

**TO** Celia Davison, Manager Planning Central/South

**FROM** Joy LaNauze Senior Policy Planner, Planning Central/South



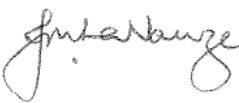


**DATE** 27 February 2026

**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 – Watercare Services Ltd AUP GIS Viewer
<b>Designation only</b>	
<b>Designation #9573</b>	Te Paea Wastewater Pump Station
<b>Locations:</b>	42 Te Paea Avenue, Paerata.
<b>Lapse Date</b>	10 years from inclusion in the Auckland Unitary Plan, in accordance with section 184(1) of the RMA
<b>Purpose</b>	Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure.
<b>Changes to text (shown in underline and strikethrough)</b>	New designation text in Watercare Services Limited schedule and designations.  Refer to Attachment 2
<b>Changes to diagrams</b>	N/A
<b>Changes to spatial data</b>	Removal of Proposed Modification – Notice of Requirement AUPOP map layer  Replace with designation boundary and notation (same extent as for NoR).  Refer to Attachment 4
<b>Attachments</b>	Attachment 1: Watercare Services Limited's decision  Attachment 2: Watercare Services Limited Schedule and designation 9573 Te Paea Wastewater Pump Station (Underscore)  Attachment 3: Watercare Services Limited Schedule and designation 9573 Te Paea Wastewater Pump Station (Clean)  Attachment 4: Designation 9573 Te Paea Wastewater Pump Station AUP GIS viewer map (Before/After)

<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> Joy LaNauze, Senior Policy Planner	<b>Reviewed by:</b> Craig Cairncross Team Leader
<b>Signature:</b> 	<b>Signature:</b> 
Celia Davison Manager Planning – Central/South Date: 9 March 2026	
<b>Signature:</b> 	

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

18 February 2026

Joy LaNauze  
Senior Planner,  
Central South Planning Team,  
Planning & Resource Consents  
Auckland Council

By Email: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz)  
[Joy.LaNauze@aucklandcouncil.govt.nz](mailto:Joy.LaNauze@aucklandcouncil.govt.nz)  
[craig.cairncross@aucklandcouncil.govt.nz](mailto:craig.cairncross@aucklandcouncil.govt.nz)

Dear Joy,

**WATERCARE SERVICES LIMITED: REQUIRING AUTHORITY DECISION ON NOTICE OF REQUIREMENT FOR WASTEWATER PUMP STATION AT 42 TE PAEA AVENUE, PAERATA**

We write in respect of the recommendation of the Independent Hearing Panel, appointed by Auckland Council, in relation to the Notice of Requirement ("**NoR**") by Watercare for a designation in the Auckland Unitary Plan ("AUP") for the upgrade of existing wastewater pump station at 42 Te Paea Avenue, Paerata.

Pursuant to s172(1) of the RMA, Watercare advises Auckland Council of its decision to:

1. Watercare accepts the Recommendation in full that the NoR be confirmed.
2. Accepts the conditions of the NoR in attachment 5. **Enclosed** with this letter is a clean copy of the designation (noting that Watercare made no changes to the Panel's recommended conditions).

Please contact William Hung on 021 613506 or [William.hung@water.co.nz](mailto:William.hung@water.co.nz) if you have any queries or require any further information.

Yours sincerely,



**Tanvir Bhamji**  
**Resource Consenting Manager**  
**Watercare Services Limited**

**[# Council to allocate #] [Designation name]**

Designation Number	<b>Council to allocate #</b>
Requiring Authority	Watercare Services Limited
Location	42 Te Paea Avenue, Paerata
Lapse Date	10 years from inclusion in the Auckland Unitary Plan, in accordance with section 184(1) of the RMA

## Purpose

Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure.

## Conditions

### General

1. The activity must be carried out in general accordance with the plans and all information submitted with the Notice of Requirement including:
  - a. “Te Paea Wastewater Pump Station Notice of Requirement with Supporting Assessment of Environmental Effects” prepared by Stantec on behalf of Watercare Services Ltd, including the following technical reports:
    - “Te Paea Avenue Wastewater Pump Station NoR Form 18 Stantec (12 May 2025)
    - Attachment A “Te Paea Avenue Wastewater Pump Station Assessment of Environmental Effects Stantec (12 May 2025)
      - Appendix A “Paerata Wastewater Servicing Concept Design Appendix A1 Design Statement NoR – Te Paea Pump Station” Stantec (4 April 2025)
      - Appendix A2 Te Paea PS Drawing Set Stantec (updated 4 August 2025)
      - Appendix B Proposed Conditions Stantec (updated 4 August 2025)
      - Appendix C “Te Paea Avenue Wastewater Pump Station Upgrade Landscape and Natural Character Effects Assessment” Boffa Miskell (May 2025)
      - Appendix C2 “Te Paea Avenue Pump Station Graphic Supplement” (June 2025)
      - Appendix D “Paerata Wastewater Servicing Preliminary Site Investigation” Stantec (29 October 2024)
      - Appendix E “Paerata Wastewater Servicing: Te Paea Avenue Pump Station Preliminary Ecological Assessment and Wetland Assessment” Stantec (May 2025)
      - Appendix F “Te Paea Avenue Wastewater Pump Station Noise and Vibration Assessment” Marshall Day Acoustics (May 2025)
      - Attachment A, Appendix G “Draft Erosion and Sediment Control Plan” Stantec 2014499.ESCO2 Issue 1 (14 March 2025)
      - Appendix H “Te Paea Avenue Wastewater Pump Station Upgrade Geotechnical Assessment of Constraints to inform a Notice of Requirement” - Tonkin and Taylor (May 2025)
      - Appendix I “Te Paea PS Stormwater Management Plan” Stantec (8 April 2025) Stormwater Management Plan
      - Appendix J “Te Paea Avenue Wastewater Pump Station Upgrade Statutory Assessment – Objectives and Policies” May 2025
      - Appendix K “Record of Titles” (August 2025)
2. The Requiring Authority must submit an outline plan for the construction of the wastewater pump station upgrade in accordance with section 176A of the RMA, unless the Council has waived the requirement for an outline plan in accordance with section 176A(2)(c) of the RMA.

### **Construction Management Plans**

3. The management plan(s) specified below must be submitted to Auckland Council as part of the outline plan submitted for the wastewater pump station upgrade. All works must be carried out in accordance with the applicable management plan(s) and other plans required by these conditions for the duration of construction.
  - Construction and Environment Management Plan (CEMP).
  - Construction Noise Management Plan (CNMP).
  - Construction Traffic Management Plan (CTMP).
  - Landscape and Design Plan (LDP).

### **Construction and Environment Management Plan**

4. The Requiring Authority must submit a Construction and Environmental Management Plan (CEMP).

The objective of the CEMP is to outline measures for managing construction related effects.

The CEMP must be implemented throughout the entire construction period and must include:

- a. A construction programme, including any details of staging (if required) and any seasonal timings for works.
- b. A detailed site layout.
- c. Detail of the Construction Traffic Management Plan to manage potential adverse traffic effects from construction traffic and construction works on adjacent property access, road user safety and efficiency of traffic movements.
- d. The hours of construction, including times and days when activities causing noise and / or vibration and truck movements will occur.
- e. An accidental discovery protocol consistent with E26.5.5.1 of the AUP(OP) or as required under any Archaeological Authority obtained from Heritage New Zealand Pouhere Taonga.
- f. Environmental incident and emergency management procedures.
- g. Contact numbers for key construction staff, and staff responsible for any monitoring requirements.
- h. Measures for the management of any temporary stockpiling of material on the site.
- i. Details of the earthworks and erosion and sediment control measures and related activities proposed to show that they are in accordance with the draft erosion and sediment control plan and information referenced under Condition 1 or in accordance with an updated Erosion and Sediment Control Plan submitted to the Council that complies with Auckland Council 'Guidance Document 2016/005 Erosion and Sediment Control Guideline for Land Disturbing Activities (GD05)' or similar.
- j. Prior to earthworks commencing, a certificate signed by a suitably appropriately qualified and experienced person must be submitted to the Council to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans.
- k. Measures to control dust from the works including:
  - i. Regular sweeping of the sealed access road.

- ii. Metalling trafficked areas of the site where practicable.
- iii. Restricting truck movements on site as far as is practicable.

### Hours of Construction

5. The hours for on-site construction activities must be as follows:
  - a. 7:30am to 6.00pm Monday to Saturday (excluding public holidays).
  - b. If any construction work or specialised heavy vehicle movements cannot be reasonably undertaken during the construction hours identified in condition 5.a., these must be identified in the CEMP required by condition 4 and / or the CTMP required by condition 8.

### Construction Noise

6. Construction noise must be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise" and comply with the limits in the following table when measured and assessed 1m from the façade of any occupied building containing an activity sensitive to noise except where authorised by the CNMP required by condition 7.

Time	Weekdays (dBA)		Saturdays (dBA)		Sundays and Public Holidays (dBA)	
	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
0630 - 0730	55	75	45	75	45	75
0730 - 1800	70	85	70	85	55	85
1800 - 2000	65	80	45	75	45	75
2000 - 0630	45	75	45	75	45	75

Where compliance with the noise standards cannot be achieved the activities and receivers must be identified in the CNMP required by condition 7 and the best practicable option must be specified and adopted.

### Construction Noise Management Plan

7. The Requiring Authority must engage a suitably qualified person to prepare a Construction Noise Management Plan (CNMP). The CNMP must identify the best practicable option for management and mitigation of noise, including where full compliance with the levels in condition 6 cannot be achieved at all times. The CNMP must be implemented throughout the entire construction period and must as a minimum include but not be limited to the following information:
  - a. Construction noise and vibration criteria.
  - b. Identification of the most affected premises where there exists the potential for noise or vibration effects.
  - c. Description and duration of the works, anticipated equipment and the processes to be undertaken.
  - d. Hours of construction, including specific times and days when construction activities causing noise or vibration will occur.
  - e. Mitigation options where noise or vibration levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise and vibration mitigation measures must be implemented which may include, but not be limited to:

- i. Acoustic screening in accordance with condition 7.f.
  - ii. Time management procedures.
  - iii. Alternative construction methodologies.
- f. The erection of temporary construction noise barriers along the boundary of the site where appropriate resulting in a 10dB reduction in overall construction noise.
- g. Schedule and methods for monitoring and reporting on construction noise and vibration.

### **Construction Traffic Management Plan**

8. The Requiring Authority must engage a suitably qualified person to prepare a Construction Traffic Management Plan (CTMP) for the proposed works, in consultation with Auckland Transport. The purpose of the CTMP is to manage the traffic effects during construction so that safe, adequate, and convenient routes for local movements by all transport modes are maintained throughout the construction of the project.
9. The CTMP must be maintained and implemented throughout the entire construction period and should include, but not be limited to:
- a. A construction traffic route.
  - b. Communication and consultation protocols for informing properties owners / occupiers located on Te Paea Avenue and routes to and from the site from the nearest state highway about the works.
  - c. Measures to ensure safe access to and from the site for heavy vehicles such as signage, temporary speed limit zones, spotters and temporary parking restrictions.
  - d. Measures to repair any damage to the road directly caused by construction heavy vehicles entering or exiting the site within a timeframe agreed with Auckland Transport.
  - e. Measures to prevent mud or other excavated material from being dropped on the road by construction vehicles. This should include cleaning facilities within the site and resources for prompt clean up in the event that material is dropped on the road.
  - f. Contact details for appropriate person(s) implementing the CTMP, including afterhours contact details.

### **Landscape and Design**

10. A Landscape and Design Plan (LDP) prepared by a suitably qualified and experienced person to address potential adverse natural character, landscape and visual effects must be submitted to Auckland Council for certification at least 1 (one) month prior to the commencement of construction.

The objective of the LDP is to outline the measures to mitigate the effects of the additional above ground structures on natural character and landscape values and visual amenity. The LDP must include:

- a. Supplementary native planting in isolated portions within the site in accordance with the recommendations of the Te Paea Avenue Pump Station Landscape and Natural Character Effects Assessment prepared by Boffa Miskell dated May 2025 and the Landscape Mitigation

Concept Plan, prepared by Boffa Miskell, dated 16 June 2025 within Appendix C2 – Graphic Supplement.

The purpose of the vegetation is to assist in closing existing gaps in vegetation which allow for views into the site and additionally provide for taller species in the immediate vicinity of the pump station building.

- b. The location and types of proposed plantings (including plant size; numbers and spacing).
- c. The timing for establishing any planting, including to maximise mitigation planting coverage before all construction is completed where practicable.
- d. The process and programme for maintaining the planting including plant and animal pest management.
- e. A palette of materials, colours and finishes for the aboveground pump station structures to ensure that the above ground structures appear recessive within the existing landscape and against the retained vegetated backdrop.
- f. Details of the design and materials of visually permeable pool style fencing required around the upgraded wastewater pump station and associated infrastructure, including around any new overflow storage tanks.

### Operational Noise

11. Noise from the operation of the pump station must meet the following noise limits at the boundary of residential zone receivers:

<b>Zone</b>	<b>Daytime (7am – 10pm Monday to Saturday, 9am – 6pm Sundays and Public Holidays)</b>	<b>All other times</b>
Residential Zone	50dB LAeq	40 dB LAeq 75 dB LAFmax

Operational noise levels are to be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Environmental Noise.

### Lighting

12. All external lighting shall be designed and installed to ensure light spill is contained within the designated area. In achieving this, the design should have regard to the principles and recommendations of AS/NZS 4282:2023 (or any subsequent updated version), particularly in relation to minimizing obtrusive effects on sensitive ecological areas.

#### Advice Note:

The applicant is advised to consider Institution of Lighting Professionals Guidance note GN08/23 which considers the spectrum and intensity of lighting on wildlife when designing a suitable lighting solution.

#### Advice Note

All works within Auckland Council Parks land require Landowner Approval prior to any works being undertaken. Approval requests can be sent to [landadvisors@aucklandcouncil.govt.nz](mailto:landadvisors@aucklandcouncil.govt.nz)

## Attachments

[No attachments.]

## **Attachment 2**

**Watercare Services Limited South Schedule and  
Designation 9573 Te Paea Wastewater Pump Station conditions  
(Strikethrough/underscore)**

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

### South

Number	Purpose	Location
9500	Water supply purposes - water catchment headworks land	Cosseys Road and 201 Moumoukai Hill Road, Clevedon
9501	Water supply purposes - headworks service land	201 Moumoukai Hill Road, Clevedon
9502	Wastewater purposes - Mangere Wastewater Treatment Plant	500 Island Road, Mangere Bridge
9503	Wastewater purposes - Area 1A - wastewater treatment purposes; Area 1B and 2 - buffer area and application of biosolids from wastewater treatment plant	Area 1 Ascot Road North; Area 2 Greenwood Road, Mangere
9504	Wastewater purposes - pipelines, chambers and associated structures	4W Wilta Court, Mangere
9505	Withdrawn	
9506	Water supply purposes - reservoirs, pump station and associated structures	396B, 390V and part of 394B Redoubt Road, Manukau
9507	Water supply purposes - reservoir and associated structures	477A Redoubt Road (Pt Lot 1 DP 24865 and SO 60815), Manukau
9508	Water supply purposes - reservoirs, pump stations and associated structures	38 Mill Road, Alfriston
9509	Water supply purposes - reservoir and associated structures	95 Mill Road, Alfriston
9510	Water supply purposes - pump station, reservoir and associated structures	28 Alfriston Ardmore Road, Alfriston
9511	Wastewater purposes and Ambury Regional Park	66 Wellesley Road (Ambury Regional Park), Mangere Bridge
9512	Water supply purposes - reservoir and associated structures	17A and part of 17R Gracechurch Drive, East Tamaki
9513	Water supply purposes - Ardmore Water Treatment Plant	250 Creightons Road, Clevedon
9514	Wastewater purposes - pump station and associated structures	27 Diversey Lane, Manukau Central
9515	Wastewater purposes - pump station and associated structures	51 Hillside Road, Papatoetoe
9516	Wastewater purposes - pump station and associated structures	4R and 6R Granger Road (Rangitoto View Road Esplanade Reserve), Howick
9517	Wastewater purposes - pump station and associated structures	140 and part of 100 Hospital Road, Otahuhu
9518	Wastewater purposes - pump station and associated structures	39R Wattle Farm Road, Wattle Downs
9519	Wastewater purposes - pump station and associated structures	283R Mahai Road (Pt Lot 1 DP 25887 and SO 46795), Manurewa
9520	Wastewater purposes - pump station and associated structures	51 Ben Lomond Crescent, Pakuranga Heights

9521	Wastewater purposes - pump station and associated structures	2A Vivian Wilson Drive and part of 150 Bucklands Beach Road, Bucklands Beach
9522	Wastewater purposes - pump station and associated structures	207 and part of 201 Highbrook Drive, East Tamaki
9523	Wastewater purposes - pump station and associated structures	137 Gadsby Road and road reserve, Favona
9524	Wastewater purposes - pump station and associated structures	84R Wymondley Road and Allot 295 Parish of Manurewa (Billington Esplanade Reserve), Otara
9525	Wastewater purposes - pump Station and associated structures	103R Prince Regent Drive (Wakaaranga Creek Reserve), Half Moon Bay
9526	Wastewater purposes - pump station and associated structures	13 and 15R Milen Avenue, Pakuranga
9527	Wastewater purposes - pump station and associated structures	7D Kiwi Esplanade, Mangere Bridge
9528	Wastewater purposes - pipeline and associated structures	5 St Leger Close to 30 Matarangi Road, East Tamaki
9529	Wastewater purposes - Southwestern Interceptor	257 Roscommon Road, Manurewa to Jimmy Ward Crescent (400 George Bolt Memorial Drive), Mangere
9530	Wastewater purposes - pump station and associated structures	107 Golfand Drive (Corta Bella Place Reserve), Howick
9531	Wastewater purposes - pump station and associated structures	54R Pitt Avenue, Weymouth
9532	Wastewater purposes - pump station and associated structures	18R Hazards Road and 29R Greers Road, Weymouth
9533	Wastewater purposes - pump station and associated structures	Browns Road (unformed road reserve adjoining 257 Roscommon Road), Clendon Park
9534	Wastewater purposes - pump station and associated structures	2A and 4 Hinau Street, and 6R Walmsley Road (Tarata Creek Reserve), Mangere
9535	Wastewater purposes - pump station and associated structures	Te Puru Park, 954R Whitford-Maraetai Road, Maraetai
9536	Water supply purposes - reservoir and associated structures	37 Walpole Avenue, Manurewa
9537	Wastewater purposes - Beachlands Wastewater Treatment Plant	100 Okaroro Road, Beachlands
9538	Wastewater purposes - Tamaki South East Branch Sewer and wastewater pump stations	Ormiston Road (road reserve adjoining No. 123), East Tamaki to Murphys Road (road reserve adjoining No. 251), Flat Bush
9539	Wastewater purposes - Kawakawa Bay Wastewater Treatment Plant	123 Kawakawa-Orere Road, Kawakawa Bay
9540	Withdrawn	
9541	Water supply purposes - Cosseys Dam	Hunua Ranges
9542	Water supply purposes - Wairoa Dam	Hunua Ranges
9543	Water supply purposes - headworks service land	Hunua Ranges

9544	Wastewater purposes - Waiuku Wastewater Treatment Plant	Williams Road (Lot 1 DP 73307 and Lot 1 DP 154681), Glenbrook
9545	Wastewater purposes - Clarks Beach Wastewater Treatment Plant	Torkar Road and part of 100 Stevenson Road, Clarks Beach
9546	Wastewater purposes - Bombay Wastewater Treatment Plant	Barber Road (Lot 10 DP 134365), Bombay Township
9547	Wastewater purposes - Kingseat Wastewater Treatment Plant	16A Buchanan Road, Kingseat
9548	Water supply purposes - reservoir and associated structures	End of Totara Avenue (Rosesville Park), Pukekohe
9549	Water supply purposes - reservoirs and associated structures	176 Kitchener Road, Pukekohe
9550	Water supply purposes - Pukekohe Water Reservoir	Anzac Road (Lot 1 DP 85420), Pukekohe
9551	Water supply purposes - reservoir and associated structures	327-339 Anzac Road (Pukekohe Hill Reserve), Pukekohe
9552	Water supply purposes - reservoir and associated structures	Leaming Place (Lot 145 DP 90274 and part of Lot 415 DP 90274), Clarks Beach
9553	Water supply purposes - reservoir and associated structures	Part of 129 Wharf Road (lot 2 DP 458020), Waiau Beach
9554	Water supply purposes - reservoir and associated structures	40 Ronald Avenue (Glenbrook Beach Recreation Reserve), Glenbrook
9555	Water supply purposes - reservoir and associated structures	6 Carter Road, Pukekohe
9556	Water supply purposes - reservoir and associated structures	518 Buckland Road, Buckland
9557	Water supply purposes - reservoirs and associated structures	Corner Paparata Road and Barber Road (road reserve), and part of Sec 1 SO 66791, Bombay
9558	Water supply purposes - reservoir and associated structures	83A Victoria Avenue (LOT 1 DP 560477), Waiuku
9559	Water supply purposes - hydraulic balancing tank	Corner Rutherford Road and Runciman Road (part of Lot 1 DP 201876), Pukekohe East
9560	Water supply purposes - Hays Creek Dam	120 Hays Creek Road and 902 Hunua Road, Drury
9561	Water supply purposes - reservoir, pump station and associated structures	279 Kaipara Road, Papakura
9562	Water supply purposes - water treatment plant and associated structures	241 Hunua Road, Drury and 245A Hunua Road
9563	Water supply purposes	251 Creightons Road, Ardmore
9564	Water supply purposes	Part of 2 and 9 Jones Road (corner Creighton and Jones Road), Drury
9565	Wastewater purposes - pump station and associated structures	Part of 152 and 158 Park Estate Road, Hingaia
9566	Water supply purposes - pump station and associated structures	103 Flanagan Road, Drury

9567	Wastewater purposes - Puketutu Island rehabilitation	600 Island Road (Puketutu Island), Mangere
9568	Water supply purposes – reservoir and associated structures	108 Runciman Road Pukekohe
9569	Pump station for wastewater purposes	1749 Bucklands Road, Pukekohe
9570	Water supply purposes, including abstraction, treatment and storage	11 Cornwall Road, Waiuku
9571	Water supply purposes – abstraction infrastructure, water treatment plants, associated structures, maintenance and upgrades.	66 Dublin Street, Pukekohe
9572	Wastewater purposes – pump station and associated structures	35-37 Ahunga Road, Drury (Lots 510 & 511 DP 528695)
<u>9573</u>	<u>Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure.</u>	<u>42 Te Paea Avenue, Paerata</u>

## 9573 Te Paea Wastewater Pump Station

<u>Designation Number</u>	<u>9573</u>
<u>Requiring Authority</u>	<u>Watercare Services Limited</u>
<u>Location</u>	<u>42 Te Paea Avenue, Paerata</u>
<u>Lapse Date</u>	<u>10 years from inclusion in the Auckland Unitary Plan, in accordance with section 184(1) of the RMA</u>

## Purpose

Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure.

## Conditions

### General

1. The activity must be carried out in general accordance with the plans and all information submitted with the Notice of Requirement including:
  - a. “Te Paea Wastewater Pump Station Notice of Requirement with Supporting Assessment of Environmental Effects” prepared by Stantec on behalf of Watercare Services Ltd, including the following technical reports:
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2. The Requiring Authority must submit an outline plan for the construction of the wastewater pump station upgrade in accordance with section 176A of the RMA, unless the Council has waived the requirement for an outline plan in accordance with section 176A(2)(c) of the RMA.

### **Construction Management Plans**

3. The management plan(s) specified below must be submitted to Auckland Council as part of the outline plan submitted for the wastewater pump station upgrade. All works must be carried out in accordance with the applicable management plan(s) and other plans required by these conditions for the duration of construction.
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  - Construction Noise Management Plan (CNMP).
  - Construction Traffic Management Plan (CTMP).
  - Landscape and Design Plan (LDP).

### **Construction and Environment Management Plan**

4. The Requiring Authority must submit a Construction and Environmental Management Plan (CEMP).

The objective of the CEMP is to outline measures for managing construction related effects.

The CEMP must be implemented throughout the entire construction period and must include:

- a. A construction programme, including any details of staging (if required) and any seasonal timings for works.
- b. A detailed site layout.
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- d. The hours of construction, including times and days when activities causing noise and / or vibration and truck movements will occur.
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  - i. Regular sweeping of the sealed access road.

- ii. Metalling trafficked areas of the site where practicable.
- iii. Restricting truck movements on site as far as is practicable.

### **Hours of Construction**

- 5. The hours for on-site construction activities must be as follows:
  - a. 7:30am to 6.00pm Monday to Saturday (excluding public holidays).
  - b. If any construction work or specialised heavy vehicle movements cannot be reasonably undertaken during the construction hours identified in condition 5.a., these must be identified in the CEMP required by condition 4 and / or the CTMP required by condition 8.

### **Construction Noise**

- 6. Construction noise must be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise" and comply with the limits in the following table when measured and assessed 1m from the façade of any occupied building containing an activity sensitive to noise except where authorised by the CNMP required by condition 7.

<b><u>Time</u></b>	<b><u>Weekdays (dBA)</u></b>		<b><u>Saturdays (dBA)</u></b>		<b><u>Sundays and Public Holidays (dBA)</u></b>	
	<b><u>L<sub>eq</sub></u></b>	<b><u>L<sub>max</sub></u></b>	<b><u>L<sub>eq</sub></u></b>	<b><u>L<sub>max</sub></u></b>	<b><u>L<sub>eq</sub></u></b>	<b><u>L<sub>max</sub></u></b>
<u>0630 - 0730</u>	<u>55</u>	<u>75</u>	<u>45</u>	<u>75</u>	<u>45</u>	<u>75</u>
<u>0730 - 1800</u>	<u>70</u>	<u>85</u>	<u>70</u>	<u>85</u>	<u>55</u>	<u>85</u>
<u>1800 - 2000</u>	<u>65</u>	<u>80</u>	<u>45</u>	<u>75</u>	<u>45</u>	<u>75</u>
<u>2000 - 0630</u>	<u>45</u>	<u>75</u>	<u>45</u>	<u>75</u>	<u>45</u>	<u>75</u>

Where compliance with the noise standards cannot be achieved the activities and receivers must be identified in the CNMP required by condition 7 and the best practicable option must be specified and adopted.

### **Construction Noise Management Plan**

- 7. The Requiring Authority must engage a suitably qualified person to prepare a Construction Noise Management Plan (CNMP). The CNMP must identify the best practicable option for management and mitigation of noise, including where full compliance with the levels in condition 6 cannot be achieved at all times. The CNMP must be implemented throughout the entire construction period and must as a minimum include but not be limited to the following information:
  - a. Construction noise and vibration criteria.
  - b. Identification of the most affected premises where there exists the potential for noise or vibration effects.
  - c. Description and duration of the works, anticipated equipment and the processes to be undertaken.
  - d. Hours of construction, including specific times and days when construction activities causing noise or vibration will occur.
  - e. Mitigation options where noise or vibration levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise and vibration mitigation measures must be implemented which may include, but not be limited to:

- i. Acoustic screening in accordance with condition 7.f.
- ii. Time management procedures.
- iii. Alternative construction methodologies.
- f. The erection of temporary construction noise barriers along the boundary of the site where appropriate resulting in a 10dB reduction in overall construction noise.
- g. Schedule and methods for monitoring and reporting on construction noise and vibration.

### **Construction Traffic Management Plan**

- 8. The Requiring Authority must engage a suitably qualified person to prepare a Construction Traffic Management Plan (CTMP) for the proposed works, in consultation with Auckland Transport. The purpose of the CTMP is to manage the traffic effects during construction so that safe, adequate, and convenient routes for local movements by all transport modes are maintained throughout the construction of the project.
- 9. The CTMP must be maintained and implemented throughout the entire construction period and should include, but not be limited to:
  - a. A construction traffic route.
  - b. Communication and consultation protocols for informing properties owners / occupiers located on Te Paea Avenue and routes to and from the site from the nearest state highway about the works.
  - c. Measures to ensure safe access to and from the site for heavy vehicles such as signage, temporary speed limit zones, spotters and temporary parking restrictions.
  - d. Measures to repair any damage to the road directly caused by construction heavy vehicles entering or exiting the site within a timeframe agreed with Auckland Transport.
  - e. Measures to prevent mud or other excavated material from being dropped on the road by construction vehicles. This should include cleaning facilities within the site and resources for prompt clean up in the event that material is dropped on the road.
  - f. Contact details for appropriate person(s) implementing the CTMP, including afterhours contact details.

### **Landscape and Design**

- 10. A Landscape and Design Plan (LDP) prepared by a suitably qualified and experienced person to address potential adverse natural character, landscape and visual effects must be submitted to Auckland Council for certification at least 1 (one) month prior to the commencement of construction.

The objective of the LDP is to outline the measures to mitigate the effects of the additional above ground structures on natural character and landscape values and visual amenity. The LDP must include:

- a. Supplementary native planting in isolated portions within the site in accordance with the recommendations of the Te Paea Avenue Pump Station Landscape and Natural Character Effects Assessment prepared by Boffa Miskell dated May 2025 and the Landscape Mitigation

Concept Plan, prepared by Boffa Miskell, dated 16 June 2025 within Appendix C2 – Graphic Supplement.

The purpose of the vegetation is to assist in closing existing gaps in vegetation which allow for views into the site and additionally provide for taller species in the immediate vicinity of the pump station building.

- b. The location and types of proposed plantings (including plant size; numbers and spacing).
- c. The timing for establishing any planting, including to maximise mitigation planting coverage before all construction is completed where practicable.
- d. The process and programme for maintaining the planting including plant and animal pest management.
- e. A palette of materials, colours and finishes for the aboveground pump station structures to ensure that the above ground structures appear recessive within the existing landscape and against the retained vegetated backdrop.
- f. Details of the design and materials of visually permeable pool style fencing required around the upgraded wastewater pump station and associated infrastructure, including around any new overflow storage tanks.

### **Operational Noise**

11. Noise from the operation of the pump station must meet the following noise limits at the boundary of residential zone receivers:

<b><u>Zone</u></b>	<b><u>Daytime (7am – 10pm Monday to Saturday, 9am – 6pm Sundays and Public Holidays)</u></b>	<b><u>All other times</u></b>
<u>Residential Zone</u>	<u>50dB LAeq</u>	<u>40 dB LAeq</u> <u>75 dB LAFmax</u>

Operational noise levels are to be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Environmental Noise.

### **Lighting**

12. All external lighting shall be designed and installed to ensure light spill is contained within the designated area. In achieving this, the design should have regard to the principles and recommendations of AS/NZS 4282:2023 (or any subsequent updated version), particularly in relation to minimizing obtrusive effects on sensitive ecological areas.

#### **Advice Note:**

The applicant is advised to consider Institution of Lighting Professionals Guidance note GN08/23 which considers the spectrum and intensity of lighting on wildlife when designing a suitable lighting solution.

#### **Advice Note**

All works within Auckland Council Parks land require Landowner Approval prior to any works being undertaken. Approval requests can be sent to [landadvisors@aucklandcouncil.govt.nz](mailto:landadvisors@aucklandcouncil.govt.nz)

## Attachments

No attachments.

**Attachment 3**

**Watercare Services Limited North West Schedule and  
Designation 9573 Te Paea Wastewater Pump Station conditions  
(Clean)**

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

### South

Number	Purpose	Location
9500	Water supply purposes - water catchment headworks land	Cosseys Road and 201 Moumoukai Hill Road, Clevedon
9501	Water supply purposes - headworks service land	201 Moumoukai Hill Road, Clevedon
9502	Wastewater purposes - Mangere Wastewater Treatment Plant	500 Island Road, Mangere Bridge
9503	Wastewater purposes - Area 1A - wastewater treatment purposes; Area 1B and 2 - buffer area and application of biosolids from wastewater treatment plant	Area 1 Ascot Road North; Area 2 Greenwood Road, Mangere
9504	Wastewater purposes - pipelines, chambers and associated structures	4W Wilta Court, Mangere
9505	Withdrawn	
9506	Water supply purposes - reservoirs, pump station and associated structures	396B, 390V and part of 394B Redoubt Road, Manukau
9507	Water supply purposes - reservoir and associated structures	477A Redoubt Road (Pt Lot 1 DP 24865 and SO 60815), Manukau
9508	Water supply purposes - reservoirs, pump stations and associated structures	38 Mill Road, Alfriston
9509	Water supply purposes - reservoir and associated structures	95 Mill Road, Alfriston
9510	Water supply purposes - pump station, reservoir and associated structures	28 Alfriston Ardmore Road, Alfriston
9511	Wastewater purposes and Ambury Regional Park	66 Wellesley Road (Ambury Regional Park), Mangere Bridge
9512	Water supply purposes - reservoir and associated structures	17A and part of 17R Gracechurch Drive, East Tamaki
9513	Water supply purposes - Ardmore Water Treatment Plant	250 Creightons Road, Clevedon
9514	Wastewater purposes - pump station and associated structures	27 Diversey Lane, Manukau Central
9515	Wastewater purposes - pump station and associated structures	51 Hillside Road, Papatoetoe
9516	Wastewater purposes - pump station and associated structures	4R and 6R Granger Road (Rangitoto View Road Esplanade Reserve), Howick
9517	Wastewater purposes - pump station and associated structures	140 and part of 100 Hospital Road, Otahuhu
9518	Wastewater purposes - pump station and associated structures	39R Wattle Farm Road, Wattle Downs
9519	Wastewater purposes - pump station and associated structures	283R Mahai Road (Pt Lot 1 DP 25887 and SO 46795), Manurewa
9520	Wastewater purposes - pump station and associated structures	51 Ben Lomond Crescent, Pakuranga Heights

9521	Wastewater purposes - pump station and associated structures	2A Vivian Wilson Drive and part of 150 Bucklands Beach Road, Bucklands Beach
9522	Wastewater purposes - pump station and associated structures	207 and part of 201 Highbrook Drive, East Tamaki
9523	Wastewater purposes - pump station and associated structures	137 Gadsby Road and road reserve, Favona
9524	Wastewater purposes - pump station and associated structures	84R Wymondley Road and Allot 295 Parish of Manurewa (Billington Esplanade Reserve), Otara
9525	Wastewater purposes - pump Station and associated structures	103R Prince Regent Drive (Wakaaranga Creek Reserve), Half Moon Bay
9526	Wastewater purposes - pump station and associated structures	13 and 15R Milen Avenue, Pakuranga
9527	Wastewater purposes - pump station and associated structures	7D Kiwi Esplanade, Mangere Bridge
9528	Wastewater purposes - pipeline and associated structures	5 St Leger Close to 30 Matarangi Road, East Tamaki
9529	Wastewater purposes - Southwestern Interceptor	257 Roscommon Road, Manurewa to Jimmy Ward Crescent (400 George Bolt Memorial Drive), Mangere
9530	Wastewater purposes - pump station and associated structures	107 Golfand Drive (Corta Bella Place Reserve), Howick
9531	Wastewater purposes - pump station and associated structures	54R Pitt Avenue, Weymouth
9532	Wastewater purposes - pump station and associated structures	18R Hazards Road and 29R Greers Road, Weymouth
9533	Wastewater purposes - pump station and associated structures	Browns Road (unformed road reserve adjoining 257 Roscommon Road), Clendon Park
9534	Wastewater purposes - pump station and associated structures	2A and 4 Hinau Street, and 6R Walmsley Road (Tarata Creek Reserve), Mangere
9535	Wastewater purposes - pump station and associated structures	Te Puru Park, 954R Whitford-Maraetai Road, Maraetai
9536	Water supply purposes - reservoir and associated structures	37 Walpole Avenue, Manurewa
9537	Wastewater purposes - Beachlands Wastewater Treatment Plant	100 Okaroro Road, Beachlands
9538	Wastewater purposes - Tamaki South East Branch Sewer and wastewater pump stations	Ormiston Road (road reserve adjoining No. 123), East Tamaki to Murphys Road (road reserve adjoining No. 251), Flat Bush
9539	Wastewater purposes - Kawakawa Bay Wastewater Treatment Plant	123 Kawakawa-Orere Road, Kawakawa Bay
9540	Withdrawn	
9541	Water supply purposes - Cosseys Dam	Hunua Ranges
9542	Water supply purposes - Wairoa Dam	Hunua Ranges
9543	Water supply purposes - headworks service land	Hunua Ranges

9544	Wastewater purposes - Waiuku Wastewater Treatment Plant	Williams Road (Lot 1 DP 73307 and Lot 1 DP 154681), Glenbrook
9545	Wastewater purposes - Clarks Beach Wastewater Treatment Plant	Torkar Road and part of 100 Stevenson Road, Clarks Beach
9546	Wastewater purposes - Bombay Wastewater Treatment Plant	Barber Road (Lot 10 DP 134365), Bombay Township
9547	Wastewater purposes - Kingseat Wastewater Treatment Plant	16A Buchanan Road, Kingseat
9548	Water supply purposes - reservoir and associated structures	End of Totara Avenue (Rosesville Park), Pukekohe
9549	Water supply purposes - reservoirs and associated structures	176 Kitchener Road, Pukekohe
9550	Water supply purposes - Pukekohe Water Reservoir	Anzac Road (Lot 1 DP 85420), Pukekohe
9551	Water supply purposes - reservoir and associated structures	327-339 Anzac Road (Pukekohe Hill Reserve), Pukekohe
9552	Water supply purposes - reservoir and associated structures	Leaming Place (Lot 145 DP 90274 and part of Lot 415 DP 90274), Clarks Beach
9553	Water supply purposes - reservoir and associated structures	Part of 129 Wharf Road (lot 2 DP 458020), Waiau Beach
9554	Water supply purposes - reservoir and associated structures	40 Ronald Avenue (Glenbrook Beach Recreation Reserve), Glenbrook
9555	Water supply purposes - reservoir and associated structures	6 Carter Road, Pukekohe
9556	Water supply purposes - reservoir and associated structures	518 Buckland Road, Buckland
9557	Water supply purposes - reservoirs and associated structures	Corner Paparata Road and Barber Road (road reserve), and part of Sec 1 SO 66791, Bombay
9558	Water supply purposes - reservoir and associated structures	83A Victoria Avenue (LOT 1 DP 560477), Waiuku
9559	Water supply purposes - hydraulic balancing tank	Corner Rutherford Road and Runciman Road (part of Lot 1 DP 201876), Pukekohe East
9560	Water supply purposes - Hays Creek Dam	120 Hays Creek Road and 902 Hunua Road, Drury
9561	Water supply purposes - reservoir, pump station and associated structures	279 Kaipara Road, Papakura
9562	Water supply purposes - water treatment plant and associated structures	241 Hunua Road, Drury and 245A Hunua Road
9563	Water supply purposes	251 Creightons Road, Ardmore
9564	Water supply purposes	Part of 2 and 9 Jones Road (corner Creighton and Jones Road), Drury
9565	Wastewater purposes - pump station and associated structures	Part of 152 and 158 Park Estate Road, Hingaia
9566	Water supply purposes - pump station and associated structures	103 Flanagan Road, Drury
9567	Wastewater purposes - Puketutu Island	600 Island Road (Puketutu Island),

	rehabilitation	Mangere
9568	Water supply purposes – reservoir and associated structures	108 Runciman Road Pukekohe
9569	Pump station for wastewater purposes	1749 Bucklands Road, Pukekohe
9570	Water supply purposes, including abstraction, treatment and storage	11 Cornwall Road, Waiuku
9571	Water supply purposes – abstraction infrastructure, water treatment plants, associated structures, maintenance and upgrades.	66 Dublin Street, Pukekohe
9572	Wastewater purposes – pump station and associated structures	35-37 Ahunga Road, Drury (Lots 510 & 511 DP 528695)
9573	Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure.	42 Te Paea Avenue, Paerata

## 9573 Te Paea Wastewater Pump Station

Designation Number	9573
Requiring Authority	Watercare Services Limited
Location	42 Te Paea Avenue, Paerata
Lapse Date	10 years from inclusion in the Auckland Unitary Plan, in accordance with section 184(1) of the RMA

## Purpose

Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure.

## Conditions

### General

1. The activity must be carried out in general accordance with the plans and all information submitted with the Notice of Requirement including:
  - a. “Te Paea Wastewater Pump Station Notice of Requirement with Supporting Assessment of Environmental Effects” prepared by Stantec on behalf of Watercare Services Ltd, including the following technical reports:
    - “Te Paea Avenue Wastewater Pump Station NoR Form 18 Stantec (12 May 2025)
    - Attachment A “Te Paea Avenue Wastewater Pump Station Assessment of Environmental Effects Stantec (12 May 2025)
      - Appendix A “Paerata Wastewater Servicing Concept Design Appendix A1 Design Statement NoR – Te Paea Pump Station” Stantec (4 April 2025)
      - Appendix A2 Te Paea PS Drawing Set Stantec (updated 4 August 2025)
      - Appendix B Proposed Conditions Stantec (updated 4 August 2025)
      - Appendix C “Te Paea Avenue Wastewater Pump Station Upgrade Landscape and Natural Character Effects Assessment” Boffa Miskell (May 2025)
      - Appendix C2 “Te Paea Avenue Pump Station Graphic Supplement” (June 2025)
      - Appendix D “Paerata Wastewater Servicing Preliminary Site Investigation” Stantec (29 October 2024)
      - Appendix E “Paerata Wastewater Servicing: Te Paea Avenue Pump Station Preliminary Ecological Assessment and Wetland Assessment” Stantec (May 2025)
      - Appendix F “Te Paea Avenue Wastewater Pump Station Noise and Vibration Assessment” Marshall Day Acoustics (May 2025)
      - Attachment A, Appendix G “Draft Erosion and Sediment Control Plan” Stantec 2014499.ESCO2 Issue 1 (14 March 2025)
      - Appendix H “Te Paea Avenue Wastewater Pump Station Upgrade Geotechnical Assessment of Constraints to inform a Notice of Requirement” - Tonkin and Taylor (May 2025)
      - Appendix I “Te Paea PS Stormwater Management Plan” Stantec (8 April 2025) Stormwater Management Plan
      - Appendix J “Te Paea Avenue Wastewater Pump Station Upgrade Statutory Assessment – Objectives and Policies” May 2025
      - Appendix K “Record of Titles” (August 2025)
2. The Requiring Authority must submit an outline plan for the construction of the wastewater pump station upgrade in accordance with section 176A of the RMA, unless the Council has waived the requirement for an outline plan in accordance with section 176A(2)(c) of the RMA.

### **Construction Management Plans**

3. The management plan(s) specified below must be submitted to Auckland Council as part of the outline plan submitted for the wastewater pump station upgrade. All works must be carried out in accordance with the applicable management plan(s) and other plans required by these conditions for the duration of construction.
  - Construction and Environment Management Plan (CEMP).
  - Construction Noise Management Plan (CNMP).
  - Construction Traffic Management Plan (CTMP).
  - Landscape and Design Plan (LDP).

### **Construction and Environment Management Plan**

4. The Requiring Authority must submit a Construction and Environmental Management Plan (CEMP).

The objective of the CEMP is to outline measures for managing construction related effects.

The CEMP must be implemented throughout the entire construction period and must include:

- a. A construction programme, including any details of staging (if required) and any seasonal timings for works.
- b. A detailed site layout.
- c. Detail of the Construction Traffic Management Plan to manage potential adverse traffic effects from construction traffic and construction works on adjacent property access, road user safety and efficiency of traffic movements.
- d. The hours of construction, including times and days when activities causing noise and / or vibration and truck movements will occur.
- e. An accidental discovery protocol consistent with E26.5.5.1 of the AUP(OP) or as required under any Archaeological Authority obtained from Heritage New Zealand Pouhere Taonga.
- f. Environmental incident and emergency management procedures.
- g. Contact numbers for key construction staff, and staff responsible for any monitoring requirements.
- h. Measures for the management of any temporary stockpiling of material on the site.
- i. Details of the earthworks and erosion and sediment control measures and related activities proposed to show that they are in accordance with the draft erosion and sediment control plan and information referenced under Condition 1 or in accordance with an updated Erosion and Sediment Control Plan submitted to the Council that complies with Auckland Council 'Guidance Document 2016/005 Erosion and Sediment Control Guideline for Land Disturbing Activities (GD05)' or similar.
- j. Prior to earthworks commencing, a certificate signed by a suitably appropriately qualified and experienced person must be submitted to the Council to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans.
- k. Measures to control dust from the works including:
  - i. Regular sweeping of the sealed access road.

- ii. Metalling trafficked areas of the site where practicable.
- iii. Restricting truck movements on site as far as is practicable.

### Hours of Construction

5. The hours for on-site construction activities must be as follows:
  - a. 7:30am to 6.00pm Monday to Saturday (excluding public holidays).
  - b. If any construction work or specialised heavy vehicle movements cannot be reasonably undertaken during the construction hours identified in condition 5.a., these must be identified in the CEMP required by condition 4 and / or the CTMP required by condition 8.

### Construction Noise

6. Construction noise must be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 “Acoustics - Construction Noise” and comply with the limits in the following table when measured and assessed 1m from the façade of any occupied building containing an activity sensitive to noise except where authorised by the CNMP required by condition 7.

Time	Weekdays (dBA)		Saturdays (dBA)		Sundays and Public Holidays (dBA)	
	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
0630 - 0730	55	75	45	75	45	75
0730 - 1800	70	85	70	85	55	85
1800 - 2000	65	80	45	75	45	75
2000 - 0630	45	75	45	75	45	75

Where compliance with the noise standards cannot be achieved the activities and receivers must be identified in the CNMP required by condition 7 and the best practicable option must be specified and adopted.

### Construction Noise Management Plan

7. The Requiring Authority must engage a suitably qualified person to prepare a Construction Noise Management Plan (CNMP). The CNMP must identify the best practicable option for management and mitigation of noise, including where full compliance with the levels in condition 6 cannot be achieved at all times. The CNMP must be implemented throughout the entire construction period and must as a minimum include but not be limited to the following information:
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- b. The location and types of proposed plantings (including plant size; numbers and spacing).
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### Operational Noise

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#### Advice Note:

The applicant is advised to consider Institution of Lighting Professionals Guidance note GN08/23 which considers the spectrum and intensity of lighting on wildlife when designing a suitable lighting solution.

#### Advice Note

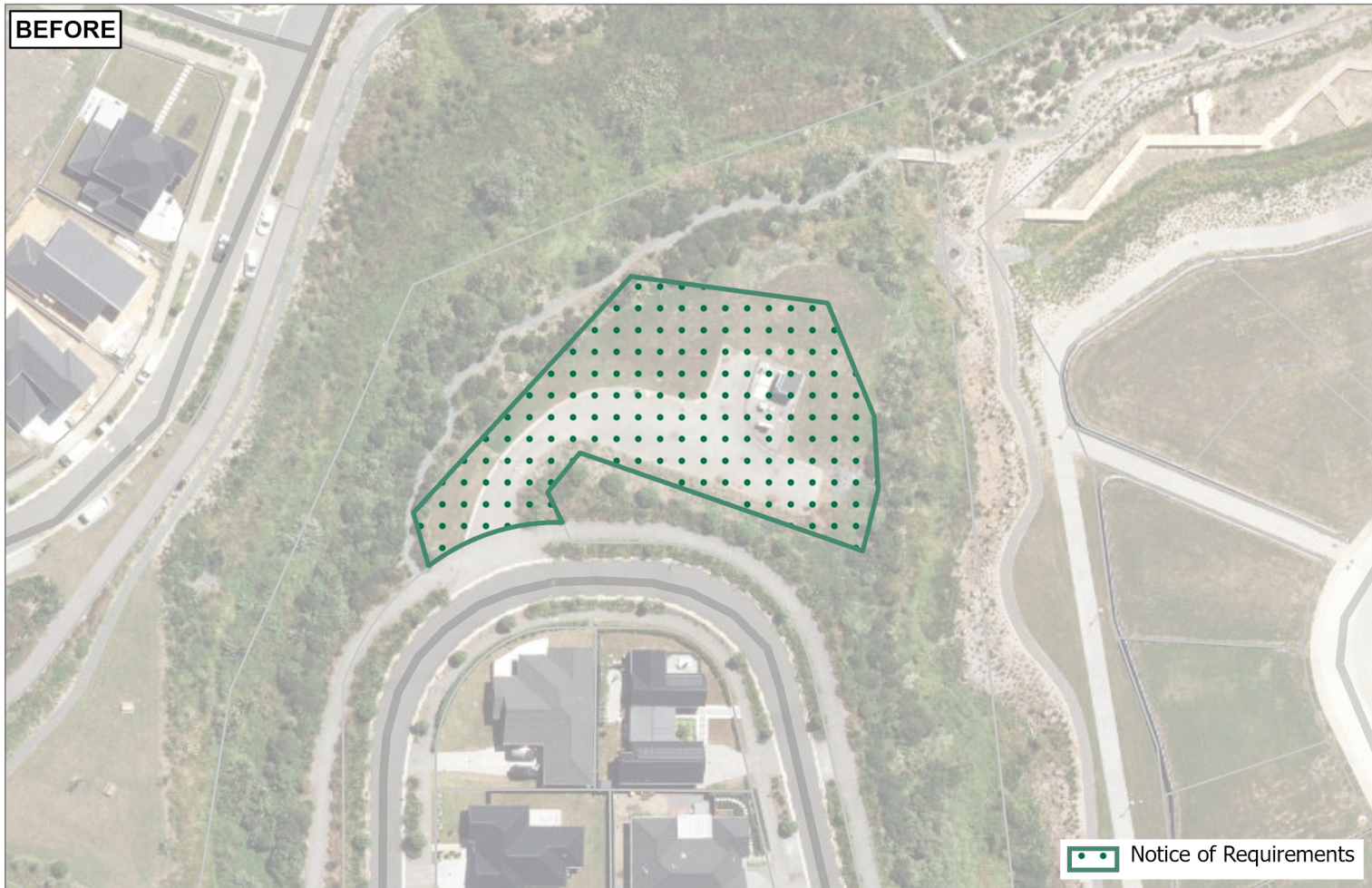
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## Attachments

No attachments.

**Attachment 4**  
**AUP GIS Viewer**  
**Designation 9573 Te Paea Wastewater Pump Station**  
**(Before/After)**

BEFORE



Notice of Requirements

AFTER



Designations

0 5 10 20 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

**9573, Wastewater purposes – to construct, operate and maintain a wastewater pump station and associated infrastructure , (Te Paea Wastewater Pump Station), Watercare Services Limited**



Plans and Places