

Appendix 2: Southwest WWTP NoR draft proposed consent conditions

General

1. Except as modified by the conditions below or any outline plan(s), the works authorised by this designation (**Works**) must be undertaken, and the Wastewater Treatment Plant (**WWTP**) must be operated, in general accordance with the following information provided by the Requiring Authority:

Document	Author	Dated
Form 18 Notice of Requirement by Watercare Services Limited to Designate land at 372 Glenbrook Beach Road for wastewater treatment infrastructure	Watercare Services Limited	31 August 2023
Southwest WWTP Notice of Requirement AEE	Stantec	31 August 2023
Southwest wastewater servicing – Wastewater Treatment Plant – Indicative Design and Operational report	Stantec	30 August 2023
Southwest Wastewater Treatment Plant – Assessment of Alternative Sites and Addendum and Appendices	Beca	7 December 2022
Southwest Wastewater Treatment Plant Glenbrook beach road - Engagement report	Watercare Services Limited	September 2023
Southwest Wastewater Treatment Plant NOR project Landscape, Visual and Natural Character Effects Assessment	Boffa Miskell	29 August 2023
Southwest Wastewater Treatment Plant NOR project Landscape and Visual Assessment graphic supplement	Boffa Miskell	August 2023
Southwest Wastewater Treatment Plant NOR project Landscape Planting Plan	Boffa Miskell	29.08.2023
Southwest Wastewater Treatment Plant - Ecological Assessment in support of Notice of Requirement	Boffa Miskell	29 August 2023
Southwest Wastewater Treatment Plant Designation – Archaeological Assessment	CFG Heritage	29 August 2023
Southwest Wastewater Treatment Plant - Air Quality Notice of Requirement	Beca Limited	28 August 2023
Notice of requirement – Southwest Wastewater Treatment Plant – Stormwater and Flooding Assessment	Stantec	30 August 2023
Southwest Wastewater Treatment Plant Designation - Acoustic Impact Assessment	Marshall Day Acoustics	31 August 2023
Notice of Requirement -Southwest Wastewater Treatment Plant – Transportation Report	Stantec	31 August 2023

Where there is any inconsistency between the documents listed above and these conditions, these conditions shall prevail.

Lapse Period

2. In accordance with section 184(1)(c) of the Resource Management Act 1991, this designation will lapse if not given effect to within 5 years from the date on which it is included in the Auckland Unitary Plan (Operative in Part).

Management plans

3. At least 20 working days prior to the Works commencing the management plan(s) specified in Condition 7 must be submitted to the Team Leader Compliance and Monitoring at Auckland Council (Council) for certification that the plan(s) meets the requirements of the relevant condition(s). Once certified the management plan(s) must be implemented.
4. Management plan(s) may be prepared and submitted for one or more stages, aspects, sections, or locations of the Works.
5. Once the Requiring Authority has submitted a management plan to the Council for certification:
 - (a) If the management plan meets the requirements of the relevant condition, the Council must certify it within 20 working days of the date the Requiring Authority submitted the management plan.
 - (b) If the Council considers the management plan does not meet the requirements of the relevant condition(s), it must advise the Requiring Authority within 15 working days of the date the Requiring Authority submitted the management plan. The Requiring Authority must then consider the Council's advice and resubmit an amended management plan for certification.
 - (c) If the Requiring Authority has not received a response from the Council within 20 working days of the date of the Requiring Authority submitted the management plan, the management plan is deemed to be certified.
 - (d) If the Requiring Authority has not received a response from the Council within 5 working days of the date of resubmission under Condition 5 (b) above, the management plan is deemed to be certified.

Outline Plan

6. An outline plan may be submitted for one or more stages, aspects, sections, or locations of Works at least 20 working days prior to the Works detailed in the outline plan commencing.
7. In addition to the information required under s 176A of the RMA, the outline plan(s) must include as relevant to the particular stage, aspect, section or location of the design or construction matters being addressed, the following plans and reports and any updates of any already certified management plans:
 - (a) Construction Management Plan
 - (b) Construction Traffic Management Plan
 - (c) Construction Noise Management Plan
 - (d) Landscape Management Plan (if not already approved under Condition 20)
 - (e) Flood Hazard Report (if not already approved under Condition 24)
 - (f) Operational Lighting Plan

Odour

8. Beyond the boundary of the site, there shall be no odour caused by discharges from the wastewater treatment activities, which in the opinion of an enforcement officer, is the cause of a noxious, dangerous, offensive or objectionable effect.

Archaeology

9. If any archaeological site is uncovered during the works, and no Archaeological Authority has been granted by Heritage New Zealand (Pouhere Taonga) (HNZPT), the following Accidental Discovery Protocol shall apply:
 - (a) Work shall cease immediately at that place;
 - (b) All machinery shall be shut down and the area secured in the immediate vicinity of the discovery;
 - (c) The Requiring Authority shall notify the landowners and the relevant HNZPT Regional Archaeologist, and if necessary, the appropriate Archaeological Authority application shall be initiated;
 - (d) If the site is of Maori origin, the Requiring Authority shall notify the appropriate mana whenua group(s) to determine what further actions are appropriate to safeguard the archaeological site or its contents, and what further actions are appropriate with regard to tikanga Maori;
 - (e) If skeletal remains are uncovered, the Requiring Authority shall advise the New Zealand Police, HNZPT and the appropriate mana whenua group(s); and
 - (f) Works affecting the archaeological site shall not resume until any approval required from HNZPT has been obtained.

Construction Management Plan

10. The Requiring Authority must prepare a Construction Management Plan and submit to Council for certification. Once certified the plan must be implemented for the duration of the Works.
11. The objective of the Construction Management Plan is to ensure that management procedures and construction methods are adopted to avoid, remedy or mitigate adverse effects of the construction of the WWTP, and minimise as far as reasonably practicable disturbance to adjacent properties and road users and adverse effects on water quality in nearby streams, wetlands and the coastal marine environment.
12. The Construction Management Plan must be prepared by a suitably qualified person.
13. The Construction Management Plan must achieve the objective in Condition 11 and must include:
 - (a) a construction programme, including identifying key stages of the Works, any seasonal timings for works and early morning works expected to occur before 7:00am Monday – Saturday and 9am Sundays;
 - (b) a detailed site layout that:
 - i. includes details related to the storage of materials and containment of hazardous substances to minimise the risk of spills.
 - (c) the design and management specifications for all earthworks on-site, including disposal sites and their location, and include the erosion and sediment controls
 - (d) details of dust management
 - (e) the design of temporary lighting for the construction works and construction support areas;
 - (f) details on the timing of the installation of screening and planting and opportunities where this can be undertaken prior to works commencing;
 - (g) the approach to the management of construction waste;
 - (h) a description of training requirements for all site personnel (including employees, subcontractors and visitors) including details of briefings for employees and subcontractors about the accidental discovery protocol adopted by the Requiring Authority;
 - (i) environmental incident and emergency management procedures; and
 - (j) contact numbers for key construction staff, and staff responsible for any monitoring requirements

Dust management

14. The Requiring Authority must ensure that there is no noxious, dangerous, objectionable or offensive dust from the construction of the WWTP to the extent that it causes an adverse effect beyond the legal property boundary.

Construction Traffic Management Plan

15. The Requiring Authority must prepare a Construction Traffic Management Plan and submit to Council for certification. Once certified the plan must be implemented for the duration of the Works.
16. The objective of the Construction Traffic Management Plan (CTMP) is to outline the methods that will be undertaken to avoid, remedy or mitigate adverse effects from traffic associated with the Works on property access, road user safety and efficiency of traffic movements.
17. The CTMP must be prepared by a suitably qualified and experienced person.
18. The CTMP must achieve the objective in Condition 16 and must:
 - (a) identify the numbers, frequencies, and timing of traffic movements for each phase of the construction programme in the Construction Management Plan, including any limitations on heavy vehicle movements during peak times, or other times as required either in relation to traffic conditions or to mitigate potential noise and vibration effects;
 - (b) identify safe site access arrangements, and site access points for construction traffic, including heavy vehicles involved in constructing the WWTP in a manner consistent with Waka Kotahi NZ Transport Agency's Code of Practice for Temporary Traffic Management.
19. The CTMP must be reviewed and updated as required to align with the key stages identified in the construction programme required in the Construction Management Plan.

Advice Note: Any temporary traffic management (TTM) measures on the road must be carried out in accordance with a Traffic Management Plan (TMP) that has been approved by the Auckland Transport as Road Controlling Authority.

Landscape Management Plan

20. The Requiring Authority must prepare a Landscape Management Plan and submit it to Council for certification, either before or at the same time as submitting the first Outline Plan to Council. For the avoidance of doubt, planting in accordance with the Landscape Management Plan may be undertaken at any time after the Landscape Management Plan has been certified by the Council.
21. The Landscape Management Plan must be prepared by a suitably qualified and experienced person.
22. The objective of the Landscape Management Plan is to demonstrate how the design of the WWTP, and proposed planting avoids, remedies or mitigates potential adverse visual effects of the WWTP on landscape character, visual amenity and natural character.
23. The Landscape Management Plan must achieve the objective in Condition 22 and shall include:
 - (a) the location and types of proposed plantings (including plant size, numbers and spacing), including planting around the boundary, ponds, streams and wetlands,
 - (b) a description of design measures including but not limited to:

- i. the form of the proposed structures and buildings
 - ii. How the finishes of non – safety elements of structures reduce glare and contrast with the surrounding rural landscape through choice of neutral or recessive colours and surface reflectivity
- (c) a description of how the plantings and other design measures:
- i. Reduce the visibility of the WWTP from Glenbrook Beach Road to the west, the Taihiki River to the east and rural-residential properties to the north;
 - ii. Contribute to enhancing local biodiversity;
 - iii. mitigate adverse effects on, the natural character of waterbodies on the site, and
 - iv. where practicable, use eco-sourced seeds and;
- (d) the proposed timing for conducting any planting, including:
- i. planting the line of trees along the southern boundary of the northern artificial irrigation pond, which must be implemented before construction of stage 1 is completed;
 - ii. the remainder of the planting, which must be commenced in the first planting season following the completion of each stage or discrete location of the Works;
- (e) the growing conditions required to ensure the successful establishment, growth and on-going viability of planting;
- (f) the process and programme for maintaining any landscape or visual amenity planting (including, but not limited to, plant and animal pest management).

Flood Hazard

24. The Requiring Authority must prepare and include a Flood Hazard Report and submit it to Council for certification either before or at the same time as submitting the first Outline Plan to Council. Once certified, the methods identified in the report for mitigating potential flooding effects must be implemented. For the avoidance of doubt, Works in accordance with the Flood Hazard Report may be undertaken at any time after the Flood Hazard Report has been certified by the Council.
25. The Flood Hazard Report must be prepared by a suitably qualified and experienced person.
26. The objective of the Flood Hazard Report is to demonstrate how the design of the WWTP avoids or mitigates the potential flooding effects related to new stormwater discharge, any loss of flood plain storage or changes to overland flow paths.
27. The Flood Hazard Report must:
- (a) achieve the objective in Condition 26;
 - (b) identify potential effects of site development on flood risk;
 - (c) identify methods for reasonable mitigation of any identified flooding effects;
 - (d) confirm that, with or without such mitigation, there will be no flood effects on upstream or downstream properties; and
 - (e) confirm that design and construction work avoid changes to the drainage of the natural wetlands and sustain a neutral ground and surface water hydrological regime to avoid impacts to the natural wetlands and downstream (including coastal) environment.

Operational Lighting

28. The Requiring Authority must prepare an Operational Lighting Plan with the first outline plan and submit to the Council for certification.
29. The Operational Lighting Plan must be prepared by a suitably qualified and experienced person.

30. The objective of the Operational Lighting Plan is to demonstrate how the lighting for the outdoor operational areas, access roads, and carparks on site will be designed to comply with AS/NZS 4284:2019- Control of the obtrusive effects of outdoor lighting, Zone A2 limits between 10.00pm and 7.00am to manage sky glow, glare, light spill effects on adjacent properties.

Construction Noise Management plan

Operational Noise

31. Noise from the operation of the WWTP shall meet the following noise limits at the notional boundary of rural zone receivers:

Receiving Zone	Daytime (7am – 10pm Mon – Sat, 9am – 6pm Sunday)	Night-time (All other times)	Assessment Position
Rural – Mixed Rural/zone/Rural –Rural Coastal zone	55 dB LAeq	45 dB LAeq 75 dB LAFmax	Notional boundary

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*.

Construction Noise

32. 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 except where authorised by the required CNMP in condition 34.

Time	Weekdays (dBA)		Saturdays (dBA)		Sundays and Public Holidays (dBA)	
	Leq	Lmax	Leq	Lmax	Leq	Lmax
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

33. The Requiring Authority must prepare and submit a Construction Noise Management Plan (CNMP) to Council for certification. The CNMP must be prepared by a suitably qualified person.
34. The objective of the CNMP is to identify the best practicable option for management and mitigation of noise from early morning concrete pours, including where full compliance with the levels in condition 32 cannot be achieved at all times.
35. The CNMP must as a minimum include the following information:
- Construction noise criteria;
 - Identification of the most affected dwellings where there exists the potential for noise effects.

- (c) Description and duration of the works, anticipated equipment and the processes to be undertaken;
- (d) Hours of operation, including specific times and days when construction activities causing noise would occur;
- (e) Mitigation options where noise levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise mitigation measures must be set out which may include, but are not limited to, acoustic screening, time management procedures and alternative construction methodologies;
- (f) The erection of temporary construction noise barriers where appropriate; and
- (g) Schedule and methods for monitoring and reporting on construction noise.

DRAFT