevent access from the school.</p> <p>10. A fence shall be provided to prevent general access from the school to the remnant taraire bush area in the upper area of the site (north western boundary). The general location of the bush area is shown in the concept plan A. A gate may be provided in the fence to allow supervised access for educational purposes.</p> <p>11. All water tanks are to be fitted with connections enabling them to be used for firefighting purposes.</p> <p>12. All carparking areas are to be screened from adjacent properties by the erection of a wall or a fence and appropriate landscaping.</p> <p>13. All artificial lighting on the site shall comply with the Auckland City Council Hauraki Gulf District Plan controls on lighting.</p> <p>14. Any use of the school buildings other than that which relates directly to the core school function must be measured against the provisions of the Hauraki Gulf Islands District Plan, and a resource consent obtained if so required by the Plan.</p> <p>15. A suitably designed acoustic fence of at least 2m in height and 50m in length is to be constructed along the north eastern boundary of the site to screen the house at 28 Sea View Road. The fence shall be constructed no closer to the boundary than along the border between the wetland area and the open space/playing field area. The design of the fence is to be confirmed by a suitably qualified acoustic engineer prior to construction.</p> <p>16. No adventure playground equipment shall be located closer than 30m from any boundary of the site or from the border between the wetland area located at the south eastern corner of the site and the open space/playing field area.</p>

Planning map ref	Conditions
10-13	<p>17. The minister of education shall, following consultation with the owners of the adjoining properties at 24 and 28 Sea View Road, submit an outline plan of development to Auckland City Council's manager: City Planning, at least three months prior to initial development on the site, or, in the event of any further incremental development in the future, together with any comments received from the owners of the adjoining properties on the outline plan.</p> <p>The outline plan shall incorporate:</p> <ol style="list-style-type: none"> The recommendations of council's landscape architect into the design, location and landscaping of the school buildings. Details of how the school complies with the land unit 20 provisions and part 6F - Educational facility assessment criteria of the Plan (noting that greater building and impermeable surface limits set out in condition 5 will apply); and Details of final contours, earthworks and silt control measures involved in developing the playing areas and building foundations. <p>The council, after considering the proposals included in the outline drawings, may, within 20 working days after receipt of the drawings, request the requiring authority to make changes to all or any of the proposals contained in the drawings so that the proposals comply more fully with the conditions imposed.</p> <p>In any event the outline plan will be in accordance with the concept plan A annexed hereto.</p> <p>18. In conjunction with the outline plan required by condition 17, the minister shall submit details of the roading upgrades necessary for the safe and efficient movement of pedestrians and traffic to or from the school grounds including:</p> <ol style="list-style-type: none"> Widening of Sea View Road between the school and Ostend Road; Upgrading the Sea View Road and Ostend Road intersection; Provision of a concrete footpath along Sea View Road from the school to Ostend Road; and Provision of pedestrian facilities, appropriate lighting and signage - in accordance with the plans prepared by Opus International Consultants Limited entitled Auckland City Council / Ministry of Education, Waiheke Island No.2 Primary School, Sea View Road, Ostend Road upgrading, sheets 1-8, dated 28/9/98 and subsequent plan 1/1017/101/5104 sheet 1, revision 2, dated 17/8/99. This information shall include a description of the current traffic environment and the predicted traffic environment as a result of the school's operation. The owners of the properties at 24 and 28 Sea View Road shall be consulted in respect of any aspects of the road upgrading which could affect their properties and any comments received submitted to council with the details of the roading upgrades. <p>19. In conjunction with the outline plan required in terms of the initial development of the site in condition 17, the minister shall supply a traffic management plan for the development detailing movements of vehicles and pedestrians in a safe and efficient manner. At least 96 carparking spaces shall be provided on site in the general location shown on the concept plan A annexed hereto.</p> <p>20. Any works which are required by conditions 18 and 19 shall be undertaken at the expense of the minister to the extent that they are required in order to avoid, remedy or mitigate the effects of the additional traffic associated with the school. Any works required by conditions 18 and 19 shall be undertaken prior to the school opening.</p> <p>21. No building shall exceed a height of 8m.</p> <p>22. No part of any building shall exceed a height equal to the recession plane angle shown in the attached figure 9B - recession plane cross section. To determine the maximum permitted height in relation to boundaries on the lot the diagram in the attached figure 9A - recession plane indicator must be viewed within the lot and oriented north. The angle of inclination relative to a particular boundary is determined by the angle on the diagram in figure 9A adjacent to the boundary. [Figures 9A and 9B copied from figures 9A and 9B in the District Plan].</p>

Planning map ref	Conditions
10-13	<p>23. Where the lot boundary abuts the street no part of any building shall exceed a height limit imposed by a line drawn at an angle of 55° from the horizontal and originating and drawn at right angles from a point 2m above the boundary of the lot where it abuts the street subject to the following exceptions:</p> <ol style="list-style-type: none"> a. The addition or replacement of any antenna or aerial to a maximum increase in height of 4m, where the aerial or antenna does not exceed 150mm in diameter; and b. The addition or replacement of any panel antenna, the dimensions of which do not exceed 1.5m in height, 1m in width and 0.5m in depth; and c. The addition or replacement of any dish antenna with a radius which does not exceed 1.5m; and d. Telecommunication lines (including telephone poles) are exempt from this rule, provided that they do not exceed a height of 8m; and e. No account shall be taken of radio and television aerials, solar heating devices and chimneys, not exceeding 1.1m in any horizontal direction. <p>24.a. With the exception of condition (b) below the following noise standards shall apply to all activities other than the noise from normal school recreation activities occurring outdoors between 8.00am and 5.00pm:</p> <ol style="list-style-type: none"> i. Noise (L_{10}) levels from 7.00am to 10.00pm Monday to Saturday and Sunday 9.00am to 6.00pm shall not exceed 45dBA. ii. Noise (L_{10}) levels at all other times including public holidays (night time) shall not exceed 34dBA. iii. The maximum noise level (L_{max}) at "night time" shall be the background noise level (L_{95}) plus 30dBA or 75dBA, whichever is the lower. <ol style="list-style-type: none"> b. The L_{10} noise level arising from the use of any generator or wind powered equipment used solely for the generation of electricity shall not exceed the following limits: <ol style="list-style-type: none"> i. Monday to Sunday from 7.00am to 10.00pm 55dBA; and ii. At all other times 45dBA. c. Except where otherwise stated all noise measures shall be made 20m from any adjacent dwelling (on another lot) or at the legal boundary, when this is closer to the dwelling. This may be referred to as the national boundary. d. Noise levels shall be measured and assessed in accordance with the requirements of the New Zealand Standards NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environment Sound. e. The noise shall be measured with a sound level meter complying at least with the International Standard IEC651(1979) Sound Level Meters, Type 1. <p>25.a. Earthworks undertaken on the site in any 12 month period other than those for which a consent has been obtained from the Auckland Regional Council shall not exceed 20m³ and shall not have a face height exceeding 2m; and</p> <ol style="list-style-type: none"> b. Where earthworks are undertaken on the site: <ol style="list-style-type: none"> i. Any earthworks undertaken must not create or increase potential for soil instability; and ii. Any excavation or fill shall not detrimentally affect natural landforms or vegetation, and must avoid soil instability or siltation of natural watercourses, wetlands, estuaries, or coastal waters; and iii. Areas of cut and fill are to be reinstated by appropriate stabilisation, planting and drainage. c. In order to meet the above standards the following techniques are outlined as a guide: <ol style="list-style-type: none"> i. Runoff control measures – runoff diversion channels, contour drains, earth bunds or similar, which control and direct runoff and limit the accumulation of erosive volumes of water. ii. Sediment retention traps and ponds – to detain sediment laden water. iii. Silt fences and hay bales – to avoid under scouring by runoff. iv. Vegetative buffer strips – to filter sediment from overland runoff eg thick grass cover. v. Stormwater inlet protection – to filter sediment from runoff draining bare worked areas to stormwater systems eg using filter cloth and securely stacked hay bales.

Planning map ref	Conditions
10-13	<ul style="list-style-type: none"> vi. Revegetation – sowing of grass seed for restabilisation to be progressively carried out and completed by following spring or autumn whichever is the closer. d. The digging of trenches for works or services undertaken by a local authority or approved network utility operator shall be exempted from the above standards where: <ul style="list-style-type: none"> i. No more earth shall be removed than is absolutely necessary for the trench; and ii. The trench shall not remain open for more than 24 hours except in an emergency; and iii. The trench shall be reinstated to as close to its original condition as possible. e. Where evidence of a burial site or any other archaeological feature is exposed during the earthworks process, all work must cease and the council advised. [Within five working days of receiving such advice the council will consult with the relevant authorities (Historic Places Trust, Department of Conservation, tangata whenua) and the requiring authority with regard to the appropriate treatment of the feature]. 26.a. All areas or parts of the site where hazardous substances (including waste) are stored, used, loaded or unloaded shall be sealed, bunded and roofed or covered. <ul style="list-style-type: none"> b All bunds shall be sealed or constructed from impervious materials and shall be sufficient to contain the total volume of material stored or used on the site in the event of a spill. c. All sealed areas of the site shall be drained to an appropriate stormwater or wastewater treatment system. Regarding stormwater treatment systems developments and activities which comply with the ARC’s publication Stormwater Treatment Devices – Design Guideline Manual Technical Publication No.10 generally meet this rule. However, in some instances additional controls and/or a discharge permit from the ARC may be required. d. All areas or parts of sites where vehicles, equipment or containers that have or may have come into contact with hazardous substances are washed, shall be sealed and bunded. e. No hazardous substance shall be used in a way that an accidental or deliberate release of the substance into or onto water, land or air may take place except in accordance with any relevant legislation and regulations. f. Site management and spill contingency plans shall be prepared and implemented by all operators of hazardous facilities. g. Hazardous facilities shall not generate general waste over 1.5m³ per week or any hazardous waste.

3.0 List of designated sites - outer islands

Table A7.3: Designated sites - outer islands

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
42-10	1 Mabey Road, Great Barrier	Okiwi Primary School	Minister of education	No
42-11	1370 Aotea Road, Great Barrier	<p>Okiwi airfield - aerodrome purposes, including the following activities and works:</p> <p>In area A shown on the designation plan:</p> <ol style="list-style-type: none"> 1. Aircraft and associated operations. 2. Use, construction and maintenance of runways, taxiways and aircraft standing areas. 3. Use, construction and maintenance of helicopters. 4. Use, construction and maintenance of drains. 5. Use, construction and maintenance of irrigation systems. 6. Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces. 7. Navigation and safety aids - including runway lighting for night (emergency) flights, runway approach lighting, markers, wind indicators, and radio communication equipment. 8. Terminal building - including waiting area, dedicated space for aircraft operators, retail premises ancillary to the use of the aerodrome, visitor information centre, toilets. 9. Passenger transport facilities. 10. Vehicle and pedestrian accessways/ roadways, parking and manoeuvring areas. 11. Signage and flags which are ancillary to and in connection with the use of the aerodrome. 12. Landscaping and fencing. 13. Animal pest control activities. 14. All related construction and earthwork activities. <p>In area B shown on the designation plan:</p> <ul style="list-style-type: none"> • Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces. 	Auckland City Council	Yes (see table A7.4)
50-5	420 Gray Road, Great Barrier	Defence purposes	Minister of defence	No
54-9	44-50 Kaitoke Lane, Claris, Great Barrier	Kaitoke Primary School	Minister of education	No

Appendix 7 - List of designated sites

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
54-10	175 Hector Sanderson Road, Claris, Great Barrier	Great Barrier Island Police Station - police purposes	Minister of police	No
54-11	70 Gray Road, Claris, Great Barrier	Claris landfill	Auckland City Council	Yes (see table A7.4)
54-12	40 Hector Sanderson Road, Great Barrier	Claris landfill - waste related activities including: <ol style="list-style-type: none"> 1. Stockpiling of capping material for landfill operations. 2. Formalisation of existing resource recovery operations. 3. Future relocation of car crushing operation. 4. Future resource recovery area. 5. Future composting operations. 6. Future irrigation from septic tank sludge treatment. 7. Administrative offices, workshops, and storage facilities ancillary to any of the above activities. 8. Staff and visitor amenities including car parking. 9. Site preparation work for the establishment or construction of any of the above activities. 	Auckland City Council	Yes (see table A7.4)
54-13	70 Hector Sanderson Road, Great Barrier	Claris airfield - aerodrome purposes, including the following activities and works: In area A shown on the designation plan: <ol style="list-style-type: none"> 1. Aircraft and associated operations. 2. Use, construction and maintenance of runways, taxiways and aircraft standing areas. 3. Use, construction and maintenance of helipads. 4. Use, construction and maintenance of drains. 5. Use, construction and maintenance of irrigation systems. 	Auckland City Council	Yes (see table A7.4)

Planning map ref	Address	Description of designation	Requiring authority	Conditions apply
54-13	70 Hector Sanderson Road, Great Barrier	<p>6. Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces.</p> <p>7. Sand dune stabilisation activities.</p> <p>8. Navigation and safety aids - including runway lighting for night (emergency) flights, runway approach lighting, markers, wind indicators, and radio communication equipment.</p> <p>9. Aircraft fuelling, including storage of aviation fuel and associated facilities.</p> <p>10. Terminal buildings - including check-in, arrival and departure area, indoor and outdoor waiting areas, offices for aircraft operators and aerodrome staff, communications room, toilets.</p> <p>11. Freight handling facilities.</p> <p>12. Restaurants, cafes and retail premises ancillary to the use of the aerodrome.</p> <p>13. Visitor information centre.</p> <p>14. Rental vehicle facilities.</p> <p>15. Passenger transport facilities.</p> <p>16. Vehicle and pedestrian accessways/ roadways, parking and manoeuvring areas.</p> <p>17. Signage and flags which are ancillary to and in connection with the use of the aerodrome.</p> <p>18. Landscaping and fencing.</p> <p>19. Animal pest control activities.</p> <p>20. All related construction and earthwork activities.</p> <p>In area B shown on the designation plan:</p> <ul style="list-style-type: none"> Removal and/or pruning of trees to prevent incursion above aircraft approach and takeoff surfaces. 	Auckland City Council	Yes (see table A7.4)
57-12	271 Shoal Bay Road, Tryphena, Great Barrier	Mulberry Grove Primary School	Minister of education	No
57-13	426 Shoal Bay Road, Tryphena, Great Barrier	Gooseberry Flat cemetery	Auckland City Council	Yes (see table A7.4)

Table A7.4: Conditions applying to designated sites - outer islands

Planning map ref	Conditions
42-11	<p>Okiwi airfield</p> <p>This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Aircraft operations</p> <p>2.1 Flight movements shall only occur between morning civil twilight and evening civil twilight as defined by the Civil Aviation Authority of New Zealand. ('Flight movement' means an aircraft take-off or landing.)</p> <p>2.2 Helicopters shall not hover in one spot for longer than 30 seconds whilst less than 1000ft (in the approach to any landing area unless for reasons of safety).</p> <p>2.3 No ground running of aircraft engines shall be carried out, unless for reasons of safety prior to takeoff.</p> <p>2.4 Rescue or emergency aircraft operations shall not be included in any estimation of flight times and are excluded from the restrictions imposed by conditions 2.1, 2.2 and 2.3.</p> <p>3.0 Concept development plan</p> <p>3.1 The requiring authority shall prepare a concept development plan for Okiwi aerodrome showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall in addition to considering operational requirements, including any requirements imposed by the Civil Aviation Authority of New Zealand, take the following matters into account:</p> <ul style="list-style-type: none"> - The location of identified archaeological and cultural heritage sites (refer also condition 4.1); - Effects on indigenous flora and fauna (refer also condition 5.1); - The landscape and visual impact of buildings and structures on the coastal environment (refer also condition 6.1). <p>3.2 The concept development plan shall be submitted to the council for approval prior to the construction of any new facilities.</p> <p>4.0 Archaeological and cultural heritage impact management conditions</p> <p>4.1 In preparing a concept development plan the requiring authority shall consult with Ngati Rehua - Ngatiwai Ki Aotea Trust in order to establish any sites of cultural significance and how these might be protected.</p> <p>4.2 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall immediately notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained.

Planning map ref	Conditions
42-11	<p>5.0 Ecological impact management conditions</p> <p>5.1 In preparing a concept development plan the requiring authority shall consult with the Department of Conservation in order to better understand potential effects on indigenous flora and fauna and possible methods for avoiding, remedying, or mitigating any adverse effects.</p> <p>5.2 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement an avifauna management plan. This plan will identify suitable management practices for:</p> <ul style="list-style-type: none"> - Accommodating pateke (brown teal) and other bird species that are known to feed and/or roost on grassed airfields; - Avoiding aircraft bird-strike. <p>The avifauna management plan shall be submitted to the council for approval prior to implementation.</p> <p>5.3 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement a drain maintenance plan. This plan will establish a suitable maintenance regime for the open drains running parallel to the runway in order to provide for the ongoing survival of sneezeweed (<i>Centipeda minima</i> var. <i>minima</i>), a threatened ('nationally critical') plant species inhabiting the drains. The drain maintenance plan shall be submitted to the council for approval prior to implementation.</p> <p>6.0 Landscape and visual impact management conditions</p> <p>6.1 Prior to the construction of any new buildings or vehicle parking and manoeuvring areas in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how aerodrome facilities (excluding runways and other areas used for aircraft movements) are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used; b. Proposed landscape treatment, including: <ul style="list-style-type: none"> - Details of plant species proposed to be used. Where practicable, locally sourced native species shall be used; - The treatment of parking areas, including for example the use of permeable 'green' surfaces, breaking up the parking into smaller areas, and using planting to break up, screen or disguise parking areas; - Regard to the principles of crime prevention through environmental design, having particular consideration to the safety of parked vehicles. c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). <p>The landscape management plan shall be submitted to the council for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p> <p>7.0 Stormwater</p> <p>7.1 Prior to undertaking any land recontouring works or sealing of the runway at Okiwi aerodrome an assessment shall be undertaken to determine the hydrological influence and impact upon adjoining land and water bodies. In particular, whether the works and final levels will adversely affect overland flow paths or increase the potential for flooding within the site or surrounding area. Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths. Peak rate of discharge to the receiving environment shall not be increased as a result of any works undertaken.</p>

Planning map ref	Conditions
42-11	<p>7.2 Stormwater runoff from any impervious surfaces created by works undertaken shall be treated in accordance with the Auckland Regional Council's Technical Publication No. 10 Design Guideline Manual: Stormwater Treatment Devices 2003.</p> <p>8.0 Earthworks</p> <p>8.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p>8.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p>8.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>9.0 Parking and access</p> <p>9.1 All parking spaces, access drives, manoeuvring areas and aisles shall be formed, provided with an all weather surface, drained, permanently marked out or delineated, and maintained to the satisfaction of the council.</p> <p>Advice notes</p> <ol style="list-style-type: none"> 1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. 2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site.

Planning map ref	Conditions
54-11	<p>Claris landfill</p> <p>This designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. Except for changes necessary to give effect to the conditions numbered 2-16 that follow, the activity shall be carried out in accordance with the information submitted to council as part of the notice of requirement and the Auckland Regional Council approved operational management plan. <p>Traffic and parking</p> <ol style="list-style-type: none"> 2. All principal access, parking and manoeuvring areas shall be metalled and graded to a similar standard found with other roads on the Great Barrier Island and shall be maintained in accordance with 3.2.5 of the operational management plan. 3. The activity shall be restricted to operating between the hours of 8am and 6pm, Monday to Saturday, 9am and 5pm Sundays and all public holidays. 4. Signs shall be placed and maintained on the site in accordance with the operational management plan (3.2.4). All signs shall comply with the provisions of the Auckland City consolidated bylaw (Part 27 - Signs). <p>Landscaping and fencing</p> <ol style="list-style-type: none"> 5. A landscaping plan and planting programme shall be prepared for the establishment of a permanent 10m buffer zone for implementation in the next planting season. This planting shall be additional to the present adventitious location of pine trees in this buffer area. The site plan submitted with the notice of requirement shall be amended to take account of this condition. Note: the 10m buffer zone does not apply with respect to the southeastern boundary that adjoins designation Claris landfill - waste related activities (54-12). 6. An appropriate ground cover shall be planted as soon as practicable following the final clay capping of refuse in accordance with the closure plan outlined in the operational management plan. 7. A 1.8m high fence shall be erected and maintained along the boundary of the refuse disposal areas. A 1.8m high security fence with barbed strands shall be erected along the boundary of the sludge disposal area. The main entrance shall be fitted with a gate and locked outside opening hours. This condition shall be carried out in accordance with the site plan submitted with the notice of requirement. <p>Earthworks</p> <ol style="list-style-type: none"> 8. The requiring authority shall implement suitable sediment control measures during all earthworks, including the stockpiling of capping material, to ensure that all stormwater runoff from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater drains, channels or soakage systems in accordance with the operational management plan and appendix 16 - Erosion and sediment control guidelines for earthworks. Temporary open drains and earth bunds shall be constructed in order to keep stormwater away from active tipping zones. 9. All refuse shall be covered daily unless impractical to do so. Areas used for the sludge disposal shall be at least 1.5m above groundwater level throughout the year.

Planning map ref	Conditions									
54-11	<p>Leachate discharge / groundwater monitoring</p> <p>10. The requiring authority shall ensure compliance with the Auckland Regional Council consent conditions (10335 and 10336) and the provisions of the operational management plan to ensure leachate discharge is minimised. In particular the requiring authority shall:</p> <ol style="list-style-type: none"> Divert stormwater away from tipping faces. Keep the active tip face as small as practicable. Cap the refuse with clay as each portion of the landfill is completed. Cover the finished areas with an appropriate ground cover. <p>Noise</p> <p>11. The noise arising from any activity associated with the operation of the Claris landfill, measured at either the notional boundary of the adjoining Crown owned land or the legal boundary of the site shall not exceed the following levels:</p> <table border="0" data-bbox="347 698 1305 855"> <thead> <tr> <th></th> <th style="text-align: center;">L_{eq}</th> <th style="text-align: center;">L_{max}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td style="text-align: center;">55dBA</td> <td></td> </tr> <tr> <td>At all other times</td> <td style="text-align: center;">40dBA</td> <td style="text-align: center;">75dBA</td> </tr> </tbody> </table> <p>All noise shall be measured in accordance with the provisions of rule 4.7: measurement of sound set out in the Plan.</p> <p>12. Operations associated with the mulcher are excluded from the noise limitations specified in condition 11. The mulcher shall be restricted to operating once a week between Monday and Friday. The use of the mulcher during this time shall not exceed a 2 hour continuous period.</p> <p>Pests and vermin</p> <p>13. The requiring authority shall undertake management practices to control pests and vermin on the site by covering refuse daily unless impracticable to do so and utilising pest control techniques set out in the operational management plan (3.8.4).</p> <p>Hazardous items</p> <p>14. Any substance listed in appendix 4: Prohibited wastes, of the operational management plan is not permitted to be disposed of at the Claris landfill site.</p> <p>15. The requiring authority may store hazardous substances at the Claris landfill for future transfer and disposal at a registered hazardous disposal facility.</p> <p>Review</p> <p>16. The conditions of this requirement are subject to an annual (12 monthly) review to ensure that activities at the Claris landfill are implemented in accordance with the operational management plan and RMA obligations.</p> <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>		L_{eq}	L_{max}	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA		At all other times	40dBA	75dBA
	L_{eq}	L_{max}								
Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA									
At all other times	40dBA	75dBA								

Planning map ref	Conditions
54-12	<p>Claris landfill - waste related activities</p> <p>This designation is subject to the following conditions:</p> <p>General</p> <ol style="list-style-type: none"> 1. The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below. <p>Operational management plan</p> <ol style="list-style-type: none"> 2. Prior to commencement of works authorised by the designation, an operational management plan, incorporating the actual works that are to occur on the site shall be prepared. This operational management plan shall be prepared in line with the operational management plan for the existing Claris Landfill Site. This plan shall be submitted to and approved by the team leader, planning Hauraki Gulf islands. Thereafter, the operational management plan shall be maintained as a document that reflects any new activities (within the scope of the designation) or where there is a substantial alteration to existing activities. <p>Traffic and parking</p> <ol style="list-style-type: none"> 3. All principal access, parking and manoeuvring areas shall be metalled and graded to a similar standard found with other roads on the Great Barrier Island. 4. The activity shall be restricted to operating between the hours of 8am and 6pm, Monday to Saturday, 9am and 5pm Sundays and all public holidays. 5. The location, placement and maintenance of signs shall be addressed in the operational management plan (refer condition 2 above) and shall comply with the provisions of the Auckland City consolidated bylaw (Part 27 - Signs). <p>Landscaping, fencing and buildings</p> <ol style="list-style-type: none"> 6. Prior to commencement of works authorised by the designation, a 10m buffer yard shall be provided along the full length of the northern, eastern and southern notional boundaries. A landscaping plan and if appropriate, additional planting programme, shall be prepared for the maintenance/establishment and of a permanent 10m buffer zone prior to commencement of the works the subject of this designation. This planting shall be additional to the present adventitious location of pine trees that may be located in the buffer yard, where agreed with the council arborist. The site plan submitted with the notice of requirement shall be amended to take account of this condition. 7. A 1.8m high security fence shall be erected along the full length of the northern, eastern and southern notational boundaries. Care shall be taken during construction of this fence to protect existing vegetation. 8. The maximum height of all buildings shall not exceed 8m.

Planning map ref	Conditions									
54-12	<p>Earthworks</p> <p>9. The requiring authority shall implement suitable sediment control measures during all earthworks including landscaping to ensure that all stormwater runoff from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater drains, channels or soakage systems in accordance with the operational management plan and appendix 16 - Erosion and sediment control guidelines for earthworks. Temporary open drains and earth bunds shall be constructed in order to keep stormwater away from active tipping zones.</p> <p>10. All refuse shall be covered daily unless impractical to do so. Areas used for the sludge disposal shall be at least 1.5m above groundwater level throughout the year.</p> <p>11. The requiring authority shall ensure that any regional and territorial consents required for any aspects of the works are obtained prior to commencement of the works, and that compliance with any conditions are adhered to.</p> <p>Noise</p> <p>12. The noise arising from any activity associated with the operation of the Claris landfill, measured at either the notional boundary of the adjoining Crown owned land or the legal boundary of the site shall not exceed the following levels:</p> <table data-bbox="347 835 1308 992"> <thead> <tr> <th></th> <th>L_{eq}</th> <th>L_{max}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm</td> <td>55dBA</td> <td></td> </tr> <tr> <td>At all other times</td> <td>40dBA</td> <td>75dBA</td> </tr> </tbody> </table> <p>All noise shall be measured in accordance with the provisions of rule 4.7: measurement of sound set out in the Plan.</p> <p>13. Operations associated with the mulcher are excluded from the noise limitations specified in condition 12. The mulcher shall be restricted to operating once a week between Monday and Friday. The use of the mulcher during this time shall not exceed a 2 hour continuous period.</p> <p>Pests and vermin</p> <p>14. The requiring authority shall undertake management practices to control pests and vermin on the site and utilising pest control techniques set out in the operational management plan.</p> <p>Hazardous items</p> <p>15. Any substance listed in appendix 4: Prohibited wastes, of the operational management plan applying to designation 54-11, are not permitted to be disposed of at the Claris landfill site, including on designation 54-12.</p> <p>16. The requiring authority may store hazardous substances at the Claris landfill for future transfer and disposal at a registered hazardous disposal facility.</p> <p>Review</p> <p>17. The conditions of this requirement are subject to an annual (12 monthly) review to ensure that activities at the Claris landfill are implemented in accordance with the operational management plan and RMA obligations.</p> <p>Advice note</p> <p>The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws.</p>		L_{eq}	L_{max}	Monday to Saturday 7.00am - 10.00pm and Sundays 9.00am to 6.00pm	55dBA		At all other times	40dBA	75dBA
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At all other times	40dBA	75dBA								

Planning map ref	Conditions
54-13	<p>Claris airfield</p> <p>This designation is subject to the following conditions:</p> <p>1.0 General conditions</p> <p>1.1 The scope and extent of the activities and works authorised by the designation will be generally in accordance with the notice of requirement and accompanying information, subject to final design and any modifications required to comply with the conditions set out below.</p> <p>2.0 Aircraft operations</p> <p>2.1 Flight movements shall only occur between morning civil twilight and evening civil twilight as defined by the Civil Aviation Authority of New Zealand. ('Flight movement' means an aircraft take-off or landing.)</p> <p>2.2 Helicopters shall not hover in one spot for longer than 30 seconds whilst at less than 1000ft (in the approach to any landing area unless for reasons of safety).</p> <p>2.3 No ground running of aircraft engines shall be carried out, unless for reasons of safety prior to takeoff.</p> <p>2.4 Rescue or emergency aircraft operations shall not be included in any estimation of flight times and are excluded from the restrictions imposed by conditions 2.1, 2.2 and 2.3.</p> <p>3.0 Concept development plan</p> <p>3.1 The requiring authority shall prepare a concept development plan for Claris Aerodrome showing the layout of works and facilities authorised by the designation. In determining the layout for new facilities the requiring authority shall in addition to considering operational requirements, including any requirements imposed by the Civil Aviation Authority of New Zealand, take the following matters into account:</p> <ul style="list-style-type: none"> - The location of identified archaeological and cultural heritage sites (refer also condition 4.1); - Effects on indigenous flora and fauna (refer also condition 5.1); - The landscape and visual impact of buildings and structures on the coastal environment (refer also condition 6.1). <p>3.2 The concept development plan shall be submitted to the council for approval prior to the construction of any new facilities.</p> <p>4.0 Archaeological and cultural heritage impact management conditions</p> <p>4.1 Prior to submitting a concept development plan to the council for approval, the requiring authority shall:</p> <ul style="list-style-type: none"> - Obtain an archaeological assessment in order to identify archaeological sites on, and in close proximity to, the Claris aerodrome; - Consult with Ngati Rehua - Ngatiwai Ki Aotea Trust in order to establish any sites of cultural significance and how these might be protected. <p>4.2 Should construction work expose any archaeological remains, including human remains, the following procedures shall apply:</p> <ul style="list-style-type: none"> - Immediately it becomes apparent that an archaeological or traditional site has been exposed, all works in the affected area shall cease; - The affected area shall be secured in a way that ensures that any artefacts or remains are untouched; - The requiring authority shall immediately notify local iwi, the New Zealand Historic Places Trust and, in the case of human remains, the police that artefacts or remains have been exposed so that appropriate action can be taken. Works shall not recommence in the affected area until any necessary authority required by the New Zealand Historic Places Trust is obtained.

Planning map ref	Conditions
54-13	<p>5.0 Ecological impact management conditions</p> <p>5.1 In preparing a concept development plan the requiring authority shall consult with the Department of Conservation in order to better understand potential effects on indigenous flora and fauna and possible methods for avoiding, remedying, or mitigating any adverse effects.</p> <p>5.2 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement an avifauna management plan. This plan will identify suitable management practices for:</p> <ul style="list-style-type: none"> - Accommodating pateke (brown teal) and other bird species that are known to feed and/or roost on grassed airfields; - Avoiding aircraft bird-strike. <p>The avifauna management plan shall be submitted to the council for approval prior to implementation.</p> <p>5.3 The requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement a vegetation control management plan. This plan will establish a management regime to prevent the incursion of trees above aircraft approach and takeoff surfaces, including removal and/or pruning. The vegetation control management plan shall be submitted to the council for approval prior to implementation.</p> <p>5.4 Prior to undertaking any sand dune stabilisation works at the eastern end of Claris aerodrome the requiring authority shall, in conjunction with the Department of Conservation, prepare and subsequently implement a sand dune management plan. This plan will identify the most appropriate method(s) for controlling sand migration onto the aerodrome. The sand dune management plan shall be submitted to the council for approval prior to implementation.</p> <p>6.0 Landscape and visual impact management conditions</p> <p>6.1 Prior to the construction of any new buildings or vehicle parking and manoeuvring areas in accordance with an approved concept development plan, the requiring authority shall prepare a landscape management plan. This plan shall demonstrate how aerodrome facilities (excluding runways and other areas used for aircraft movements) are to be appropriately visually integrated with the surrounding landscape, including:</p> <ol style="list-style-type: none"> a. The design and external appearance of buildings and structures, including the type and colour of roofing and cladding materials to be used; b. Proposed landscape treatment, including: <ul style="list-style-type: none"> - Details of plant species proposed to be used. Where practicable, locally sourced native species shall be used; - The treatment of parking areas, including for example the use of permeable 'green' surfaces, breaking up the parking into smaller areas, and using planting to break up, screen or disguise parking areas; c. The dimensions, graphic content and colouring of proposed signage. All signs shall comply with the provisions of the relevant Auckland City bylaw (Part 27 - Signs). <p>The landscape management plan shall be submitted to the council for approval prior to commencement of construction, with the approved landscape treatment subsequently being implemented no later than the first planting season immediately following completion of construction.</p>

Planning map ref	Conditions
54-13	<p>7.0 Stormwater</p> <p>7.1 Prior to undertaking any land recontouring works or additional runway sealing (including taxiways and the construction of an aircraft standing area) at Claris aerodrome an assessment shall be undertaken to determine the hydrological influence and impact upon adjoining land and water bodies. In particular, whether the works and final levels will adversely affect overland flow paths or increase the potential for flooding within the site or surrounding area. Adequate provision shall be made for the protection and/or redirection of any existing stormwater overland flow paths. Peak rate of discharge to the receiving environment shall not be increased as a result of any works undertaken.</p> <p>7.2 Stormwater runoff from any impervious surfaces created by works undertaken shall be treated in accordance with the Auckland Regional Council's Technical Publication No. 10 Design Guideline Manual: Stormwater Treatment Devices 2003.</p> <p>8.0 Earthworks</p> <p>8.1 In respect of earthworks that (apart from this designation) would require consent only from Auckland City Council under the relevant district plan:</p> <p>8.1.1 Suitable erosion and sediment control measures shall be implemented during all earthworks to ensure that the discharge of silt, sediment, or water containing silt or sediment into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable. Regard shall be had to the Auckland City Council brochure Earthworks on the Hauraki Gulf Islands and the Auckland Regional Council's Technical Publication No. 90 Erosion and Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region (1999). Any sediment controls deemed necessary shall remain in place until all exposed surfaces have been stabilised by mulching, paving, re-established in grass or planted; and</p> <p>8.2 Any stockpiling of excavated material on the site shall be undertaken in a manner that ensures that the discharge of silt, sediment, or water containing silt or sediment is discharged into drains, natural watercourses, wetlands, estuaries, or coastal waters is minimised as far as practicable.</p> <p>Note: In respect of earthworks that would require consent from the Auckland Regional Council under the Auckland Regional Plan: Sediment Control (or any successor to that plan), the requiring authority will be obliged to comply with the requirements of that consent.</p> <p>9.0 Parking and access</p> <p>9.1 All parking spaces, access drives, manoeuvring areas and aisles shall be formed, provided with an all weather surface, drained, permanently marked out or delineated, and maintained to the satisfaction of the council.</p> <p>Advice notes</p> <ol style="list-style-type: none"> 1. The requiring authority needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant council bylaws. 2. Under the Historic Places Act 1993 an authority must be obtained from the New Zealand Historic Places Trust for the modification, damage or destruction of any archaeological site. 3. The storage and handling of aviation fuel shall be undertaken in accordance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the relevant Hazardous Substances Regulations.

Planning map ref	Conditions
57-13	<p>Gooseberry Flat cemetery This designation is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Vegetation beyond the area of the existing burial plots (as at 18 September 2006) shall only be removed where required for works consistent with the subject of the designation. The vegetation removed shall not exceed an area greater than 10% of the total amount of vegetation on the site in any one calendar year. 2. Condition 1 above may be varied where an assessment from a suitably qualified ecologist confirms that the removal of more than 10% of the total amount of vegetation on the site in any one calendar year can be sustained from an ecological perspective. This assessment shall be to the satisfaction to the team leader, planning Hauraki Gulf islands