

Takitimu North Link Stage 2 - Proposed Designation Conditions (~~October~~ February 2026)

Designations for the construction, operation and maintenance of Stage 2 of the Takitimu Northern Link Project.

NZTA Designations D181 and D203 in the Western Bay of Plenty District Plan were confirmed in 2003 and enable the delivery of a four lane highway and associated access generally close to the proposed indicative Project alignment. D203 applies to the four lane highway while D181 applies to two local road realignments associated with it (Francis Road and Ainsworth Road). Designation 203 will be altered so that it extends over all the land required for the Project Works, including parts of Designation D181. The residual portion of D181 will then be removed. The D203 conditions are outdated and require significant amendment. The following conditions stem from and alter the conditions of D203, but have not been tracked against them, given the significant amendments that have been made to improve the D203 conditions to ensure they reflect current best practice, are more comprehensive, and to modernise those conditions with current standard NZTA terminology.

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DEFINITIONS

The table below defines the acronyms and terms used in the designation conditions. Defined terms are capitalised.

Abbreviation/term	Meaning/definition
Best Practicable Option	The best method for preventing or minimising adverse effects on the environment having regard, among other things, to— (a) the nature of the adverse effect and the sensitivity of the receiving environment to adverse effects; and (b) the financial implications, and the effects on the environment, of that option when compared with other options; and (c) the current state of technical knowledge and the likelihood that the option can be successfully applied.
BS 5228-2	BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'.
Buildings occupied by activities sensitive to noise	Any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities, and healthcare facilities with an overnight stay facility.
Completion of Construction	When construction of the Project (or the relevant part of the Project) is complete, and the Project (or relevant part of the Project) is operational.
Consent(s)	The resource consents authorising the Project: • RC14158V01FA; • RM25-0466-LC.01; • RM25-0466-LC.02; • RM25-0466-BC.01; • RM25-0466-WT.01; • RM25-0466-DC.02; • RM25-0466-DC.01; • RM25-0466-DC.03; • RM25-0466-WT.02.
Construction Works	Activities undertaken to construct the Project, excluding Enabling Works.
Designation	The designation subject to these conditions, included in the District Plan, being D203.
Designation Boundary	The boundary of the area of land subject to the Designation.
DIN4150-3	German standard DIN 4150-3:1999-02 Structural Vibration Part 3: Effects of vibration on structures
District Plan	Western Bay of Plenty District Plan.

Abbreviation/term	Meaning/definition
Enabling Works	Preparatory works and investigations to enable Construction Works, including the following activities: • Archaeological investigations • Geotechnical investigations • Formation of access for site investigations • Establishing construction yards and offices • Constructing and sealing (if necessary) access roads and accesses to private properties and the Project • Contaminated land investigations • Demolition or removal works, including contaminated land clearance • Fencing • Vegetation protection or removal works • Investigation, protection and relocation of utilities • Establishment of mitigation measures (such as screen planting) for Enabling Works.
FTAA	Fast-track Approvals Act 2024
HNZPT	Heritage New Zealand Pouhere Taonga.
LN5	Low-noise surface type with a road surface correction of -5 dB (reference: https://www.nzta.govt.nz/assets/resources/guide-to-assessing-road-traffic-noise/docs/guide-to-assessing-road-traffic-noise.pdf (Appendix A))
Management Plan(s)	The management plans identified in Table 1.
Manager	General Manager – Regulatory Services, WBOPDC, or authorised delegate.
Network Utility Operation(s)	The activities undertaken by a Network Utility Operator acting in its capacity as a requiring authority under section 167 RMA.
Network Utility Operator	Has the same meaning as set out in section 166 of the RMA.
NZS6803	New Zealand Standard 6803:1999: Acoustics – Construction Noise.
NZS6806	New Zealand Standard 6806:2010 Acoustics – Road-traffic noise – New and altered roads.
NZGTTM	New Zealand Guide to Temporary Traffic Management
NZTA P39	NZTA P39 Standard Specification for Highway Landscape Treatments (2013)
Project	The construction, operation and maintenance of Takitimu North Link Stage 2.
Project Works	All Construction Works and Enabling Works.

Abbreviation/term	Meaning/definition
PPF/ Protected Premises and Facilities	Habitable spaces in buildings used for residential activities, marae, spaces within buildings used for overnight patient medical care, teaching areas and sleeping rooms in buildings used as educational facilities; and playgrounds that are part of educational facilities that are within 20m of buildings used for teaching purposes.
Project Representative	The person or persons appointed by the Requiring Authority (or their nominated contractor) to be the main and readily accessible point of contact for anyone wanting information about the Project.
Project Manager	The person or persons appointed by the Requiring Authority to manage construction of the Project on any given site.
Requiring Authority	NZ Transport Agency Waka Kotahi.
RMA	Resource Management Act 1991.
Road Controlling Authority	NZ Transport Agency Waka Kotahi or WBOPDC
SH2	State Highway 2
SQEP	Suitably Qualified Experienced Person - a person (or persons) who can provide sufficient evidence to demonstrate their suitability and competence in the relevant field of expertise.
SSTMP	Site Specific Traffic Management Plan
TTM	Temporary Traffic Management
WBOPDC	Western Bay of Plenty District Council.
Working Day	A day of the week other than— (a) Saturday, a Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's birthday, Te Rā Aro ki a Matariki/Matariki Observance Day, and Labour Day; and (b) if Waitangi Day or Anzac Day falls on a Saturday or a Sunday, the following Monday; and (c) a day in the period commencing on 20 December in any year and ending with 10 January in the following year.

GENERAL CONDITIONS (GC)**General**

- GC1 Conditions PC1-PC7, CC1-CC5, CU1-~~CU4~~⁵, CNV1-CNV9, CT1-CT6, and LV1-LV4 relate to construction of the Project. Upon Completion of Construction, these conditions will no longer apply and can be removed from the District Plan.

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Management Plan Process

- GC2 The preparation of all plans and all actions required by these conditions shall be undertaken by a SQEP (unless stated otherwise).
- GC3 The Requiring Authority shall prepare, submit to the Manager and implement the Management Plans listed in Table 1 in accordance with the specific Management Plan conditions and requirements of Table 1.

Table 1

Management Plan	Decision Pathway	When to submit	Duration for Implementation
Management Plan for Enabling Works	Provided to the Manager for information, or for certification that it complies with GC8 as specified in the relevant conditions.	At least 20 Working Days before the start of the relevant Enabling Works	The duration of the relevant Enabling Works
Construction Management Plan	Provided to the Manager for information.	At least 20 Working Days before the start of Construction Works	Construction Works
Construction Noise and Vibration Management Plan	Certified by the Manager as compliant with CNV4.	At least 20 Working Days before the start of Project Works	Project Works
Construction Traffic Management Plan	Provided to the Manager for comment, then certification by the relevant Road Controlling Authority as compliant with CT2 and provided to the Manager for information.	To the Manager at least 20 Working Days before the start of Project Works	Project Works
Stakeholder and Communications Management Plan	Provided to the Manager for information.	At least 20 Working Days before the start of Construction Works	Construction Works
Site Specific Traffic Management Plan(s)	Provided to the relevant Road Controlling Authority for certification as	At least 10 Working Days before the start of the site-specific Project Works to	The duration of the site-specific Project Works to which the Site Specific Traffic

	compliant with CT3 and CT4	which the Site Specific Traffic Management Plan applies	Management Plan applies.
Landscape and Visual Management Plan	Certified by the Manager as compliant with LV3.	At least 20 Working Days before the start of Construction Works	Construction Works, and subsequent to the completion of Construction Works, as outlined in LV5.

- GC4 The Requiring Authority may prepare Management Plan(s) in parts to address specific activities or to reflect the staged implementation of Project Works.
- GC5 The Requiring Authority may update a Management Plan by submitting the amended Management Plan in writing to the Manager or Road Controlling Authority for certification or for information in accordance with the requirements as specified in Table 1 and GC7.
- GC6 The Requiring Authority shall ensure that all Management Plans, including any amendments, are accessible on-site and updated within 10 Working Days of any amendments being certified by the Manager or Road Controlling Authority, or provided to the Manager for information.

Deemed Certification of Management Plans

- GC7 The Requiring Authority shall not commence any Construction Works or Enabling Works, as applicable to the relevant Management Plan within an area to which Management Plan condition(s) apply until the required Management Plan has been certified by the Manager or Road Controlling Authority, or otherwise provided to the Manager for information as specified in Table 1. However, if the applicable Management Plan (or amendment) required under these conditions has been submitted for certification, and 20 Working Days have passed, and the Manager or Road Controlling Authority (as relevant) has not certified the Management Plan (or amendment), or advised that it is not suitable to certify, the Management Plan will be deemed to have been certified and the Requiring Authority may commence the relevant Project Works in accordance with the applicable Management Plan (or amendment) as submitted.

Management Plan(s) for Enabling Works

- GC8 Where a Management Plan is required to be prepared before the start of Project Works by a condition of the Designation, the Requiring Authority may prepare an area or activity-specific Enabling Works version of that Management Plan(s) to authorise the Enabling Works covered by that Management Plan condition(s).

Advice note: for the avoidance of doubt, subsequent Management Plans will need to be prepared before the start of the remaining Project Works subject to those Management Plan condition(s).

- GC9 Any Enabling Works version of a Management Plan shall be prepared in general accordance with the requirements of the applicable Management Plan condition(s), with the scope modified to be commensurate with the nature, scale and effects of the proposed Enabling Works and include an explanation of how it will be incorporated into any subsequent Management Plan(s).
- GC10 At least 20 Working Days before the start of the relevant Enabling Works, the Enabling Works version of that Management Plan shall be provided to the Manager for information, or for certification that it complies with GC9 as specified in the relevant conditions.

Advice note: for the avoidance of doubt, the deemed certification process in GC7 applies to Management Plan(s) for Enabling Works.

PRE-CONSTRUCTION CONDITIONS (PC)

Pre-construction site meeting

- PC1 At least five Working Days prior to the start of Construction Works, an on-site preconstruction meeting shall be held. The Project Representative(s) shall invite appropriate representative(s) from the contractor, WBOPDC, Pirirākau and Ngāti Taka, to attend the meeting.
- (a) The meeting shall be located on the Project site unless otherwise agreed;
 - (b) The following information shall be made available at the pre-construction meeting:
 - (i) Conditions of consent;
 - (ii) Details for the Project Representative(s), including their contact details (phone and email address);
 - (iii) Timeframes for planned key stages of Construction Works; and
 - (iv) Contact details of the site contractor and other key contractors.

Project Information

- PC2 A Project website, or equivalent virtual information source, shall be established as soon as reasonably practicable, and within six months of the inclusion of the Designation in the District Plan.
- PC3 All directly affected owners and occupiers shall be notified in writing as soon as reasonably practicable once the website or equivalent information source has been established. The Project website or virtual information source shall include these conditions and shall provide information on:
- (a) The status of the Project;
 - (b) Anticipated construction timeframes, including information on the likely date for start of Construction Works and any staging of works;
 - (c) Contact details for enquiries relating to the Project;
 - (d) The implications of the Designation for owners and occupiers within the Designation Boundary and where they can receive additional advice;
 - (e) When and how to apply for written consent from the Requiring Authority for works in the Designation Boundary under section 176(1)(b) of the RMA; and
 - (f) Where to access noise modelling contours to inform development adjacent to the Designation Boundary.

Stakeholder and Communications Management Plan

- PC4 The Requiring Authority shall prepare a **Stakeholder and Communications Management Plan (SCMP)**. The purpose of the SCMP is to set out how the Requiring Authority will communicate with the public and stakeholders during Construction Works. The SCMP shall include:
- (a) The contact details for the Project Representative and Project Manager. These details shall be on the Project website, or equivalent virtual information source, and prominently displayed at the main entrance(s) to the site for Construction Works;
 - (b) A list of stakeholders who will potentially be affected by the Project (for example, organisations, businesses and directly affected owners and occupiers); and
 - (c) Methods to communicate key Construction Works milestones and the proposed hours of Construction Works with the persons referred to in (b).

Complaints Management Process

- PC5 For the duration of the Project Works, the Requiring Authority shall maintain a register of any complaints received in relation to the Project Works. The register shall include:

- (a) The name, phone number and address of the complainant (if supplied, and unless the complainant wishes to remain anonymous);
 - (b) The date and time of the complaint, and the location, date and time of the alleged event giving rise to the complaint (if supplied by the complainant on request);
 - (c) As far as practicable, the weather conditions at the time of the complaint, including wind direction if the complaint relates to dust, noise or where weather conditions are otherwise relevant to the nature of the complaint;
 - (d) Any other activities in the area that are unrelated to the Project that may have contributed to the complaint; and
 - (e) Measures taken to respond to the complaint, or confirmation of no action if deemed appropriate (including a record of the response provided to the complainant).
- PC6 The Requiring Authority shall respond to any complaint as soon as reasonably practicable and take necessary action to address the complaint where deemed appropriate.
- PC7 A copy of the complaints register required by PC5 shall be made available to the Manager upon request as soon as practicable after the request is made.

GENERAL CONSTRUCTION CONDITIONS (CC)

Construction Management Plan

- CC1 The Requiring Authority shall prepare a **Construction Management Plan (CMP)**. The purpose of the CMP is to provide information relating to construction management, and to manage certain construction activities and their effects.
- CC2 The CMP shall include:
- (a) The roles, responsibilities and contact details of key staff and contractors, including the Project Manager and the Project Representative(s);
 - (b) A description of the training and education programme that will be implemented to ensure compliance with conditions;
 - (c) Location and details of construction site infrastructure including site offices, site amenities, contractors' yard access, equipment unloading and storage areas, contractor car parking, security and construction lighting;
 - (d) Measures to delineate site boundaries, maintain site security, prevent unauthorised access, and ensure the safe and practical operation of adjacent sites;
 - (e) Proposed methods and measures to avoid, where practicable, and otherwise manage adverse effects on public utility infrastructure;
 - (f) How provision is to be made for a cultural induction programme of contractors' staff and subcontractors by Pirirākau and Ngāti Taka. The frequency and content of these inductions are to be agreed between the Requiring Authority and Pirirākau and Ngāti Taka;
 - (g) Methods for providing for the health and safety of the general public;
 - (h) Details of emergency contacts who have authority to authorise immediate response actions;
 - (i) The anticipated construction timeframes, including information on the likely date for start of Construction Works;
 - (j) The proposed hours of Construction Works;
 - (k) Methods to communicate key Construction Works milestones and proposed hours of construction with owners and occupiers of properties, and stakeholders who will potentially be affected by the Project (including organisations, community facilities, businesses and directly affected owners and occupiers);

- (l) The proposed staging and sequence of the Construction Works and how the CMP will be updated if the staging and sequencing changes;
- (m) How provision is to be made for Pirirākau and Ngāti Taka to undertake ceremonies such as karakia at key Project milestones; and
- (n) Maintenance, monitoring and reporting procedures.

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Advice note: The Consents for the Project also include conditions that require the preparation and implementation of a CMP. The Requiring Authority may prepare one CMP that meets the conditions of the Consents and this Designation or separate CMPs.

Network Utility Operations

- CC3 During the design and implementation of the Project, the Requiring Authority shall give reasonable notice and make all reasonable endeavours to consult with Network Utility Operators in relation to any part of the Project Works within the Designation that may affect their infrastructure. Where appropriate the Requiring Authority shall make all reasonable changes requested by Network Utility Operators to the relevant plans and methodologies to ensure that access, maintenance and operation of infrastructure within the Designation is not adversely affected. In the event that adverse effects on Network Utility Operations are unavoidable, the Requiring Authority shall as far as reasonably practicable, ensure that the effects are remedied or mitigated as appropriate in consultation with the Network Utility Operators. All costs associated with avoiding, remedying or mitigating the effects on Network Utility Operators infrastructure shall be borne by the Requiring Authority.
- CC4 Unless otherwise agreed between Powerco and the Requiring Authority, no Construction Works shall take place within 100 metres of the existing Powerco Omokoroa Zone substation (measured from the boundary of Allotment 380 Parish of Te Puna) until a new substation (built to Powerco's standards) on an alternative site has been constructed and is operational, and the existing Powerco substation has been de-energised. Subject to the Electricity Act, all costs associated with the land and easement acquisition, design, consenting, construction and commissioning of an equivalent substation, shall be borne by the Requiring Authority. The Requiring Authority shall liaise with Powerco during the design and construction of the Project to ensure that any transmission and distribution feeders (temporary and permanent) connecting to the new substation are taken into account.
- CC5 (a) Prior to the start of Construction Works, Network Utility Operators with existing infrastructure located within the Designation Boundary may undertake the following activities in relation to that existing infrastructure:
- (i) Operation, maintenance and urgent repair works;
 - (ii) Minor renewal, upgrade or temporary works to existing network utilities necessary for the on-going provision or security of supply of Network Utility Operations;
 - (iii) Minor works such as new service connections; and
 - (iv) The upgrade and replacement of existing network utilities in the same or similar location with the same or similar effects as the existing utility.
- (b) This condition shall constitute prior written consent under section 176 of the RMA.

CULTURAL MATTERS (CU)

- CU1 The Requiring Authority shall provide drafts of the Management Plans listed in GC3 and Table 1 including, where practicable, any updated Management Plan prepared under Condition GC5. to Pirirākau and Ngāti Taka before the Management Plan is to be provided to the Manager in

Commented [NZTA3]: Insertion in response to hapū feedback

accordance with Table 1 and shall provide at least 10 Working Days for their comments. The Requiring Authority shall consider any written feedback received from Pirirākau and Ngāti Taka and incorporate suggestions from the written feedback as the Requiring Authority considers appropriate. The relevant Management Plan shall include a summary of written feedback received from Pirirākau and Ngāti Taka, and outline how feedback has been incorporated into the Management Plan and, if not, the reasons for that.

CU2 The Requiring Authority shall:

- (a) Prior to the commencement of detailed design for the Project, invite Pirirākau and Ngāti Taka to hui throughout the detailed design and Project Works phases of the Project. The purpose of the hui is to facilitate communication and input from Pirirākau and Ngāti Taka into the detailed design and Project Works phases of the Project and in particular for Pirirākau and Ngāti Taka to:
 - (i) Provide feedback to the Requiring Authority in relation to cultural effects of the detailed design;
 - (ii) Receive and provide feedback to the Requiring Authority on any monitoring reports;
 - (iii) Provide cultural and mātauranga Māori environmental advice on the Project;
 - (iv) Work collaboratively and constructively with the Requiring Authority in relation to the Project; and
 - (v) Be enabled to report back to their individual hapū organisations and entities.
- (b) Use its best endeavours to hold hui at least every three months during the detailed design and Project Works phases of the Project. Once the Project is operational, the Requiring Authority and Pirirākau and Ngāti Taka will meet at a frequency as agreed in the last hui to take place during Project Works.
- (c) Take minutes of each hui and circulate them to the attendees within five Working Days of each hui held (or other period as agreed between the Requiring Authority, Pirirākau and Ngāti Taka).

CU3 To mitigate the cultural effects of the Project, the Requiring Authority shall offer the following cultural measures to Pirirākau and Ngāti Taka, to:

- (a) Jointly employ a Kaiarahi to manage any Kaitiaki (cultural monitors), and coordinate with Pirirākau and Ngāti Taka during Project Works;
- (b) Undertake Pirirākau and Ngāti Taka Kaitiaki cultural monitoring during Construction Works;
- ~~(c)~~ During detailed design, provide cultural advice to the Requiring Authority in commissioning cultural symbolism for the Project (for example, pou, bridge panel design, interpretation signs, tohu markers, mauri stones);
- ~~(e)(d)~~ During detailed design, provide cultural advice and input into the design of signs for wayfinding and recording tangata whenua cultural narratives;
- ~~(d)(e)~~ Undertake two half-day visits per year to the Project for hapū members during Construction Works; ~~and~~
- ~~(e)(f)~~ Provide an opportunity, where practicable, to present to the Requiring Authority's construction tenderers to inform them of matters of cultural importance in relation to the Project;
- ~~(g)~~ Provide kaitiaki training to ensure that Pirirākau and Ngāti Taka hapū have sufficient capacity to implement (b); and
- ~~(f)(h)~~ Nominate traditional names along the Project corridor for the Requiring Authority to consider (subject to the requirements of formal statutory processes).

The Requiring Authority shall implement in collaboration with Pirirākau and Ngāti Taka, each of the actions offered pursuant to CU3 that are accepted by Pirirākau and Ngāti Taka.

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- CU4 If an offer made under CU3 is not responded to within four weeks of the offer being made, the offer will be deemed to have not been accepted (unless the Requiring Authority agrees to a longer time period in the particular circumstance). Any offer subject to a longer time period must be accepted within 12 weeks of the offer being made, otherwise the offer will be deemed to have not been accepted.
- CU5 The Requiring Authority must prepare a Cultural Conditions Implementation Report in collaboration with Pirirākau and Ngāti Taka. The purpose of the Report is to record how CU1 to CU3 have been implemented and any identified improvements to processes required to implement those cultural conditions. The report must be provided to Pirirākau and Ngāti Taka and the Manager for information:
- ~~Within 12 months of the start of Construction Works; and~~
 - ~~Every 12 months after that until Construction Works are complete; and~~
 - A final report within 12 months of Construction Works being completed.

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CONSTRUCTION NOISE AND VIBRATION (CNV)

Noise Criteria

- CNV1 Construction Noise shall be measured and assessed in accordance with NZS 6803 and shall, as far as practicable, comply with the following Table 2 criteria:

Table 2: Construction Noise Criteria

Day of week	Time period	dB L _{Aeq}	dB L _{AFmax}
Buildings occupied by activities sensitive to noise			
Weekdays	0630 – 0730	55	75
	0730 – 1800	70	85
	1800 – 2000	65	80
	2000 – 0630	45	75
Saturdays	0630 – 0730	45	75
	0730 – 1800	70	85
	1800 – 2000	45	75
	2000 – 0630	45	75
Sundays and Public Holidays	0630 – 0730	45	75
	0730 – 1800	55	85
	1800 – 2000	45	75
	2000 – 0630	45	75
Other occupied buildings			
Time period		dB L_{Aeq}	
0730 - 1800		70	
1800 - 0730		75	

Advice note: Where compliance with the criteria set out above is not practicable, the process in CNV5 will be adopted.

Vibration Criteria

CNV2 Construction vibration shall as far as practicable, comply with the following Table 3 criteria:

Table 3: Construction vibration criteria

Receiver	Location	Details	Category A	Category B
Occupied buildings used for activities sensitive to noise	Inside the building	Night-time 2000h - 0630h	0.3mm/s ppv	1mm/s ppv
		Daytime 0630h - 2000h	1mm/s ppv	5mm/s ppv
Other occupied buildings	Inside the building	Daytime 0630h - 2000h	2mm/s ppv	5mm/s ppv
All other buildings	Building Foundation	Vibration - transient	5mm/s ppv	BS 5228-2* Table B2
		Vibration - continuous	5mm/s ppv	BS 5228-2* 50% of Table B2 values

*BS 5228-2 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'

Advice note: Where compliance with the criteria set out above is not practicable, the process in CNV5 will be adopted.

Advice note: Construction vibration will be measured in accordance with ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures.

Construction Noise and Vibration Management Plan

CNV3 The Requiring Authority shall prepare a **Construction Noise and Vibration Management Plan (CNVMP)**. The purpose of the CNVMP is to identify the Best Practicable Option for managing construction noise and vibration, set out how the Requiring Authority will manage works on site and identify how CNV1 and CNV2 will be met to the extent practicable.

CNV4 The CNVMP shall, at a minimum, include the information required by Section 8 and Annex E2 of NZS6803. The term 'noise' in that document shall be interpreted as 'noise and vibration'. The CNVMP shall include:

- (a) A requirement for the review and update of the CNVMP:
 - (i) Annually after its first certification; and
 - (ii) Where there are changes to the construction methodology during the Project Works that are likely to result in material changes to noise and vibration levels from those addressed in the CNVMP;
- (b) Noise and vibration criteria identified in CNV1 and CNV2;
- (c) Hours of Project Works;
- (d) Identification of the likely sources of noise emissions during the Project Works;

- (e) Identification of the likely noise and vibration levels and duration of exposure for activities during the Project Works;
- (f) Identification of potentially affected receivers;
- (g) Processes for engaging with potentially affected receivers (including Pirirākau in relation to potential construction noise during cultural events at Tawhitinui Marae);
- (h) Measures for controlling noise and vibration;
- (i) A complaints procedure;
- (j) Procedures for noise and vibration monitoring;
- (k) Noise and vibration management training requirements;
- (l) Indication of potentially affected receivers where compliance with the (Category A and Category B) vibration standards, and noise standards may not be practicable; and
- (m) Procedures for preparing a Schedule to the CNVMP in accordance with CNV5 and CNV6.

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Schedule to the CNVMP

- CNV5 If a construction activity is predicted or measured to result in an exceedance of the noise and/or vibration criteria in CNV1 and CNV2, a SQEP shall prepare a Schedule to the CNVMP, in consultation with the owners and occupiers of sites subject to the Schedule. The purpose of a Schedule is to set out the Best Practicable Option for minimising the noise and/or vibration effects of an activity that cannot practicably comply with the criteria in CNV1 and CNV2.
- CNV6 A Schedule shall include, as a minimum, the following details:
- (a) The activity start and finish dates, methodology and equipment;
 - (b) A plan showing the location of the activity and the receivers affected by a measured or predicted exceedance;
 - (c) For each identified receiver, the predicted noise and/or vibration levels and durations of the exceedance;
 - (d) The proposed site-specific noise and/or vibration mitigation measures that are proposed to be adopted, and any mitigation options that have been discounted as being impracticable, and the reasons why;
 - (e) A summary of the consultation undertaken with each identified receiver, and how consultation has been considered; and
 - (f) The locations, times and types of any monitoring.
- CNV7 Each Schedule shall be submitted to the Manager for information five Working Days, except in unforeseen circumstances, prior to the start of the activity to which the Schedule applies, and shall be implemented for the duration of that activity.

Building Condition Surveys

- CNV8 If an exceedance of the Daytime Category A vibration criteria in CNV2 is predicted during the Project Works, the Requiring Authority shall:
- (a) Engage with receivers expected to be affected by the exceedance;
 - (b) Offer to undertake a pre-construction building survey for any buildings to be affected by the exceedance;
 - (c) If the offer in (b) is accepted, conduct a condition survey. The survey shall be undertaken by a SQEP and shall document the condition of the building and structures following best practice, using written descriptions, photographs and measurements as required. The survey shall also confirm the Line 1, 2 or 3 classification(s) of the building(s) in accordance with DIN4150-3;

- (d) Where a pre-construction building survey has been undertaken in accordance with (c) above, offer to undertake post-construction building condition survey/s following completion of the exceeding activity;
- (e) If the offer in (d) is accepted, conduct a post-construction building survey. The survey shall be undertaken by a SQEP as soon as practicable and shall identify any damage (being detrimental cosmetic or structural damage to the building) that has occurred as a result of the Project Works (as evidenced by a comparison between the pre and post-construction surveys);
- (f) Where damage to a building is identified as a result of an exceeding activity in accordance with (e), within 10 Working Days of completion of the post-construction survey, offer to the owners of the building to fix that damage; and
- (g) If the offer is accepted, the Requiring Authority shall fix the damage without undue delay following acceptance of the offer.

CNV9 If an offer is made under CNV8(b), (d) or (f) is not responded to within four weeks of the offer being made, the offer will be deemed to have not been accepted (unless the Requiring Authority agrees to a longer time period in the particular circumstance). Any offer subject to a longer time period must be accepted within 12 weeks of the offer being made, otherwise the offer will be deemed to have not been accepted.

Advice note: The Consents for the Project also include conditions that require pre-excavation building surveys. Compliance with CNV8 and CNV9 of these conditions with respect to property owners may also constitute compliance with those conditions (Condition 19 of RMA24-0466-LC.)RG.1-RG.5 Conditions 7 and 8) of the Consents.

CONSTRUCTION TRAFFIC (CT)

Construction Traffic Management Plan

- CT1 The Requiring Authority shall prepare a **Construction Traffic Management Plan (CTMP)** prior to the start of Project Works. The purpose of the CTMP is to manage any adverse traffic safety and efficiency impacts caused by the Project Works.
- CT2 The CTMP shall be prepared in alignment with the NZGTTM, and shall include:
 - (a) Identification of the site-specific hazards, exposure level and appropriate controls to manage traffic-related safety risks to:
 - (i) Road users where the Project connects with roads.
 - (ii) Construction workers on-site, including the method of operating internal haul roads, individual work site protocols and parking protocols.
 - (b) Appropriate controls (supported by traffic modelling, where necessary) to manage traffic congestion effects (including safety) of TTM activities on public road users;
 - (c) Volume counts for peak, inter-peak and off-peak traffic, cyclist and pedestrian (where applicable) movements, and the proposed measures to safely manage these road users and potential traffic congestion effects during construction and after-hour periods;
 - (d) Details of the routes and estimated numbers of heavy vehicles per hour and day that will use local roads (non-state highway) in the haulage of construction materials to and from the site (including disposal of earthworks cut to waste), together with any proposed safety and efficiency controls to mitigate safety and efficiency risks to road users;

- (e) Site access routes and access points for heavy vehicles to and from the site, the anticipated quantity of import / export material for the site, the size and location of parking areas for plant, construction vehicles and the vehicles of workers and visitors;
- (f) Identification of detour routes and contingency routes (in event of vehicle crash or breakdown) to ensure the safe management of traffic flows, including pedestrians and cyclists at affected intersections and local roads to safely maintain traffic flow on detour routes;
- (g) Methods to maintain vehicle access to affected properties where practicable, or to provide alternative access arrangements including proposed plans to communicate with property owners where access is affected;
- (h) Location-specific TTM performance standards for disruption to road users including:
 - (i) Maximum acceptable delays and queue lengths (ensuring sufficient stopping sight distance is always available to the back of the assessed maximum traffic queue) during peak and interpeak flow periods;
 - (ii) Maximum acceptable travel time increase through the entire Project;
 - (iii) Monitoring/recording methods to safely and accurately report performance standard data, and the person responsible for this;
 - (iv) Actions and maximum response times to rectify TTM performance standard breaches, and how breaches will be promptly communicated to the person responsible for the TTM control/s.
- (i) Auditing, monitoring and reporting requirements for TTM activities to be undertaken in accordance with the NZGTTM;
- (j) Methods to communicate TTM delays, detours and hazards to public road users;
- (k) A process for preparing **Site Specific Traffic Management Plan(s) (SSTMPs)**.

Commented [NZTA7]: Amendments as per conditions workshop JWS.

Site Specific Traffic Management Plan(s)

- CT3 In compliance with the CTMP, the Requiring Authority shall prepare a SSTMP where any Project Works will vary the normal traffic conditions on any public road. The purpose of the SSTMP is to identify measures to address location-specific TTM requirements based on the construction activity and traffic volumes within the area covered by the SSTMP.
- CT4 All SSTMP shall be prepared in alignment with the NZGTTM risk-based approach.
- CT5 At least 10 Working Days before the applicable construction activity commences, the Requiring Authority shall submit the SSTMP to the relevant Road Controlling Authority for certification that it complies with the requirements of CT3 and CT4.
- CT6 The Requiring Authority shall implement the SSTMP for the duration of the Project Works to which the SSTMP applies and actively monitor the performance of the TTM in accordance with the conditions of the SSTMP.

URBAN DESIGN AND LANDSCAPING (LV)

- LV1 The Requiring Authority shall prepare a **Landscape and Visual Management Plan (LVMP)**. The purpose of the LVMP is to manage the visual and landscape effects of Project Works, including any mitigation/offset/compensation planting relating to the Consents.
- LV2 The LVMP shall, where practicable, take into account the following considerations:
 - (a) Recognising the landscape types and character areas within and near the site, including the Tauranga Harbour and Te Puna Stream;
 - (b) Integrating the Project into adjacent landforms and landscape patterns;

- (c) Restoring the natural character of waterways, natural wetlands, and indigenous vegetation modified by the Project;
- (d) Integrating the landscape design with existing ecological and cultural features and proposed ecological mitigation requirements;
- (e) Recognising cultural values and promoting cultural expression through the landscape design, including through incorporating Pirirākau and Ngāti Taka cultural narratives and features, where appropriate;
- (f) Integrating cultural and landscape elements;
- (g) Maintaining or providing public views from the Project to the existing landscape; and
- (h) Managing potential effects on identified outstanding landscape features; and-
- (i) Integrating the Project with existing and planned urban development in the Francis Road area of Stage 3 of the Ōmokoroa Structure Plan.

Commented [NZTA8]: Amendment in response to hapū feedback

LV3 The LVMP shall include:

- (a) Information and detailed plans that illustrate how the Project will tie into the surrounding landform, vegetation and land use, having regard to the local landscape character, values and context along the Project. The plans shall explain the rationale for the landscape and urban design proposals.
- (b) Information and plans that illustrate how the proposed Francis Road realignment will integrate with existing and planned urban development where practicable.
- (c) The identification of the vegetation that exists within the Designation Boundary at the time the LVMP is prepared that is to be removed and that is to be retained, and details of required protection measures for vegetation to be retained.
- (d) A schedule of the species to be planted, including botanical name, average plant size at the time of planting, planting density and average mature height for each, and where appropriate including mahinga kai and rongoā species.
- (e) Details of the integration of cut and fill batters and retaining walls with existing topographical features.
- (f) Measures for topsoil and subsoil management to, where practicable, rehabilitate the soil profile so as to provide a viable growing medium for the areas to be:
 - (i) Planted;
 - (ii) Returned to productive pasture or orchard use; and / or
 - (iii) Used in swales, wetland ponds, stream diversions, riparian margins or open space areas.
- (g) Details of the selection of plant species, including genetic sourcing from the ecological district, staging of planting, ~~species~~, densities and sizes at the time of planting. Planting selection will be based on providing biodiversity and include canopy succession species and threatened species where appropriate and will take into account the Ecological, Restoration and Landscape Planting, monitoring and maintenance required by Condition 29 of regional resource consent RMA24-0466-LC.01.
- (h) Measures to minimise clearing work to preserve soil, indigenous vegetation and significant exotic trees including any rare specimen trees.
- (i) Measures to ensure the appropriate disposal and clearance of invasive/noxious weeds.

Commented [NZTA9]: Amendments in response to Hicks comments, and as per JWS.

Commented [NZTA10]: Amendment in response to Graham Ussher memo dated 13 January 2026

- (j) The relevant requirements of NZTA P39.
 - (k) Planting design details, including vegetation to be retained and measures to protect existing canopies and root zones within the site.
 - (l) Planting plans including:
 - (i) A list of species suitable to site conditions and ecological habitats;
 - (ii) Plant mixes (including canopy succession species and threatened species where appropriate);
 - (iii) Spacing/densities and sizes at the time of planting;
 - (iv) Layout and planting methods (including trials where appropriate);
 - (v) Details of the sourcing of indigenous plants including genetic sourcing from the ecological district in which they are to be planted or a neighbouring ecological district; and
 - (vi) Re-instatement planting of Construction Works areas as appropriate.
 - (m) A planting programme including the staging of planting in relation to the construction programme, which shall, as far as practicable, include provision for planting within each planting season following completion of each stage of Construction Works.
 - (n) Detailed specifications relating to the following:
 - (i) Weed control and clearance;
 - (ii) Pest animal management (to support plant establishment);
 - (iii) Ground preparation (top soiling and decompaction);
 - (iv) Mulching;
 - (v) Plant sourcing and planting, including hydroseeding and grassing; and
 - (vi) Replacement planting (within the defects liability period).
 - (o) Re-instatement of features disturbed during Construction Works and intended to be reinstated.
 - (p) Architectural and landscape treatment of noise barriers (where proposed).
 - (q) Architectural and landscape treatment of all major structures, including bridges and retaining walls.
- LV4 The LVMP shall be prepared having regard to the following documents, or any subsequent versions:
- (a) Roads of National Significance Standard Designs (May 2025);
 - (b) Bridging the gap: NZTA urban design guidelines (October 2013);
 - (c) NZTA Landscape Guidelines (March 2018); and
 - (d) NZTA P39.
- LV5 Two inspections shall be undertaken by a SQEP, twice each year for a period of five years, after completion of the initial planting during Construction Works to confirm that the landscape planting works required under the LVMP have been completed, and the plants have established (insofar as they should have established at the time of the inspection). The inspection report shall be made available to the Manager on request. Where, following inspections, the SQEP identifies that any plant establishment has been unsuccessful, replacement planting is to be undertaken.

OPERATIONAL CONDITIONS (TN)**Operational Noise**

- TN1 The Project shall be designed and constructed to ensure that, when operational, it achieves compliance with the predicted Noise Criteria Categories identified in Schedule 1 at each of the identified PPFs. Compliance is to be assessed using traffic forecasts for a high growth scenario in a design year at least 10 years after the programmed opening of the Project. If, at the start of Construction Works, any of the PPFs listed in Schedule 1 do not exist, this condition no longer applies to that PPF.
- TN2 The Requiring Authority shall use the following low-noise road surfaces, or equivalent or better low-noise generating road surfaces, on the carriageways of the Project, as shown in Table 4. The requirement to install LN5 does not apply to bridges on the carriageways of the Project nor to roads administered by WBOPDC. The low-noise road surfaces shall be implemented within 12 months following the Project being officially opened to general public traffic.

Table 4: Asphaltic Mix Road Surface

Surface type	Chainage
Stone Mastic Asphalt (SMA7 or SMA10)	5000 – 10,650 (drawings 144702-00-1201 to 144702-00-1208 (inclusive))
LN5	10,650 – 12,250 (drawings 144702-00-1208, 144702-00-1209 and 144702-00-1210)

- TN3 Within six months of the low-noise road surface being installed pursuant to TN2, the Requiring Authority shall:
- Carry out acoustic surveys at no less than five appropriate locations (as determined by a SQEP) to verify a computer noise model of the built Project.
 - Use the model to determine the operational noise levels from the Project at listed PPFs; and
 - If the results reveal noise levels from the Project at a listed PPF are greater than the Noise Criteria Category set out in Schedule 1 (e.g. changing from category A to category B), the Requiring Authority shall reconsider mitigation options and implement the Best Practicable Option for road-traffic noise mitigation.
- TN4 Within 12 months of installation of the relevant road surface required by TN2, the Requiring Authority shall provide a report demonstrating compliance with TN3 to the Manager for information. This report shall include the results of acoustic surveys, and any additional acoustic attenuation implemented to attenuate noise generated to within the Noise Criteria Category specified in Schedule 1, as required by TN3.
- TN5 The Requiring Authority shall manage and maintain any noise mitigation measures within the Designation Boundary to ensure that those mitigation measures retain their noise reduction performance as far as practicable.

SCHEDULE 1**Identified PPFs Noise Criteria Categories**

Address	New or altered category (as per NZS6806)	Noise Criteria Category
Ainsworth Road 6A	New	A
Ainsworth Road 6B	New	A
Ainsworth Road 27	New	A
Albert Lane 10	Altered	A
Barrett Road 17	Altered	A
Barrett Road 24	Altered	A
Francis Road 4	New	A
Francis Road 51	Altered	A
Gill Lane 3	Altered	A
Gill Lane 11	Altered	A
Harper Way 2	New	A
Harper Way 4	New	A
Harper Way 5	New	A
Harper Way 6	New	A
I'Anson Road 67	New	A
Loop Road 23	Altered	A
Loop Road 27	Altered	A
Loop Road 33	Altered	A
Loop Road 36	Altered	A
Loop Road 46	Altered	A
Loop Road 52A	Altered	A
Loop Road 52B	Altered	A
Loop Road 52D	Altered	A
Munro Road 38	Altered	A
Munro Road 67C	New	A
Munro Road 174	New	A
Munro Road East 10	New	A
Munro Road East 17	New	A
Munro Road East 22A	New	A
Old Highway 507	New	A
Old Highway 535	New	A
Old Highway 555A	New	A
Old Highway 555B	Altered	A
Old Highway 555C	New	A
Old Highway 571	Altered	A

Address	New or altered category (as per NZS6806)	Noise Criteria Category
Omokoroa Road 474	Altered	A
Omokoroa Road 474A	Altered	A
Omokoroa Road 476	New	A
Omokoroa Road 491	New	A
Omokoroa Road 492	Altered	A
Plummers Point Rd 29	New	A
Plummers Point Rd 34A	New	A
Plummers Point Rd 34B	New	A
Plummers Point Rd 34D	New	A
Plummers Point Rd 34F	New	A
Plummers Point Rd 47	New	A
SH2 687	New	A
SH2 699A	Altered	A
SH2 774	Altered	A
SH2 786	Altered	A
SH2 794	Altered	A
SH2 796	Altered	A
SH2 800	Altered	A
SH2 806	Altered	A
SH2 841C	New	A
SH2 860	Altered	A
SH2 860A	Altered	A
SH2 864	Altered	A
SH2 948	Altered	A
SH2 986	Altered	A
SH2 1058	Altered	A
SH2 1137	New	A
SH2 1197	Altered	A
SH2 1215	Altered	A
SH2 1245/1	New	A
SH2 1245/2	Altered	A
SH2 1311B	New	A
SH2 1311C	Altered	A
SH2 1339	Altered	A
SH2 1357	Altered	A
SH2 1361B	Altered	A
SH2 1361C	Altered	A
SH2 1436	Altered	A

Designation Conditions

Address	New or altered category (as per NZS6806)	Noise Criteria Category
Snodgrass Road 10	Altered	A
Te Karaka Drive 4	New	A
Te Puna Quarry Rd 17	New	B
Te Puna Quarry Rd 26	New	A
Te Puna Quarry Rd 31	New	A
Te Puna Quarry Rd 35	New	A
Te Puna Quarry Rd 37	New	A
Te Puna Quarry Rd 39	New	A
Te Puna Quarry Rd 57	New	A
Te Puna Quarry Rd 57B	New	A
Te Puna Quarry Rd 65	New	A
Youngson Rd 18	New	A
Youngson Rd 21	New	A
Youngson Rd 25A	Altered	A
Youngson Rd 25B	Altered	A