

**TO** Peter Vari, (Acting) Manager, Planning Regional, North, West, and Islands

**FROM** Mark Stripp, Senior Policy Planner, Planning Regional, North, West, and Islands

**DATE** 16 February 2026

**SUBJECT** **Update requested to the Auckland Unitary Plan (Operative in Part 2016) (AUP)**



I request an update to the AUP as outlined below:

<b>Reason for update</b>	Designation confirmed
<b>Chapter(s)</b>	Chapter K – Designations and Schedules – Watercare Services Limited AUP GIS Viewer
<b>Designation only</b>	
<b>Designation # 9387</b>	Rosedale Wastewater Treatment Plant Site Expansion  Watercare Services Ltd
<b>Locations:</b>	1 Upper Harbour Highway, Rosedale
<b>Lapse Date</b>	10 years from the date designation is included in the Auckland Unitary Plan
<b>Purpose</b>	Wastewater purposes – administration, maintenance, delivery facilities, pump station and associated structures.
<b>Changes to text (shown in underline and strikethrough)</b>	New text in Chapter K Designations and Schedules - Watercare Services Limited designation 9387 Rosedale Wastewater Treatment Plant  Refer Attachment B.
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	Remove the Plan Modification layer - Notice of Requirement and identify the designation boundary, with the same spatial extent, and notation in the AUP Unitary Plan – Management Layers - Designations  Refer Attachment D.
<b>Attachments</b>	Attachment A: Watercare Services Limited decision  Attachment B: Updated Watercare Services North and West schedule and new designation text for 9387 Rosedale Wastewater Treatment Plant Site Expansion (underscored).  Attachment C: Updated Watercare Services North and West schedule and new designation text for 9387 Rosedale Wastewater Treatment Plant Site Expansion (clean).

	Attachment D: Designation 9387 Rosedale Wastewater Treatment Plant in the AUP GIS Viewer map (Before/After)
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<b>Maps prepared by:</b> Mitesh Bhula Geospatial Specialist	<b>Text Entered by:</b> Bronnie Styles Planning Technician
<b>Signature:</b> 	<b>Signature:</b> 
<b>Prepared by:</b> Mark Stripp Senior Planner, Regional, North, West, and Islands Planning	<b>Reviewed by:</b> Eryn Shields Team Leader, Regional, North, West, and Islands Planning
<b>Signature:</b> 	<b>Signature:</b> 
<b>Authorised by:</b> Peter Vari (Acting) Manager, Regional, North, West, and Islands Planning	
<b>Signature:</b> 	

**Attachment 1**  
**Watercare Services Limited Decision**

12 February 2026

Mark Stripp  
Auckland Council  
Private Bag 92300  
Auckland 1142

Via email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)  
[mark.stripp@aucklandcouncil.govt.nz](mailto:mark.stripp@aucklandcouncil.govt.nz)

Dear Mark,

**NOTICE OF REQUIREMENT FOR ROSEDALE WASTEWATER TREATMENT PLANT – ADMINISTRATION, MAINTENANCE, DELIVERY FACILITIES, PUMP STATION AND ASSOCIATED STRUCTURES AT 1 UPPER HARBOUR HIGHWAY, ROSEDALE**

The purpose of this letter is in response to Auckland Council's recommendation letter (dated 22 January 2026 and received by Watercare on 29 January 2026) in relation to the Notice of Requirement (NoR) by Watercare Services Limited ("Watercare") to a new designation. The designation is for the Rosedale Wastewater Treatment Plant site expansion at 1 Upper Harbour Highway, Rosedale.

In accordance with Section 172(1) of the Resource Management Act 1991, Watercare advises Auckland Council of its decision to:

1. Accept in whole the recommendation that the NoR be confirmed.
2. Accept the conditions of the NoR as shown in Attachment B.

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

Yours faithfully,



**Tanvir Bhamji**  
**Resource Consents Manager**  
**Watercare Services**

## **Purpose**

Wastewater purposes – administration, maintenance, delivery facilities, pump station and associated structures.

## **Definitions**

*Construction Management Plan (CMP): A document prepared prior to the start of construction that sets out the measures, procedures, and controls to avoid, remedy, or mitigate adverse effects of construction activities on the environment and affected parties.*

*Construction Traffic Management Plan (CTMP): A document prepared prior to the start of construction that sets out how traffic and transport effects associated with construction activities will be managed to maintain safety, efficiency, and accessibility for all road users.*

*Integrated Transport Assessment (ITA): A comprehensive assessment prepared to evaluate the transport and access effects of a proposed project or development, considering all modes of transport and integrating land use and transport planning principles.*

*Landscaping Plan (LP): A plan prepared by a suitably qualified landscape architect prior to construction that details planting, screening, and other landscape treatments to mitigate visual and amenity effects of the project.*

*Project: Notice of Requirement for a designation for a project or work under Section 168(2) of the RMA to establish new ancillary public facing activities (administration and maintenance buildings) and pump station to support Rosedale Wastewater Treatment Plant (WWTP).*

*Site: 1 Upper Harbour Highway, Rosedale, Auckland with legal description SECT 1 SO 564093.*

*Stage of work: any physical works that require the development of an Outline Plan.*

*Start of Construction: the commencement of physical works for the Project, excluding site investigations and fencing.*

## **General Conditions**

1. Except as provided for in the conditions below and subject to final design and any Outline Plan(s), the works authorised by this designation shall be in general accordance with the Notice of Requirement dated May 2025, section 92 materials, and supporting materials and plans.

## **Outline Plan(s)**

2. An Outline Plan (or Plans) shall be prepared in accordance with section 176A of the RMA and submitted to Auckland Council prior to Start of Construction. Outline Plan (or Plans) may be submitted in parts or in stages to address particular activities (e.g. design or construction aspects), or a Stage of Work of the Project. The Outline Plan(s) shall also include the following as relevant to the management of effects of those activities or Stage of Work:
  - (a) Construction Management Plan (CMP)
  - (b) Construction Traffic Management Plan (CTMP)
  - (c) Landscaping Plan (LP)

(d) Integrated Transport Assessment (ITA)

### **Construction Management Plan**

3. A CMP shall be prepared by a suitably qualified person and submitted to Auckland Council as part of the Outline Plan(s) prior to the Start of Construction for a Stage of Work. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken to avoid, remedy or mitigate potential adverse effects arising from these construction activities as far as practicable.

To achieve this purpose, the CMP shall include:

- (a) Contact details of the Site or project manager;
- (b) An outline construction programme;
- (c) The proposed hours of work;
- (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
- (e) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site;
- (f) Procedures for responding to complaints about construction activities; and
- (g) Procedures for the management of noise and vibration.

### **Construction Traffic Management Plan**

4. The Requiring Authority must engage a suitably qualified person to prepare a Construction Management Plan (CTMP) for the proposed works. The CTMP must be submitted to Auckland Council as part of the Outline Plan(s) prior to the Start of Construction for a Stage of Work. The purpose of the CTMP is to manage the effects during construction so that safe, adequate, and convenient routes are maintained throughout the construction project.

The CTMP must be maintained and implemented through the construction period and should include but not be limited to:

- (a) The traffic management measures to maintain safety or to minimise the impact on traffic capacity;
- (b) Methods to manage the effects of deliveries of construction material, plant and machinery;
- (c) Measures to manage the proposed access to the Site should the Site access be unable to cater for two-way traffic, and in particular, to minimise reverse manoeuvres and blocking the road; and
- (d) Confirmation of the availability of on- and off-street parking if the Site is unable to accommodate all contractor parking. This is to include an assessment of available parking (if any) for contractors on the street and to identify measures to

meet and/or reduce contractor parking demand should it be found that there is insufficient on-street parking capacity to meet that demand.

**Advice Note 1:**

*This designation is based on the establishment of physical and legal access over land identified as Lot 102 DP 183218 and Sect 2 SO 68566. In the event that legal access cannot be established over Lot 102 DP 183218 and Sect 2 SO 68566 and physical access to the Site needs to be achieved via an alternative route, alteration of the designation will be required pursuant to section 181 of the RMA.*

5. Any damage in the road corridor or shared paths directly caused by construction traffic must be repaired by the requiring authority as soon as practicable.

**Construction Noise and Vibration**

6. Noise arising from construction activities on the designated land is to be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise and is to comply with the noise limits set out in the following:

(a) If total duration of construction work will be 20 weeks or less:

Day	Time	LAeq (dBA)	Lmax (dBA)
<b>Residential Receivers</b>			
Weekdays	6:30am-7:30am	60	75
	7:30am-6:00pm	75	90
	6:00pm-8:00pm	70	85
	8:00pm-6:30am	45	75
Saturday	6:30am-7:30am	45	75
	7:30am-6:00pm	75	90
	6:00pm-6:30am	45	75
Sundays and Public Holidays	6:30am-7:30am	45	75
	7:30am-6:00pm	55	85
	6:00pm-6:30am	45	75
<b>Commercial and Industrial Receivers</b>			
All days	7:30am-6:00pm	75	-
	6:00pm-7:30am	80	-

- (b) If total duration of construction work will exceed 20 weeks, noise limits set out in (a) shall be reduced by 5dB in all cases.

7. Construction activities must comply with vibration limits as follows, unless otherwise provided for by Condition 8:
  - (a) The limits set out in the German Standard DIN 4150-3:1999: Structural vibration – Part 3 effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and
  - (b) A predicted peak particle velocity limit of 2 mm/s in occupied buildings on adjoining sites in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.
8. Construction activities may exceed the vibration limits set out in Condition 7 only if the Requiring Authority can demonstrate to the satisfaction of Council in advance of the Start of Construction for the Stage of Works:
  - (a) That the receiving building(s) are capable of withstanding higher levels of vibration and what the new vibration limit is. The investigation required to demonstrate this must include an assessment of the building(s) by a chartered professional engineer or otherwise suitably qualified person and a full pre-condition survey; and
  - (b) How exceedances could be timed or managed to reduce the effects on the receiver(s); and
  - (c) That the requiring authority has consulted with nearby building occupiers (within 100m of any Stage of Works) regarding the nature of the works and the anticipated days and hours when exceedances are likely to occur; and
  - (d) That there are clear procedures in place setting out how any noise and vibration complaints are to be managed, recorded, and responded to. The Requiring Authority shall maintain a record of these communications and make them available to Council on its request.

#### **Overland Flow Paths**

9. Any works proposed within an overland flow path require an assessment of the potential flood risks and the implementation of appropriate mitigation measures as part of the Outline Plan(s) of Works.

#### **Lapse Date**

10. In accordance with section 184(1)(c) of the RMA, this designation shall lapse if not given effect to within ten (10) years from the date on which it is included in the Auckland Unitary Plan (Operative in Part).

#### **Maximum Height**

11. The maximum height of any buildings or structures should be limited to the less restrictive of the following:
  - (a) 12 metres, or
  - (b) the height limitation of the underlying zone at the time of construction of new buildings and structures.

- (c) This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

### Landscaping Plan (LP)

12. A finalised LP must be prepared by a suitably qualified person prior to the Start of Construction of the first Stage of Work, in accordance with the *Landscape Planting Plan, Rev. C (May 2025)*, prepared by Boffa Miskell. This Landscaping Plan must be in general accordance with the sheet titled 'Mitigation Planting Plan: Option – Southern Swathe' and shall include, but not necessarily be limited to:
- (a) Planting along the southern and western boundaries of the Site to integrate with existing planting along these edges and soften the transition into the Site area.
  - (b) A planting structure throughout the proposed development area using both shrubs and trees with the intention of creating legibility across the Site, demarcating carparking and pedestrian zones, and identifying external amenity spaces to be used by workers and visitors to the Site.
  - (c) A formalised threshold at the entrance to the Site.

### Operational Noise

13. Noise arising from the operation of the proposed pump station is to be measured and assessed in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6801:2008 Acoustics – Environmental Noise, and must not exceed the levels specified below when measured from within the boundary of:

Time	Noise Levels
<b>Sites Zoned Business – Light Industry</b>	
All times	65dB LAeq
<b>Sites Zoned Residential</b>	
Monday to Saturday 7am – 10pm	55dB LAeq
Sunday 9am – 6pm	
All other times	45dB LAeq 60dB Leq at 63 Hz 55dB Leq at 125 Hz 75dB LAFmax

### Operational Traffic

14. Prior to the Start of Construction for a Stage of Work, the Requiring Authority shall engage a suitably qualified person to prepare an Integrated Transport Assessment (ITA) in consultation with the road controlling authority, and shall submit the ITA to Auckland Council as part of the Outline Plan(s). The purpose of the ITA is to ensure

that adverse effects of operational traffic on the local transport network are appropriately avoided, remedied, or mitigated. The ITA must include:

- (a) Vehicle tracking along Jack Hinton Drive, between the Site entrance/exit and the intersection with Paul Matthews Road, taking into consideration the types of vehicles that will be entering and exiting the Site and including the following:
  - i) Existing road markings and layout.
  - ii) Control vehicles travelling in both directions.
  - iii) An assessment of how control vehicles travelling in opposite directions can pass.
  - iv) Methodology for managing conflicts where it has been identified they will occur.
- (b) Consideration of travel demands of staff and visitors to and from the facility by public transport and active mode users.
- (c) Details regarding how parking, servicing, circulation, and manoeuvring will be provided on Site which reflects demand from staff and visitors, and ensuring vehicles are able to enter and exit the Site in a forward direction.
- (d) Recommendations regarding any alterations or improvements required to the local transport network to avoid, remedy, or mitigate the adverse effects of operational traffic to and from the Site, including active modes.

**Advice Note 2:**

*This designation is based on the establishment of physical and legal access over land identified as Lot 102 DP 183218 and Sect 2 SO 68566. In the event that legal access cannot be established over Lot 102 DP 183218 and Sect 2 SO 68566 and physical access to the Site needs to be achieved via an alternative route, alteration of the designation will be required pursuant to section 181 of the RMA.*

15. In the event that alterations or improvements to the local transport network are recommended in the ITA and confirmed through the Outline Plan of Works process pursuant to s176A, these shall be implemented to the satisfaction of Auckland Council prior to completion and operation of any new buildings or facilities provided for by this designation.

**Advice Note 3:**

*Any departures from the applicable road design standards or specifications shall be subject to approval of the road controlling authority (as applicable).*

**Advice Note 4:**

*Permanent traffic and parking controls are subject to a Resolution approval from the road controlling authority. Changes to traffic / parking controls within the road reserve will require Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with the road controlling authority's standard procedures. It is the responsibility of the Requiring*

*Authority to prepare and submit a permanent Traffic and Parking Changes report to the Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Traffic Control Committee (TCC). All costs must be borne by the Requiring Authority.*

**Attachment 2**

**Watercare Services Limited North West Schedule and  
Designation 9387 Rosedale Wastewater Treatment Plant Site Expansion  
conditions**

**(Strikethrough/underscore)**

## Designation Schedule - Watercare Services Ltd (1/3)

### North and West

Number	Purpose	Location
9300	Water supply purposes - pump station, reservoir and associated structures	2A Sunset Road, Unsworth Heights
9301	Water supply purposes - pump station, future reservoirs and associated structures	Section 1 Survey Office Plan 555200, 53 Schnapper Rock Road, Albany
9302	Water supply purposes - reservoir, pump station and associated structures	106 Pupuke Road, Hilcrest
9303	Water supply Purposes - pump station and associated structures	39 Killarney Street and part of adjoining road reserve, Takapuna
9304	Water Supply purposes - reservoirs and associated structures	83 and 89 Waipa Street, Birkenhead
9305	Water supply purposes - reservoir and associated structures	395 Upper Harbour Drive, Greenhithe
9306	Water supply purposes - reservoir and associated structures	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Murrays Bay
9307	Water supply purposes - reservoir and associated structures	179 Kowhai Road, Mairangi Bay
9308	Water supply purposes - reservoir, pump station and associated structures	253 Forrest Hill Road, Forrest Hill
9309	Water supply purposes - existing and proposed reservoirs and associated structures	69 Corinthian Drive, Albany
9310	Wastewater purposes - wastewater treatment plant odour buffer area	Rosedale Park, and reserves, roads and motorway in the vicinity of the wastewater treatment plant
9311	Wastewater purposes - wastewater treatment plant and underground route of outfall to Mairangi Bay	Rosedale Road and Upper Harbour Highway, Albany, then via various properties and roads to Mairangi Bay
9312	Water supply purposes - pump station and associated structures	22B Easter Parade, Glen Eden
9313	Water supply purposes - pump station and associated structures	161C Colwill Road, Massey
9314	Water supply purposes - pump station and associated structures	47A Phillip Avenue, Glen Eden
9315	Water supply purposes - reservoir and associated structures	126 McEntee Road, Waitakere
9316	Water supply purposes - reservoir and associated structures	270 Don Buck Road, Massey
9317	Water supply purposes - reservoir and associated structures	893 and 895 Scenic Drive North, Swanson
9318	Water supply purposes - reservoir and associated structures	272A Scenic Drive, Titirangi
9319	Water supply purposes - reservoir and associated structures	19 Bush Road, Waiatarua

9320	Water supply purposes - reservoir and associated structures	1076A Huia Road, Huia
9321	Water supply purposes - water catchment headworks areas	Waitakere Ranges
9322	Water supply purposes - headworks services land	Waitakere Ranges
9323	Water supply purposes - water treatment plant and associated structures	105-121 Christian Road, Swanson and 21 Long Road, Bethells
9324	Water supply purposes - water treatment plants and associated structures	Woodlands Park Road, Manuka Road and Exhibition Drive, Titirangi
9325	Water supply purposes - reservoir and associated structures	88 Sunhill Road, Glen Eden
9326	Water supply purposes - reservoir and associated structures	166-176 Konini Road, Titirangi
9327	Wastewater purposes - storage tanks and associated structures	56 The Concourse, Henderson
9328	Water supply purposes - pump station and associated structures	143 Flanshaw Road, Te Atatu
9329	Water supply purposes - pump station and associated structures	Road Reserve on Pleasant Road / Titirangi Road Corner
9330	Water supply purposes - pump station and associated structures	Totara Road Esplanade Reserve, 9 Kelvin Crescent, Te Atatu Peninsula
9331	Water supply purposes - water treatment plant and associated structures	415A Te Atatu Road, Te Atatu
9332	Water supply purposes - water treatment plant and associated structures	Wood Bay Beach Reserve in the vicinity of 81 Wood Bay Road, Titirangi
9333	Water supply purposes - pump station and associated structures	Road Reserve, adjoining 172A Laingholm Drive, Laingholm
9334	Water supply purposes - pump station and associated structures	97B Fred Taylor Drive, Whenuapai
9335	Water supply purposes - water treatment plant	362 Wayby Valley Road, Wellsford
9336	Water supply purposes - reservoir and associated structures	Worthington Road (Lot 1 DP 57349), Wellsford
9337	Wastewater purposes - wastewater treatment plant	Between State Highway 1 and Rustbrook Road (Lot 3 DP 64870), Wellsford
9338	Withdrawn	
9340	Wastewater purposes - wastewater treatment plant	64 Jones Road, Omaha Flats
9341	Water supply purposes - reservoir and associated structures	20 View Road, Warkworth
9342	Wastewater purposes - wastewater treatment plant	6 Brown Road, Warkworth
9343	Wastewater purposes - wastewater treatment plant	55 and 55A Alnwick Street, Warkworth

9344	Water supply purposes - reservoir and associated structures	James Street, Snells Beach, and adjoining properties (Lots 1 and 2 DP 205704)
9345	Water supply purposes - reservoir and associated structures	32 Tudor Collins Drive, Warkworth
9346	Water supply purposes - water treatment plant	118 Hamilton Road, Warkworth
9347	Wastewater purposes - wastewater treatment plant	Te Whau Creek, Hamilton Road (east of 287 and 309 Hamilton Road), Snells Beach
9348	Wastewater purposes - wastewater treatment plant	Weranui Road, in the vicinity of 135 Weranui Road, Waiwera
9349	Water supply purposes - reservoir and associated structures	1002 Hibiscus Coast Highway, Waiwera
9350	Water supply purposes - reservoir and associated structures	138 West Hoe Heights, Orewa
9352	Water supply purposes - reservoir and associated structures	105 Wainui Road
9353	Water supply purposes - reservoir and associated structures	231 Whangaparaoa Road, Whangaparaoa
9354	Water supply purposes - reservoir and associated structures	104A Wade River Road, Arkles Bay
9355	Water supply purposes - reservoir and associated structures	1170 Whangaparaoa Road, Tindalls Bay
9356	Wastewater purposes - wastewater treatment plant	Kaipara Coast Highway (Sec 50 SO 47244), Helensville
9357	Water supply purposes - dams	215 Mangakura, Kiwitahi and Wishart Roads, Helensville
9358	Water supply purposes - reservoir and associated structures	Wishart Road (Sec 62 BLK XIV Kaipara Surevey District), Helensville
9359	Wastewater purposes - wastewater treatment plant	18 Orahā Road, Huapai
9360	Water supply purposes - water treatment plant	148-162 Motutara Road, Muriwai
9361	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds including 106 Rustybrook Road, 1496 State Highway 1, 133 Wayby Valley Road and Lot 2 DP 171826, Wellsford
9362	Wastewater purposes - wastewater treatment plant	1535 Whangaparaoa Road, Army Bay
9363	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, Te Whau Creek, Snells Beach (including 287 and 309 Hamilton Road and 120 Hamatana Road)
9364	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, (including 135 Weranui Road and 12, 45, 83 and 105 Jarvis Road), Waiwera
9366	Water supply purposes - reservoir and associated structures	190 West Hoe Heights, Orewa
9367	Water supply purposes - reservoir and associated Structures (including power supply and telemetry)	2 Lonely Track Road, Glenvar
9368	Water supply purposes - pump station and associated structures	East Coast Road (road reserve) south of Bawden Road, Redvale

9369	Water supply purposes - reservoir and associated structures	125 and 117 Scott Road, Wade Heads (Lot 1 DP 153974 and Lot 1 DP 432769)
9370	Wastewater purposes - pump station, constructed overflow and associated structures	228 Millwater Parkway, Silverdale
9371	Water supply purposes - pump station and associated structures	2-12 Lincoln Park Avenue, Massey
9372	Wastewater purposes	Section 1 and Section 2 SO 467484
9373	Water supply purposes	403 Old North Road, Huapai
9374	Water supply purposes	86 Hudson Road, Warkworth
9375	Wastewater purposes – Northern Interceptor wastewater pipelines, pumping stations, and associated infrastructure.	From 56 The Concourse, Henderson to 4 – 6 Hobsonville Road, West Harbour ; and from 15 The Knoll, Greenhithe to Rosedale Wastewater Treatment Plant
9376	Water supply purposes – pipelines and associated infrastructure	From 114 Scenic Drive, Titirangi to Albany Reservoir, Corinthian Drive, Albany
9377	Water supply and wastewater purposes – pipelines, pumping stations and associated infrastructure	From eastern end Fred Taylor Drive to western end Greenhithe Bridge causeway
9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights
9379	Wastewater purposes – to construct, operate and maintain a pump station, gravity main and associated infrastructure.	32 Mamari Road, 8 Spedding Road, Spedding Road road reserve, 23A Brigham Creek Road, 23-27 Brigham Creek Road, Brigham Creek Road road reserve, 20-22 Brigham Creek Road, 26 Brigham Creek, 28 Brigham Creek Road, Tamiro Road and Roundal Crescent
9380	Wastewater purposes – pump station and associated structures	19 and 21 Kahika Road, Birkdale, R240 Beach Haven Road, Birkenhead (Hellyers Creek Reserve), and road reserve (Kahika Road cul-de-sac)
9381	Water Supply – including abstraction, treatment and storage of water.	3 Audrey Luckens Lane, Helensville, 0800
9382	Wastewater purposes – wastewater treatment plant, disposal and associated structures	3 & 4 Denehurst Drive, Waimauku
9383	Wastewater purposes – pump station and associated structures	R21 Alma Road, Milford (Lot 6 DP 46541)
9384	Wastewater purposes – pump station and associated structures	1 Te Oneroa Way, Long Bay (Lot 98 DP 457552)
9385	Wastewater purposes – pump station and associated structures	161 Brigham Creek Road, Whenuapai (SEC 14 SO 421598)
9386	Water supply purposes, including abstraction, treatment and storage of water at the new Wellsford Water Treatment Plant (WTP).	411 Wayby Valley Road and part of 254 Whangaripo Valley Road, Wellsford, Auckland

9387	<u>Wastewater purposes – administration, maintenance, delivery facilities, pump station and associated structures.</u>	<u>1 Upper Harbour Highway, Rosedale</u>
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## 9387 Rosedale Wastewater Treatment Plant Site Expansion

<u>Designation Number</u>	<u>9387</u>
<u>Requiring Authority</u>	<u>Watercare Services Ltd</u>
<u>Location</u>	<u>1 Upper Harbour Highway, Rosedale</u>
<u>Lapse Date</u>	<u>10 years from the date designation is included in the Auckland Unitary Plan</u>

## Purpose

Wastewater purposes – administration, maintenance, delivery facilities, pump station and associated structures.

## Conditions

### Definitions

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- (b) Methods to manage the effects of deliveries of construction material, plant and machinery;

- (c) Measures to manage the proposed access to the Site should the Site access be unable to cater for two-way traffic, and in particular, to minimise reverse manoeuvres and blocking the road; and
- (d) Confirmation of the availability of on- and off-street parking if the Site is unable to accommodate all contractor parking. This is to include an assessment of available parking (if any) for contractors on the street and to identify measures to meet and/or reduce contractor parking demand should it be found that there is insufficient on-street parking capacity to meet that demand.

**Advice Note 1:**

This designation is based on the establishment of physical and legal access over land identified as Lot 102 DP 183218 and Sect 2 SO 68566. In the event that legal access cannot be established over Lot 102 DP 183218 and Sect 2 SO 68566 and physical access to the Site needs to be achieved via an alternative route, alteration of the designation will be required pursuant to section 181 of the RMA.

- 5. Any damage in the road corridor or shared paths directly caused by construction traffic must be repaired by the requiring authority as soon as practicable.

**Construction Noise and Vibration**

- 6. Noise arising from construction activities on the designated land is to be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise and is to comply with the noise limits set out in the following:
  - (a) If total duration of construction work will be 20 weeks or less:

<u>Day</u>	<u>Time</u>	<u>LAeq (dBA)</u>	<u>Lmax (dBA)</u>
<b><u>Residential Receivers</u></b>			
<u>Weekdays</u>	<u>6:30am-7:30am</u>	<u>60</u>	<u>75</u>
	<u>7:30am-6:00pm</u>	<u>75</u>	<u>90</u>
	<u>6:00pm-8:00pm</u>	<u>70</u>	<u>85</u>
	<u>8:00pm-6:30am</u>	<u>45</u>	<u>75</u>
<u>Saturday</u>	<u>6:30am-7:30am</u>	<u>45</u>	<u>75</u>
	<u>7:30am-6:00pm</u>	<u>75</u>	<u>90</u>
	<u>6:00pm-6:30am</u>	<u>45</u>	<u>75</u>
<u>Sundays and Public Holidays</u>	<u>6:30am-7:30am</u>	<u>45</u>	<u>75</u>
	<u>7:30am-6:00pm</u>	<u>55</u>	<u>85</u>
	<u>6:00pm-6:30am</u>	<u>45</u>	<u>75</u>
<b><u>Commercial and Industrial Receivers</u></b>			
<u>All days</u>	<u>7:30am-6:00pm</u>	<u>75</u>	<u>-</u>
	<u>6:00pm-7:30am</u>	<u>80</u>	<u>-</u>

- (b) If total duration of construction work will exceed 20 weeks, noise limits set out in (a) shall be reduced by 5dB in all cases.
7. Construction activities must comply with vibration limits as follows, unless otherwise provided for by Condition 8:
    - (a) The limits set out in the German Standard DIN 4150-3:1999: Structural vibration – Part 3 effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and
    - (b) A predicted peak particle velocity limit of 2 mm/s in occupied buildings on adjoining sites in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.
  8. Construction activities may exceed the vibration limits set out in Condition 7 only if the Requiring Authority can demonstrate to the satisfaction of Council in advance of the Start of Construction for the Stage of Works:
    - (a) That the receiving building(s) are capable of withstanding higher levels of vibration and what the new vibration limit is. The investigation required to demonstrate this must include an assessment of the building(s) by a chartered professional engineer or otherwise suitably qualified person and a full pre-condition survey; and
    - (b) How exceedances could be timed or managed to reduce the effects on the receiver(s); and
    - (c) That the requiring authority has consulted with nearby building occupiers (within 100m of any Stage of Works) regarding the nature of the works and the anticipated days and hours when exceedances are likely to occur; and
    - (d) That there are clear procedures in place setting out how any noise and vibration complaints are to be managed, recorded, and responded to. The Requiring Authority shall maintain a record of these communications and make them available to Council on its request.

#### **Overland Flow Paths**

9. Any works proposed within an overland flow path require an assessment of the potential flood risks and the implementation of appropriate mitigation measures as part of the Outline Plan(s) of Works.

#### **Lapse Date**

10. In accordance with section 184(1)(c) of the RMA, this designation shall lapse if not given effect to within ten (10) years from the date on which it is included in the Auckland Unitary Plan (Operative in Part).

#### **Maximum Height**

11. The maximum height of any buildings or structures should be limited to the less restrictive of the following:
  - (a) 12 metres, or
  - (b) the height limitation of the underlying zone at the time of construction of new buildings and structures.
  - (c) This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

### **Landscaping Plan (LP)**

12. A finalised LP must be prepared by a suitably qualified person prior to the Start of Construction of the first Stage of Work, in accordance with the *Landscape Planting Plan, Rev. C (May 2025)*, prepared by Boffa Miskell. This Landscaping Plan must be in general accordance with the sheet titled 'Mitigation Planting Plan: Option – Southern Swathe' and shall include, but not necessarily be limited to:
- (a) Planting along the southern and western boundaries of the Site to integrate with existing planting along these edges and soften the transition into the Site area.
  - (b) A planting structure throughout the proposed development area using both shrubs and trees with the intention of creating legibility across the Site, demarcating carparking and pedestrian zones, and identifying external amenity spaces to be used by workers and visitors to the Site.
  - (c) A formalised threshold at the entrance to the Site.

### **Operational Noise**

13. Noise arising from the operation of the proposed pump station is to be measured and assessed in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6801:2008 Acoustics – Environmental Noise, and must not exceed the levels specified below when measured from within the boundary of:

<b><u>Time</u></b>	<b><u>Noise Levels</u></b>
<b><u>Sites Zoned Business – Light Industry</u></b>	
<u>All times</u>	<u>65dB LAeq</u>
<b><u>Sites Zoned Residential</u></b>	
<u>Monday to Saturday 7am – 10pm</u>	<u>55dB LAeq</u>
<u>Sunday 9am – 6pm</u>	
<u>All other times</u>	<u>45dB LAeq</u> <u>60dB Leq at 63 Hz</u> <u>55dB Leq at 125 Hz</u> <u>75dB LAFmax</u>

### **Operational Traffic**

14. Prior to the Start of Construction for a Stage of Work, the Requiring Authority shall engage a suitably qualified person to prepare an Integrated Transport Assessment (ITA) in consultation with the road controlling authority, and shall submit the ITA to Auckland Council as part of the Outline Plan(s). The purpose of the ITA is to ensure that adverse effects of operational traffic on the local transport network are appropriately avoided, remedied, or mitigated. The ITA must include:
- (a) Vehicle tracking along Jack Hinton Drive, between the Site entrance/exit and the intersection with Paul Matthews Road, taking into consideration the types of vehicles that will be entering and exiting the Site and including the following:
    - i) Existing road markings and layout.
    - ii) Control vehicles travelling in both directions.

- iii) An assessment of how control vehicles travelling in opposite directions can pass.
- iv) Methodology for managing conflicts where it has been identified they will occur.
- (b) Consideration of travel demands of staff and visitors to and from the facility by public transport and active mode users.
- (c) Details regarding how parking, servicing, circulation, and manoeuvring will be provided on Site which reflects demand from staff and visitors, and ensuring vehicles are able to enter and exit the Site in a forward direction.
- (d) Recommendations regarding any alterations or improvements required to the local transport network to avoid, remedy, or mitigate the adverse effects of operational traffic to and from the Site, including active modes.

**Advice Note 2:**

This designation is based on the establishment of physical and legal access over land identified as Lot 102 DP 183218 and Sect 2 SO 68566. In the event that legal access cannot be established over Lot 102 DP 183218 and Sect 2 SO 68566 and physical access to the Site needs to be achieved via an alternative route, alteration of the designation will be required pursuant to section 181 of the RMA.

- 15. In the event that alterations or improvements to the local transport network are recommended in the ITA and confirmed through the Outline Plan of Works process pursuant to s176A, these shall be implemented to the satisfaction of Auckland Council prior to completion and operation of any new buildings or facilities provided for by this designation.

**Advice Note 3:**

Any departures from the applicable road design standards or specifications shall be subject to approval of the road controlling authority (as applicable).

**Advice Note 4:**

Permanent traffic and parking controls are subject to a Resolution approval from the road controlling authority. Changes to traffic / parking controls within the road reserve will require Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with the road controlling authority's standard procedures. It is the responsibility of the Requiring Authority to prepare and submit a permanent Traffic and Parking Changes report to the Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Traffic Control Committee (TCC). All costs must be borne by the Requiring Authority.

## **Attachments**

No attachments.

**Attachment 3**

**Watercare Services Limited North West Schedule and  
Designation 9387 Rosedale Wastewater Treatment Plant Site Expansion  
conditions  
(Clean)**

## Designation Schedule - Watercare Services Ltd (1/3)

### North and West

Number	Purpose	Location
9300	Water supply purposes - pump station, reservoir and associated structures	2A Sunset Road, Unsworth Heights
9301	Water supply purposes - pump station, future reservoirs and associated structures	Section 1 Survey Office Plan 555200, 53 Schnapper Rock Road, Albany
9302	Water supply purposes - reservoir, pump station and associated structures	106 Pupuke Road, Hilcrest
9303	Water supply Purposes - pump station and associated structures	39 Killarney Street and part of adjoining road reserve, Takapuna
9304	Water Supply purposes - reservoirs and associated structures	83 and 89 Waipa Street, Birkenhead
9305	Water supply purposes - reservoir and associated structures	395 Upper Harbour Drive, Greenhithe
9306	Water supply purposes - reservoir and associated structures	Section 1 Survey Office Plan 557618, 192A Browns Bay Road, Murrays Bay
9307	Water supply purposes - reservoir and associated structures	179 Kowhai Road, Mairangi Bay
9308	Water supply purposes - reservoir, pump station and associated structures	253 Forrest Hill Road, Forrest Hill
9309	Water supply purposes - existing and proposed reservoirs and associated structures	69 Corinthian Drive, Albany
9310	Wastewater purposes - wastewater treatment plant odour buffer area	Rosedale Park, and reserves, roads and motorway in the vicinity of the wastewater treatment plant
9311	Wastewater purposes - wastewater treatment plant and underground route of outfall to Mairangi Bay	Rosedale Road and Upper Harbour Highway, Albany, then via various properties and roads to Mairangi Bay
9312	Water supply purposes - pump station and associated structures	22B Easter Parade, Glen Eden
9313	Water supply purposes - pump station and associated structures	161C Colwill Road, Massey
9314	Water supply purposes - pump station and associated structures	47A Phillip Avenue, Glen Eden
9315	Water supply purposes - reservoir and associated structures	126 McEntee Road, Waitakere
9316	Water supply purposes - reservoir and associated structures	270 Don Buck Road, Massey
9317	Water supply purposes - reservoir and associated structures	893 and 895 Scenic Drive North, Swanson
9318	Water supply purposes - reservoir and associated structures	272A Scenic Drive, Titirangi
9319	Water supply purposes - reservoir and associated structures	19 Bush Road, Waiatarua

9320	Water supply purposes - reservoir and associated structures	1076A Huia Road, Huia
9321	Water supply purposes - water catchment headworks areas	Waitakere Ranges
9322	Water supply purposes - headworks services land	Waitakere Ranges
9323	Water supply purposes - water treatment plant and associated structures	105-121 Christian Road, Swanson and 21 Long Road, Bethells
9324	Water supply purposes - water treatment plants and associated structures	Woodlands Park Road, Manuka Road and Exhibition Drive, Titirangi
9325	Water supply purposes - reservoir and associated structures	88 Sunhill Road, Glen Eden
9326	Water supply purposes - reservoir and associated structures	166-176 Konini Road, Titirangi
9327	Wastewater purposes - storage tanks and associated structures	56 The Concourse, Henderson
9328	Water supply purposes - pump station and associated structures	143 Flanshaw Road, Te Atatu
9329	Water supply purposes - pump station and associated structures	Road Reserve on Pleasant Road / Titirangi Road Corner
9330	Water supply purposes - pump station and associated structures	Totara Road Esplanade Reserve, 9 Kelvin Crescent, Te Atatu Peninsula
9331	Water supply purposes - water treatment plant and associated structures	415A Te Atatu Road, Te Atatu
9332	Water supply purposes - water treatment plant and associated structures	Wood Bay Beach Reserve in the vicinity of 81 Wood Bay Road, Titirangi
9333	Water supply purposes - pump station and associated structures	Road Reserve, adjoining 172A Laingholm Drive, Laingholm
9334	Water supply purposes - pump station and associated structures	97B Fred Taylor Drive, Whenuapai
9335	Water supply purposes - water treatment plant	362 Wayby Valley Road, Wellsford
9336	Water supply purposes - reservoir and associated structures	Worthington Road (Lot 1 DP 57349), Wellsford
9337	Wastewater purposes - wastewater treatment plant	Between State Highway 1 and Rustbrook Road (Lot 3 DP 64870), Wellsford
9338	Withdrawn	
9340	Wastewater purposes - wastewater treatment plant	64 Jones Road, Omaha Flats
9341	Water supply purposes - reservoir and associated structures	20 View Road, Warkworth
9342	Wastewater purposes - wastewater treatment plant	6 Brown Road, Warkworth
9343	Wastewater purposes - wastewater treatment plant	55 and 55A Alnwick Street, Warkworth

9344	Water supply purposes - reservoir and associated structures	James Street, Snells Beach, and adjoining properties (Lots 1 and 2 DP 205704)
9345	Water supply purposes - reservoir and associated structures	32 Tudor Collins Drive, Warkworth
9346	Water supply purposes - water treatment plant	118 Hamilton Road, Warkworth
9347	Wastewater purposes - wastewater treatment plant	Te Whau Creek, Hamilton Road (east of 287 and 309 Hamilton Road), Snells Beach
9348	Wastewater purposes - wastewater treatment plant	Weranui Road, in the vicinity of 135 Weranui Road, Waiwera
9349	Water supply purposes - reservoir and associated structures	1002 Hibiscus Coast Highway, Waiwera
9350	Water supply purposes - reservoir and associated structures	138 West Hoe Heights, Orewa
9352	Water supply purposes - reservoir and associated structures	105 Wainui Road
9353	Water supply purposes - reservoir and associated structures	231 Whangaparaoa Road, Whangaparaoa
9354	Water supply purposes - reservoir and associated structures	104A Wade River Road, Arkles Bay
9355	Water supply purposes - reservoir and associated structures	1170 Whangaparaoa Road, Tindalls Bay
9356	Wastewater purposes - wastewater treatment plant	Kaipara Coast Highway (Sec 50 SO 47244), Helensville
9357	Water supply purposes - dams	215 Mangakura, Kiwitahi and Wishart Roads, Helensville
9358	Water supply purposes - reservoir and associated structures	Wishart Road (Sec 62 BLK XIV Kaipara Surevey District), Helensville
9359	Wastewater purposes - wastewater treatment plant	18 Orahā Road, Huapai
9360	Water supply purposes - water treatment plant	148-162 Motutara Road, Muriwai
9361	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds including 106 Rustybrook Road, 1496 State Highway 1, 133 Wayby Valley Road and Lot 2 DP 171826, Wellsford
9362	Wastewater purposes - wastewater treatment plant	1535 Whangaparaoa Road, Army Bay
9363	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, Te Whau Creek, Snells Beach (including 287 and 309 Hamilton Road and 120 Hamatana Road)
9364	Wastewater purposes - exclusion of dwellings in the area surrounding the wastewater treatment plant	Land surrounding the wastewater treatment ponds, (including 135 Weranui Road and 12, 45, 83 and 105 Jarvis Road), Waiwera
9366	Water supply purposes - reservoir and associated structures	190 West Hoe Heights, Orewa
9367	Water supply purposes - reservoir and associated Structures (including power supply and telemetry)	2 Lonely Track Road, Glenvar
9368	Water supply purposes - pump station and associated structures	East Coast Road (road reserve) south of Bawden Road, Redvale

9369	Water supply purposes - reservoir and associated structures	125 and 117 Scott Road, Wade Heads (Lot 1 DP 153974 and Lot 1 DP 432769)
9370	Wastewater purposes - pump station, constructed overflow and associated structures	228 Millwater Parkway, Silverdale
9371	Water supply purposes - pump station and associated structures	2-12 Lincoln Park Avenue, Massey
9372	Wastewater purposes	Section 1 and Section 2 SO 467484
9373	Water supply purposes	403 Old North Road, Huapai
9374	Water supply purposes	86 Hudson Road, Warkworth
9375	Wastewater purposes – Northern Interceptor wastewater pipelines, pumping stations, and associated infrastructure.	From 56 The Concourse, Henderson to 4 – 6 Hobsonville Road, West Harbour ; and from 15 The Knoll, Greenhithe to Rosedale Wastewater Treatment Plant
9376	Water supply purposes – pipelines and associated infrastructure	From 114 Scenic Drive, Titirangi to Albany Reservoir, Corinthian Drive, Albany
9377	Water supply and wastewater purposes – pipelines, pumping stations and associated infrastructure	From eastern end Fred Taylor Drive to western end Greenhithe Bridge causeway
9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights
9379	Wastewater purposes – to construct, operate and maintain a pump station, gravity main and associated infrastructure.	32 Mamari Road, 8 Spedding Road, Spedding Road road reserve, 23A Brigham Creek Road, 23-27 Brigham Creek Road, Brigham Creek Road road reserve, 20-22 Brigham Creek Road, 26 Brigham Creek, 28 Brigham Creek Road, Tamiro Road and Roundal Crescent
9380	Wastewater purposes – pump station and associated structures	19 and 21 Kahika Road, Birkdale, R240 Beach Haven Road, Birkenhead (Hellyers Creek Reserve), and road reserve (Kahika Road cul-de-sac)
9381	Water Supply – including abstraction, treatment and storage of water.	3 Audrey Luckens Lane, Helensville, 0800
9382	Wastewater purposes – wastewater treatment plant, disposal and associated structures	3 & 4 Denehurst Drive, Waimauku
9383	Wastewater purposes – pump station and associated structures	R21 Alma Road, Milford (Lot 6 DP 46541)
9384	Wastewater purposes – pump station and associated structures	1 Te Oneroa Way, Long Bay (Lot 98 DP 457552)
9385	Wastewater purposes – pump station and associated structures	161 Brigham Creek Road, Whenuapai (SEC 14 SO 421598)
9386	Water supply purposes, including abstraction, treatment and storage of water at the new Wellsford Water Treatment Plant (WTP).	411 Wayby Valley Road and part of 254 Whangaripo Valley Road, Wellsford, Auckland

9387	Wastewater purposes – administration, maintenance, delivery facilities, pump station and associated structures.	1 Upper Harbour Highway, Rosedale
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## 9387 Rosedale Wastewater Treatment Plant Site Expansion

Designation Number	9387
Requiring Authority	Watercare Services Ltd
Location	1 Upper Harbour Highway, Rosedale
Lapse Date	10 years from the date designation is included in the Auckland Unitary Plan

### Purpose

Wastewater purposes – administration, maintenance, delivery facilities, pump station and associated structures.

### Conditions

#### Definitions

**Construction Management Plan (CMP):** A document prepared prior to the start of construction that sets out the measures, procedures, and controls to avoid, remedy, or mitigate adverse effects of construction activities on the environment and affected parties.

**Construction Traffic Management Plan (CTMP):** A document prepared prior to the start of construction that sets out how traffic and transport effects associated with construction activities will be managed to maintain safety, efficiency, and accessibility for all road users.

**Integrated Transport Assessment (ITA):** A comprehensive assessment prepared to evaluate the transport and access effects of a proposed project or development, considering all modes of transport and integrating land use and transport planning principles.

**Landscaping Plan (LP):** A plan prepared by a suitably qualified landscape architect prior to construction that details planting, screening, and other landscape treatments to mitigate visual and amenity effects of the project.

**Project:** Notice of Requirement for a designation for a project or work under Section 168(2) of the RMA to establish new ancillary public facing activities (administration and maintenance buildings) and pump station to support Rosedale Wastewater Treatment Plant (WWTP).

**Site:** 1 Upper Harbour Highway, Rosedale, Auckland with legal description SECT 1 SO 564093.

**Stage of work:** any physical works that require the development of an Outline Plan.

**Start of Construction:** the commencement of physical works for the Project, excluding site investigations and fencing.

#### General Conditions

1. Except as provided for in the conditions below and subject to final design and any Outline Plan(s), the works authorised by this designation shall be in general accordance with the Notice of Requirement dated May 2025, section 92 materials, and supporting materials and plans.

## **Outline Plan(s)**

2. An Outline Plan (or Plans) shall be prepared in accordance with section 176A of the RMA and submitted to Auckland Council prior to Start of Construction. Outline Plan (or Plans) may be submitted in parts or in stages to address particular activities (e.g. design or construction aspects), or a Stage of Work of the Project. The Outline Plan(s) shall also include the following as relevant to the management of effects of those activities or Stage of Work:
  - (a) Construction Management Plan (CMP)
  - (b) Construction Traffic Management Plan (CTMP)
  - (c) Landscaping Plan (LP)
  - (d) Integrated Transport Assessment (ITA)

## **Construction Management Plan**

3. A CMP shall be prepared by a suitably qualified person and submitted to Auckland Council as part of the Outline Plan(s) prior to the Start of Construction for a Stage of Work. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken to avoid, remedy or mitigate potential adverse effects arising from these construction activities as far as practicable.

To achieve this purpose, the CMP shall include:

- (a) Contact details of the Site or project manager;
- (b) An outline construction programme;
- (c) The proposed hours of work;
- (d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
- (e) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site;
- (f) Procedures for responding to complaints about construction activities; and
- (g) Procedures for the management of noise and vibration.

## **Construction Traffic Management Plan**

4. The Requiring Authority must engage a suitably qualified person to prepare a Construction Management Plan (CTMP) for the proposed works. The CTMP must be submitted to Auckland Council as part of the Outline Plan(s) prior to the Start of Construction for a Stage of Work. The purpose of the CTMP is to manage the effects during construction so that safe, adequate, and convenient routes are maintained throughout the construction project.

The CTMP must be maintained and implemented through the construction period and should include but not be limited to:

- (a) The traffic management measures to maintain safety or to minimise the impact on traffic capacity;
- (b) Methods to manage the effects of deliveries of construction material, plant and machinery;

- (c) Measures to manage the proposed access to the Site should the Site access be unable to cater for two-way traffic, and in particular, to minimise reverse manoeuvres and blocking the road; and
- (d) Confirmation of the availability of on- and off-street parking if the Site is unable to accommodate all contractor parking. This is to include an assessment of available parking (if any) for contractors on the street and to identify measures to meet and/or reduce contractor parking demand should it be found that there is insufficient on-street parking capacity to meet that demand.

**Advice Note 1:**

This designation is based on the establishment of physical and legal access over land identified as Lot 102 DP 183218 and Sect 2 SO 68566. In the event that legal access cannot be established over Lot 102 DP 183218 and Sect 2 SO 68566 and physical access to the Site needs to be achieved via an alternative route, alteration of the designation will be required pursuant to section 181 of the RMA.

- 5. Any damage in the road corridor or shared paths directly caused by construction traffic must be repaired by the requiring authority as soon as practicable.

**Construction Noise and Vibration**

- 6. Noise arising from construction activities on the designated land is to be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise and is to comply with the noise limits set out in the following:
  - (a) If total duration of construction work will be 20 weeks or less:

Day	Time	LAeq (dBA)	Lmax (dBA)
<b>Residential Receivers</b>			
Weekdays	6:30am-7:30am	60	75
	7:30am-6:00pm	75	90
	6:00pm-8:00pm	70	85
	8:00pm-6:30am	45	75
Saturday	6:30am-7:30am	45	75
	7:30am-6:00pm	75	90
	6:00pm-6:30am	45	75
Sundays and Public Holidays	6:30am-7:30am	45	75
	7:30am-6:00pm	55	85
	6:00pm-6:30am	45	75
<b>Commercial and Industrial Receivers</b>			
All days	7:30am-6:00pm	75	-
	6:00pm-7:30am	80	-

- (b) If total duration of construction work will exceed 20 weeks, noise limits set out in (a) shall be reduced by 5dB in all cases.
- 7. Construction activities must comply with vibration limits as follows, unless otherwise provided for by Condition 8:
  - (a) The limits set out in the German Standard DIN 4150-3:1999: Structural vibration – Part 3 effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and
  - (b) A predicted peak particle velocity limit of 2 mm/s in occupied buildings on adjoining sites in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.
- 8. Construction activities may exceed the vibration limits set out in Condition 7 only if the Requiring Authority can demonstrate to the satisfaction of Council in advance of the Start of Construction for the Stage of Works:
  - (a) That the receiving building(s) are capable of withstanding higher levels of vibration and what the new vibration limit is. The investigation required to demonstrate this must include an assessment of the building(s) by a chartered professional engineer or otherwise suitably qualified person and a full pre-condition survey; and
  - (b) How exceedances could be timed or managed to reduce the effects on the receiver(s); and
  - (c) That the requiring authority has consulted with nearby building occupiers (within 100m of any Stage of Works) regarding the nature of the works and the anticipated days and hours when exceedances are likely to occur; and
  - (d) That there are clear procedures in place setting out how any noise and vibration complaints are to be managed, recorded, and responded to. The Requiring Authority shall maintain a record of these communications and make them available to Council on its request.

#### **Overland Flow Paths**

- 9. Any works proposed within an overland flow path require an assessment of the potential flood risks and the implementation of appropriate mitigation measures as part of the Outline Plan(s) of Works.

#### **Lapse Date**

- 10. In accordance with section 184(1)(c) of the RMA, this designation shall lapse if not given effect to within ten (10) years from the date on which it is included in the Auckland Unitary Plan (Operative in Part).

#### **Maximum Height**

- 11. The maximum height of any buildings or structures should be limited to the less restrictive of the following:
  - (a) 12 metres, or
  - (b) the height limitation of the underlying zone at the time of construction of new buildings and structures.
  - (c) This limitation shall not apply to masts, antennas, aerials or other ancillary structures.

## Landscaping Plan (LP)

12. A finalised LP must be prepared by a suitably qualified person prior to the Start of Construction of the first Stage of Work, in accordance with the *Landscape Planting Plan, Rev. C (May 2025)*, prepared by Boffa Miskell. This Landscaping Plan must be in general accordance with the sheet titled 'Mitigation Planting Plan: Option – Southern Swathe' and shall include, but not necessarily be limited to:
- (a) Planting along the southern and western boundaries of the Site to integrate with existing planting along these edges and soften the transition into the Site area.
  - (b) A planting structure throughout the proposed development area using both shrubs and trees with the intention of creating legibility across the Site, demarcating carparking and pedestrian zones, and identifying external amenity spaces to be used by workers and visitors to the Site.
  - (c) A formalised threshold at the entrance to the Site.

## Operational Noise

13. Noise arising from the operation of the proposed pump station is to be measured and assessed in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6801:2008 Acoustics – Environmental Noise, and must not exceed the levels specified below when measured from within the boundary of:

Time	Noise Levels
<b>Sites Zoned Business – Light Industry</b>	
All times	65dB LAeq
<b>Sites Zoned Residential</b>	
Monday to Saturday 7am – 10pm	55dB LAeq
Sunday 9am – 6pm	
All other times	45dB LAeq 60dB Leq at 63 Hz 55dB Leq at 125 Hz 75dB LAFmax

## Operational Traffic

14. Prior to the Start of Construction for a Stage of Work, the Requiring Authority shall engage a suitably qualified person to prepare an Integrated Transport Assessment (ITA) in consultation with the road controlling authority, and shall submit the ITA to Auckland Council as part of the Outline Plan(s). The purpose of the ITA is to ensure that adverse effects of operational traffic on the local transport network are appropriately avoided, remedied, or mitigated. The ITA must include:
- (a) Vehicle tracking along Jack Hinton Drive, between the Site entrance/exit and the intersection with Paul Matthews Road, taking into consideration the types of vehicles that will be entering and exiting the Site and including the following:
    - i) Existing road markings and layout.
    - ii) Control vehicles travelling in both directions.

- iii) An assessment of how control vehicles travelling in opposite directions can pass.
  - iv) Methodology for managing conflicts where it has been identified they will occur.
- (b) Consideration of travel demands of staff and visitors to and from the facility by public transport and active mode users.
- (c) Details regarding how parking, servicing, circulation, and manoeuvring will be provided on Site which reflects demand from staff and visitors, and ensuring vehicles are able to enter and exit the Site in a forward direction.
- (d) Recommendations regarding any alterations or improvements required to the local transport network to avoid, remedy, or mitigate the adverse effects of operational traffic to and from the Site, including active modes.

**Advice Note 2:**

This designation is based on the establishment of physical and legal access over land identified as Lot 102 DP 183218 and Sect 2 SO 68566. In the event that legal access cannot be established over Lot 102 DP 183218 and Sect 2 SO 68566 and physical access to the Site needs to be achieved via an alternative route, alteration of the designation will be required pursuant to section 181 of the RMA.

15. In the event that alterations or improvements to the local transport network are recommended in the ITA and confirmed through the Outline Plan of Works process pursuant to s176A, these shall be implemented to the satisfaction of Auckland Council prior to completion and operation of any new buildings or facilities provided for by this designation.

**Advice Note 3:**

Any departures from the applicable road design standards or specifications shall be subject to approval of the road controlling authority (as applicable).

**Advice Note 4:**

Permanent traffic and parking controls are subject to a Resolution approval from the road controlling authority. Changes to traffic / parking controls within the road reserve will require Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with the road controlling authority's standard procedures. It is the responsibility of the Requiring Authority to prepare and submit a permanent Traffic and Parking Changes report to the Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Traffic Control Committee (TCC). All costs must be borne by the Requiring Authority.

## Attachments

No attachments.

**Attachment 4**  
**AUP GIS Viewer**

**Designation 9387 Rosedale Wastewater Treatment Plant Site Expansion**  
**(Before/After)**

BEFORE



Notice of Requirements

AFTER



Designations

0 25 50 100 M

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

Date: 4/03/2026

**9387, Wastewater purposes –  
administration, maintenance, delivery facilities,  
pump station and associated structures,  
(Rosedale Wastewater Treatment Plant Expansion),  
Watercare Services Limited**



Plans and Places