

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Warren MacLennan, Manager – Planning Regional, North, West and Islands

FROM Jo Hart, Senior Policy Planner – Planning Regional, North, West and Islands

DATE 2 May 2024

SUBJECT **Designation in accordance with s168 of the Resource Management Act of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)**



This memorandum requests an update to Auckland Unitary Plan Operative in part

Reason for update – designation - new				
Chapter	Chapter K – Designations AUP GIS Viewer			
Section	Schedules and Designations (Watercare Service Limited)			
Designation only				
Designation # 9378	Fairview Pump Station			
Locations:	157 Oteha Valley Road, Fairview Heights			
Lapse Date				
Purpose	Water Supply Purposes – pump station and associated structures			
Changes to text (shown in underline and strikethrough)	New designation text and conditions in Watercare Services Limited schedule and designations (as shown below) Schedule: <table border="1" data-bbox="790 1153 1380 1344"> <tr> <td>9378</td> <td>Water supply purposes – pump station and associated structures</td> <td>157 Oteha Valley Road, Fairview Heights</td> </tr> </table> Conditions - Refer to Attachment B	9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights
9378	Water supply purposes – pump station and associated structures	157 Oteha Valley Road, Fairview Heights		
Changes to diagrams	N/A			
Changes to spatial data	Removal of Proposed Modification – Notice of Requirement layer Replaced with designation boundary and notation (same extent as above) in AUP map.			
Attachments	Attachment A: Watercare Services Limited decision Attachment B: New designation text Attachment C: Designation 9378 GIS viewer map			

Prepared by: Jo Hart Senior Policy Planner	Text Entered by: Sarah El Karamany Planning Technician
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Signature: 	Signature: 
Maps prepared by: Rachel Joseph Geospatial Specialist	Reviewed by: Eryn Shields Team Leader
Signature: 	Signature: 
Signed off by: Warren MacLennan Manager Planning - Regional, North, West and Islands	
Signature: 	

**Attachment A: Watercare Services Limited
decision**

29 April 2024

Jo Hart
Senior Policy Planner
Planning Regional, North, West & Islands
Plans and Places
Auckland Council

Dear Jo,

NOTICE OF REQUIREMENT – FAIRVIEW PUMP STATION, 157 OTEHA VALLEY ROAD, FAIRVIEW HEIGHTS

The purpose of this letter is in response to Auckland Council's recommendation letter (dated 15 April 2024) in relation to the Notice of Requirement (NoR) by Watercare Services Limited ("Watercare") for a designation. The designation is for the Fairview Pump Station at 157 Oteha Valley Road, Fairview Heights.

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 proposed amendments to the conditions of the NoR as shown in **Attachment 1**.

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

Yours faithfully,



Tanvir Bhamji
Resource Consenting Manager
Watercare Services Limited

Attachment 1 – Fairview Pump Station designation conditions

93XX Fairview Pump Station

Designation Number	93XX
Requiring Authority	Watercare Services Limited
Location	157 Oteha Valley Road, Fairview Heights
Lapse Date	7 years from the date on which it is included in the Auckland Unitary Plan (Operative in Part)

Purpose

Water supply purposes – pump station and associated structures

Conditions

General Conditions

1. Except as provided for in the conditions below, and subject to final design and Outline Plan(s), works within the designation shall be undertaken in general accordance with the Project Description.

Lapse Period

2. In accordance with section 184(1)(c) of the Resource Management Act 1991 (RMA), this designation will lapse if not given effect to within 7 years from the date on which it is included in the Auckland Unitary Plan (Operative in Part) (AUP).

Outline Plan of Works

3. An Outline Plan of Works (or Outline Plans) shall be prepared in accordance with section 176A of the RMA. An Outline Plan (or Plans) must include the following management plans and reports:
 - a) Construction Management Plan (required by Condition 5);
 - b) Construction Noise Management Plan (required by Condition 8);
 - c) Construction Traffic Management Plan (required by Condition 10);
 - d) Landscape Management Plan (required by Condition 15); and
 - e) Flood Hazard Report (required by Condition 17).
4. All management plans prepared as part of the Outline Plan (or Plans) shall be prepared by a suitably qualified person.

Construction

5. The Requiring Authority shall prepare a Construction Management Plan (CMP) for construction of the pump station and associated infrastructure. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects arising from construction activities. The CMP shall include:
 - a) Contact details of the site or project manager;
 - b) An outline construction programme;
 - c) The proposed hours of work;
 - d) Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of construction materials and similar construction activities;

- e) Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads or places adjacent to the work site and Lucas Creek;
- f) Procedures for ensuring that residents, road users and businesses in the immediate vicinity of construction are given prior notice of the commencement of construction activities and are informed about the expected duration and effects of the works;
- g) Means of providing for the health and safety of the general public;
- h) Procedures for responding to complaints about construction activities;
- i) Procedures for the management of noise and vibration; and
- j) Measures to not increase flood hazard in the surrounding environment, such as storage of materials out of flood plains, maintaining overland flow paths, and actions to respond to warnings of high rain.

Noise

Operational noise

6. Operation of the pump station must meet the following noise limits at the boundary of residential zone receivers:

2. Receiving Zone	Daytime (7am – 10pm Mon – Sat, 9am – 6pm Sunday)	Night-time (All other times)	Assessment Position
Residential – Mixed Housing Suburban Zone/Residential – Mixed Housing Urban Zone	50 dB LAeq	40 dB LAeq 75 dB LAfmax	Receiver 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

7. Construction noise must be measured and assessed in accordance with the provisions of NZS 6803:1999 “Acoustics - Construction Noise” and shall, as far as practicable, comply with the limits in the following table except where authorised by the Construction Noise Management Plan (CNMP) required by Condition 8 .

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

8. A CNMP shall be prepared prior to construction works commencing.
9. The objective of the CNMP is to identify the best practicable option for management and mitigation of noise effects, to achieve the construction noise limits set out in Condition 6. The CNMP shall as a minimum include but not be limited to the following information:
 - a) Construction noise criteria;
 - b) Identification of the most affected premises 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 implemented 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) Methods for monitoring and reporting on construction noise.

Construction Traffic Management

10. A Construction Traffic Management Plan (CTMP) shall be prepared for the proposed works in consultation with Auckland Transport.

The purpose of the CTMP is to:

- a) Manage the impacts of construction traffic on the road transport network for the duration of construction to minimise delays to road users;
- b) Inform the public about traffic management on the road transport network for the duration of construction;
- c) Protect public safety including the safe passage of pedestrians and cyclists;
- d) Maintain pedestrian access to private properties to the greatest extent possible;
- e) Minimise damage to private and public property including roads;
- f) Provide vehicle access to private property including Fairview Lifestyle Village and the Mobil Gas Station to the greatest extent possible; and
- g) Provide alternative site access for the Mobil Gas Station, subject to approval from Auckland Transport, if long-term closures which affect the formed access on Fairview Avenue are required.

11. The CTMP shall include a traffic impact assessment and describe the measures that will be taken to avoid, remedy or mitigate the traffic effects associated with construction of the proposed works. In particular, the CTMP shall describe:
 - a) Traffic management measures to maintain traffic capacity or minimise the impact on traffic capacity during weekdays and weekends;
 - b) Methods to manage the effects of the delivery of construction material, plant and machinery;
 - c) Confirmation of the full or partial temporary closure of Fairview Avenue; and
 - d) Procedures for communicating with local residents along the primary route, Waka Kotahi NZ Transport Agency, Auckland Council, emergency services, Mobil Gas Station and / or any other affected person(s) including provision of prior notice of traffic arrangements and any road closures.
12. The CTMP shall be consistent with the Waka Kotahi NZ Transport Agency Code of Practice for Temporary Traffic Management that applies at the time of construction.
13. Any damage in the road corridor directly caused by heavy vehicles entering or exiting the construction site shall be repaired as soon as practicable or within a timeframe agreed with Auckland Transport.

Landscape and Visual

14. The palette of materials, colours and finishes prescribed for the Fairview Pump Station building may be consistent with Watercare's standard colours but must provide for a recessive appearance within the landscape and when viewed against the retained vegetated background.

Landscape Management Plan

15. A Landscape Management Plan (LMP) shall be prepared for the proposed works as part of the Outline Plan of Works under condition 3. The LMP shall contain the following:
 - a) Extent of vegetation clearance, including a plan to show the area of existing trees to be removed;
 - b) A plan of the planted area detailing the finished soil levels, proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting;
 - c) Details of the measures to be undertaken within the riparian yard of:
 - the southern boundary of the Lucas Creek where the mature vegetation is to be protected and retained as a buffer to preserve the character of the stream and provide a visual screen as mitigation for the proposal; and
 - the tributary (excluding the area of the riparian yard where vegetation is required to be removed for construction of the culvert),
 - d) A programme of establishment and post establishment protection and maintenance covering a minimum of three years, including in relation to the following requirements:
 - soil preparation, staking, watering, drainage, mulching and fertiliser requirements;
 - weed removal and pest control;
 - plant replacement covering a minimum three years for poorly performing or dead plants, including specimen trees;
 - maintenance methodology and frequencies of inspection timeframes; and
 - contractor responsibilities for ongoing maintenance,

- e) the landscape management plan shall be implemented within the first planting season (May to September) following the completion of the works.

16. At least 50% of the 3m front yard of the pump station site must comprise of landscaped area.

Advice note:

1. *Auckland Council – Resource Consents should liaise with Council’s Tāmaki Makaurau Design Ope when assessing the Landscape Management Plan (submitted as part of the Outline Plan of Works under condition 3), to provide confirmation of design compliance in relation to landscape drawings and materials specifications under Conditions 13-18. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance.*
2. *The Requiring Authority is obliged to obtain all other necessary regional resource consents required to undertake the proposed works provided for by the designation.*

Natural Hazard - Flooding

17. A Flood Hazard Report shall be prepared for the proposed works as part of the Outline Plan of Works under condition 3.

18. The objective of the Flood Hazard Report is to demonstrate how the design of the culvert crossing avoids or mitigates the potential for flooding effects associated with its location in Lucas Creek.

19. The Flood Hazard Report must:

- a) identify potential effects of the culvert crossing on flood risk;
- b) identify methods for reasonable mitigation of any identified flooding effects; and
- c) confirm that, with or without such mitigation, there will be no flood effects on upstream or downstream.

Attachments

No attachments.

Attachment B: New designation text

9378 Fairview Pump Station

Designation Number	9378
Requiring Authority	Watercare Services Limited
Location	157 Oteha Valley Road, Fairview Heights
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Attachments

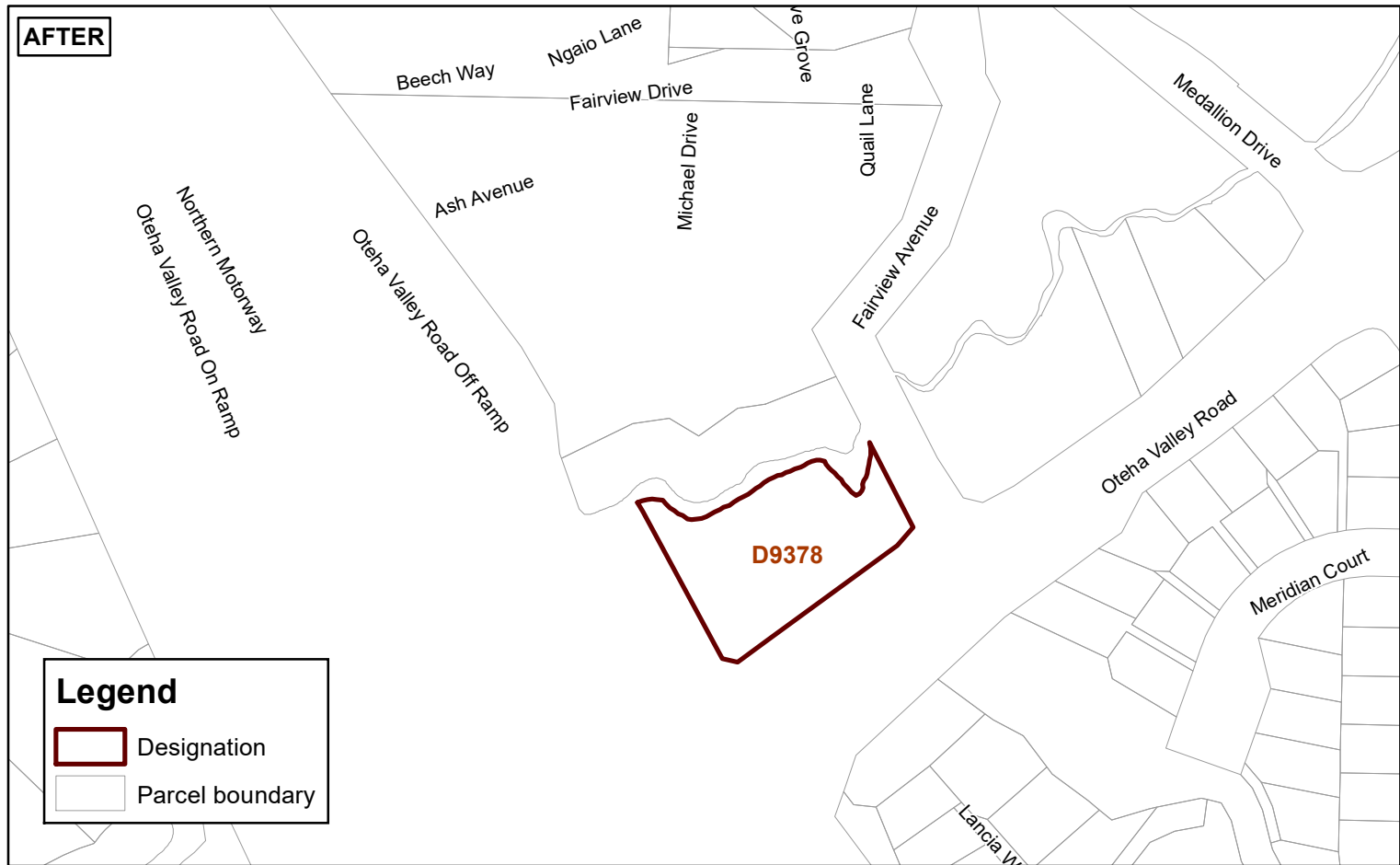
No attachments.

**Attachment C: Designation 9378 GIS
viewer map**



BEFORE



AFTER



Legend

-  Designation
-  Parcel boundary



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: 5/06/2024

New Designation D9378
Watercare Services Limited

