

Appendix D – Proposed Designation Conditions

Tauriko West – Tupenga Designation Conditions

Designations for the construction, operation and maintenance of the Tauriko West - Tupenga Project.

Designation Number Tauranga City Plan	XXX
Map References Tauranga City Plan	XXX
Designation Number Western Bay of Plenty District Plan	XXX
Map References Western Bay of Plenty District Plan	XXX
Requiring Authority	New Zealand Transport Agency
Purpose	To construct, operate, maintain, and improve a state highway, and associated infrastructure.
Location	SH29 and SH29A between Ōmanawa Road and Barkes Corner, including Takitimu Drive up to the Takitimu North Link interchange.

DEFINITIONS

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

Abbreviation/term	Meaning/definition
CNVMP	Construction Noise and Vibration Management Plan
Completion of Construction	When construction of the Project (or part of the Project) is complete, and the road is open for use by traffic
Construction Works	Activities undertaken to construct the Project, excluding Enabling Works
Council	Tauranga City Council and/or Western Bay of Plenty District Council
CTMP	Construction Traffic Management Plan
District Plans	Means the Tauranga City Plan and Western Bay of Plenty District Plan
Enabling Works	Preparatory works and investigations to enable Construction Works, including the following activities: (a) archaeological site investigations (b) contaminated land investigations and associated land clearance (c) geotechnical investigations (including trial embankments) (d) formation of access for geotechnical and other site investigations (e) establishment of construction yards and offices (f) constructing and sealing (if necessary) site access roads and access to the Project site(s) and private property (g) demolition or removal of buildings and structures (h) vegetation protection or removal works (i) investigation, protection and relocation of services; and (j) establishment of mitigation measures (such as erosion and sediment control measures, temporary noise walls, earth bunds and planting)
FTAA	Fast-track Approvals Act 2024

LN3	Low-noise road surface with a road surface correction of -3 dB, comprising epoxy-modified porous asphalt with a maximum chip size of 7 mm, laid at a minimum depth of 40 mm, also referred to as EPA7 40 mm
LN5	Low-noise road surface with a road surface correction of -5 dB, comprising epoxy-modified porous asphalt with a maximum chip size of 7 mm, laid at a minimum depth of 50 mm, also referred to as EPA7 50 mm
LSCMP	Landscape Mitigation Plan
Management Plans	The management plans identified in Table 1
NZS 6803	New Zealand Standard 6803:1999: Acoustics – Construction Noise
NZS 6806	New Zealand Standard 6806:2010 Acoustics – Road-traffic noise – New and altered roads
Outline Plan	An outline plan prepared in accordance with section 176A of the RMA
Project	The construction, operation and maintenance of SH29/SH29A Tauriko West - Tupenga
Project Works	All works required for the construction of the Project, including Enabling Works
Requiring Authority	Has the same meaning as in Section 166 of the RMA and, for this designation, is New Zealand Transport Agency
RoNS	Roads of National Significance
RMA	Resource Management Act 1991
Sensitive Activities	Relates to construction noise. Sensitive activities are 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
SH29 or SH29A	State Highway 29 or State Highway 29A
SQP	Suitably Qualified Person - a person (or persons) who can provide sufficient evidence to demonstrate their suitability and competence in the relevant field of expertise
Stage of Work	A specific works area associated with construction of the Project as nominated by the Requiring Authority
TCC	Tauranga City Council
WBOPDC	Western Bay of Plenty District Council
Working Day	Has the same meaning as in Section 2 of the RMA

GENERAL

1. The designation shall lapse if not given effect to within 30 years from the date on which it is included in the District Plans.
2. Following Completion of Construction, Conditions 3 to 31 cease to have effect and do not apply to any subsequent work or activities associated with ongoing operation and maintenance of the Project.

OUTLINE PLAN

3. Outline Plan(s) may be submitted in parts or in stages to address specific activities, or to reflect staged implementation of the Project.
4. Outline plan(s) shall include any management plan or plans that are relevant to the management of identified adverse effects of those activities or Stage of Work. The Outline Plan shall, as relevant, include:
 - (a) The Management Plans listed in Table 1;
 - (b) The Landscape Mitigation Plan required by Condition 24;
 - (c) The flood modelling required by Condition 29; and
 - (d) Plans showing how compliance with Condition 32, in relation to the Puketoromiro Pā, has been achieved.

MANAGEMENT PLANS

5. The Management Plans listed in Table 1 shall be prepared and submitted in accordance with the requirements of the relevant Management Plan condition.

Table 1

Management Plan	Submission timeframe
Construction Traffic Management Plan	At least 20 Working Days before the start of the relevant works.
Construction Noise and Vibration Management Plan	At least 20 Working Days before the start of the relevant works.

6. Management Plan(s) may be prepared in parts to address specific activities (e.g. Enabling Works) or to reflect the staged implementation of Project Works, with the scope modified to be commensurate with the nature, scale and effects of the works.
7. Management Plan(s) may be updated at any time to reflect changes in design, construction methods, or management of potential adverse effects. The amended Management Plan shall be submitted to Council for certification in accordance with the requirements of the relevant conditions relating to that Management Plan, unless the amendment will result in:
 - (a) No, or a de-minimis, adverse impact on environmental outcomes; or
 - (b) An improved environmental outcome.

CONSTRUCTION TRAFFIC

Construction Traffic Management Plan

8. A **Construction Traffic Management Plan (CTMP)** shall be prepared by a SQP prior to the start of Project Works. The purpose of the CTMP is to set out the framework to manage potential effects of construction on the transport network, traffic movement, and access to adjacent land use. To achieve this purpose, the CTMP shall include:
 - (a) An overview of the construction programme and staging as relevant to construction traffic management;
 - (b) The location of main site access routes and site access points for heavy vehicles;
 - (c) The location of main construction compounds (site offices, contractor, and staff parking areas);

- (d) Estimated numbers, frequencies, and timing of major construction traffic movements along any main site access routes which are not a state highway;
 - (e) Measures to manage traffic disruption and delay to the surrounding transport network during construction;
 - (f) Measures to manage safety of all road users, including pedestrians and cyclists;
 - (g) Measures to maintain reasonable access to and from adjacent land uses during construction, or to provide alternative access where that is not practicable; and
 - (h) Methods for communicating temporary traffic management measures to affected road users.
9. The CTMP shall be implemented, and work carried out in accordance with that plan, for the duration of the Project Works.

CONSTRUCTION NOISE AND VIBRATION

Construction Noise and Vibration Management Plan

- 10. A **Construction Noise and Vibration Management Plan (CNVMP)** shall be prepared by a SQP prior to the start of Project Works. The purpose of the CNVMP is to set out the framework for managing construction noise and vibration effects.
- 11. The CNVMP shall be prepared in accordance with Annex E2 of the New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise. Where relevant, the matters in Annex E2 shall also be considered with respect to vibration effects.
- 12. The CNVMP shall be implemented, and work carried out in accordance with that plan, for the duration of the Project Works.

Schedules to the CNVMP

- 13. If a construction activity is predicted to exceed the noise and/or vibration criteria in Conditions 17 and 20 (the 'Criteria'), a Schedule to the CNVMP shall be prepared which sets out the best practicable option for noise and/or vibration management measures to be implemented for the construction activity.
- 14. A Schedule shall include:
 - (a) Description of proposed construction activity predicted to exceed the Criteria;
 - (b) Start and finish dates and times of the activity;
 - (c) Reasons why the Criteria cannot practicably be met;
 - (d) A plan showing the location of the activity and the receivers likely to be affected by a predicted exceedance;
 - (e) For each identified receiver, the levels and durations of the predicted exceedance;
 - (f) The proposed site-specific noise and/or vibration mitigation measures to be adopted;
 - (g) A summary of any consultation undertaken with the identified receivers, and how any feedback has been considered; and
 - (h) Location, times and type of any monitoring.
- 15. Each Schedule shall be submitted to the Council for information at least five Working Days in advance of the construction activity proceeding, except in unforeseen circumstances.

Noise Criteria

- 16. Construction noise shall be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise.

17. Construction activities shall comply with the noise criteria set out in Table 2 as far as practicable.
18. Where compliance with the noise criteria set out in Table 2 is not practicable, the process in Condition 13 shall apply.

Table 2: Construction Noise Criteria

Time of Week	Time Period	dB L _{Aeq}	dB L _{AFmax}
Building occupied by Sensitive Activities			
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			
All days	0730 - 1800	70	N/A
	1800 - 0730	75	N/A

Vibration Criteria

19. Construction vibration shall 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.
20. Construction activities shall comply with the Category A vibration criteria set out in Table 3 as far as practicable. Where compliance with the Category A vibration criteria set out in Table 3 is not practicable, the process in Condition 13 shall apply.
21. If predicted or measured construction vibration exceeds the Category B criteria, the construction activity causing that exceedance shall only proceed if vibration levels are monitored at appropriate locations by a SQP, subject to any necessary landowner agreement.

Table 3: Construction vibration criteria

Receiver	Location	Details	Category A	Category B
Occupied buildings used for Sensitive Activities*	Inside the building	2000 - 0630	0.3mm/s ppv	1mm/s ppv
		0630 - 2000	1mm/s ppv	5mm/s ppv
Other occupied buildings	Inside the building	0630 - 2000	2mm/s ppv	5mm/s ppv

Receiver	Location	Details	Category A	Category B
All other buildings	Building foundation	Vibration – transient	5mm/s ppv	BS 5228-2 Table B.2*
		Vibration – continuous		BS 5228-2 50% of Table B.2* values

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

Building Condition Surveys

22. If the daytime Category A vibration criteria are predicted to be exceeded, the following process applies:
- Owners and occupiers of any buildings expected to be or affected by the exceedance shall be advised of the predicted exceedance and the intended measures to manage it.
 - Before the commencement of the construction activity predicted to cause the exceedance, the Requiring Authority shall make an offer to the owner of any building that may be affected by the predicted exceedance to undertake a pre-construction building condition survey of the property. The offer shall be made sufficiently in advance of that construction activity to provide for the response period specified in Condition 23 before the construction activity commences.
 - If the offer in (b) is accepted, a pre-construction building condition survey shall be carried out by a SQP. The purpose of the survey is to determine the pre-construction condition, context and physical features of the property to form the basis of monitoring to occur during construction.
 - Where a pre-construction building condition survey has been undertaken, an offer shall be made to the owner to undertake a post-construction survey.
 - If the offer in (d) is accepted, a post-construction building condition survey shall be carried out by a SQP following completion of the construction activity predicted to exceed the limits. The purpose of the survey is to identify any changes compared to the pre-construction condition, context and physical features of the property as recorded in the pre-construction building condition survey.
 - If any damage to the building is verified as having occurred and that it is more likely than not to have been caused, or exacerbated by, the construction work, an offer shall be made to the owner to remedy that damage.
 - If the offer in (f) is accepted, the damage shall be remedied without undue delay following acceptance of the offer.
23. If the offer made under Condition 22 (b), (d) or (f) is not accepted within a minimum period of four weeks from the date the offer is made (or a longer period if specified in the offer by the Requiring Authority), the offer will be deemed to have not been accepted and the obligations set out in Condition 22 are deemed to have been met.

LANDSCAPING

- A **Landscape Mitigation Plan (LSCMP)** shall be prepared. The purpose of the LSCMP is to set out the proposed planting to mitigate the landscape and visual effects arising from the Project and contribute to the restoration and enhancement of indigenous vegetation, ecological habitat and ecological connectivity, as far as practicable.
- The LSCMP shall be prepared by a suitably qualified landscape architect, with input from a suitably qualified ecologist.
- To achieve the purpose, the LSCMP shall include:

- (a) Planting plans showing the location, extent and type of planting to be undertaken, including:
 - (i) Landscape and open space planting for mitigation purposes;
 - (ii) Planting on cut and fill batters, engineered escarpments and road margins for mitigation purposes;
 - (iii) Additional canopy planting on engineered escarpments at the Belk Road and Takitimu Drive interchanges and between the existing SH29A and proposed SH29A alignments to assist with the visual integration of the interchanges into the surrounding landscape, including a minimum 25% canopy tree component within the planting mix in the areas identified for landscape mitigation;
 - (iv) Retention, where practicable, of existing vegetation within the Designation, adjoining 33 Silkwood Way. Where vegetation cannot be retained or does not provide adequate visual screening between the residential dwelling and the Construction Works, temporary screening shall be provided at the outset of Construction Works; and
 - (v) Screen planting of a minimum width of 10m to the south of 9 and 12 Rosewood Lane, established at the outset of Construction Works and retained as permanent planting to assist with the visual integration of the Takitimu Drive interchange and associated road corridor.
 - (b) A schedule of plant species, quantities, plant grade or size at planting, planting density, anticipated heights at 5 and 10 years following planting and mature planting height;
 - (c) Measures for weed control at time of planting, mulching, hydroseeding, grassing, and plant installation;
 - (d) A planting programme, including staging of planting in relation to the construction programme and, as far as practicable, planting within the first planting season following completion of each relevant stage of Project Works; and
 - (e) Maintenance requirements (including pest plant and animal management) for a period of 5-years following planting in each relevant stage of Project Works.
27. The LSCMP shall be implemented, and the Project Works carried out in accordance with the LSCMP.

FLOODING

28. The Project shall be designed so that, based on modelling of the detailed design for the 100-year ARI flood event and 20-year storm tide, including allowance for 3.68°C climate change to 2130 and 1.59 sea-level rise:
 - (a) Outside the designation, flood levels do not increase by more than 15 mm, except as provided for in Conditions 28 (b)-(d);
 - (b) Within the Passive Open Space Zone of the Tauranga City Plan (as at 31 July 2026) in the Kōpūrererua Valley Reserve;
 - (c) At 20 Furniss Lane; and
 - (d) At the habitable buildings at 96, 98, 100 and 108 Marshall Avenue, provided that the modelled flood level at the habitable buildings shall not exceed 5.08 m NZVD2016:
29. At least 40 Working Days before the commencement of the relevant stage of Project Works, a flood assessment prepared by a SQP shall be submitted to Council for information. The SQP shall certify in the flood assessment that the detailed design complies with Condition 29.
30. The flood assessment required by Condition 30 shall:
 - (a) Model the existing environment and the detailed design using an appropriately validated flood model;

- (b) Compare existing and post-Project flood levels for the flood event specified in Condition 28;
- (c) Identify the modelled changes in flood level at the locations specified in Condition 28; and
- (d) Demonstrate compliance with the limits and outcomes in Condition 28.

PUKETOROMIRO PĀ

- 31. The detailed design for the four-laning of the Takitimu Drive Toll Road shall not involve any further cutting, excavation, or removal of material from the existing benching profile adjacent to Puketoromiro Pā as shown in Appendix 1.

OPERATIONAL NOISE

- 32. The Project shall be designed and constructed so that, when operational, it achieves compliance with the predicted Noise Criteria Categories identified in Appendix 2 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 Appendix 2 do not exist, this condition no longer applies to the PPF.
- 33. Asphaltic mix surface shall be implemented, as set out in Table 4 (and Appendix 3), within 12 months of opening of the state highway for public use, or as soon as practicable thereafter.

Table 4: Road Surface Types

Surface Type	Location and chainage (CH)
Stone Mastic Asphalt	Bridges, local roads interchanges and interchange ramps
	SH29 from CH 580 to CH 1870
LN3 / EPA7 40mm, or equivalent or better low-noise generating road surface.	SH29 CH1870 to CH8450
	SH29A CH235 to CH691
LN5 / EPA7 50mm, or equivalent or better low-noise generating surface.	SH29A CH718 to CH2120

APPENDIX 1 – PUKETOROMIRO PĀ PLAN

Insert Drawing 11922-29-14-GM-DRW-BBO-1302 from **Volume A – Appendix C4**.

APPENDIX 2 – PPFs**Identified PPFs Noise Criteria Categories**

Address	New or altered category (as per NZS6806)	Noise Criteria Category
1152 State Highway 29	Altered	A
4B Belk Road	Altered	A
15A Redwood Lane	Altered	A
9813L State Highway 29	New	A
2C Gargan Road	Altered	A
953 State Highway 29	Altered	A
953A State Highway 29	Altered	A
5 Rosewood Lane	Altered	A
7 Rosewood Lane	Altered	B
9 Rosewood Lane	Altered	B
12 Rosewood Lane	Altered	A
15B Wallace Place	Altered	A
21 Wallace Place	Altered	A
54 Westridge Drive	Altered	A
56 Westridge Drive	Altered	A
66 Westridge Drive	Altered	A
138 Hastings Road	Altered	A
146 Hastings Road	Altered	A
152 Hastings Road	Altered	A
8 Riverbasin Lane	Altered	A
10 Riverbasin Lane	Altered	A
105 Marshall Ave	New	A
5 Millridge Way	New	B
7 Millridge Way	New	B
1 Marshall Avenue	Altered	A
5 Marshall Avenue	Altered	A
7 Marshall Avenue	Altered	A
11 Marshall Avenue	Altered	A
13B Marshall Avenue	Altered	A
9A & 9B Marshall Ave	Altered	A
1474 Cameron Road	Altered	A
1476 Cameron Road	Altered	A
1478 Cameron Road	Altered	A
1480 Cameron Road	Altered	A
Greenpark School	Altered	A
10 Arrowfield Drive	Altered	A
12 Arrowfield Drive	Altered	A
16 Arrowfield Drive	Altered	A
21 Arrowfield Drive	Altered	A
22 Arrowfield Drive	Altered	A
24 Arrowfield Drive	Altered	A
25 Arrowfield Drive	Altered	A
27 Arrowfield Drive	Altered	A
29 Arrowfield Drive	Altered	A
33 Arrowfield Drive	Altered	A
21 Elderton Avenue	Altered	A
23 Elderton Avenue	Altered	A
27 Elderton Avenue	Altered	A
31 Elderton Avenue	Altered	A
32 Elderton Avenue	Altered	A
34 Elderton Avenue	Altered	A
35 Elderton Avenue	Altered	A
36 Elderton Avenue	Altered	A

38 Elderton Avenue	Altered	A
40 Elderton Avenue	Altered	C
42 Elderton Avenue	Altered	A
Orange Grove Village – North	Altered	A
Orange Grove Village – East	Altered	A
12 Pyes Pa Road	Altered	A
14 Pyes Pa Road	Altered	A
16 Pyes Pa Road	Altered	A
18 Pyes Pa Road	Altered	A
20 Pyes Pa Road	Altered	A
20A Pyes Pa Road	Altered	A
6B Pyes Pa Road	Altered	A
68 Stableford Drive	Altered	A
84 Stableford Drive	Altered	A
511 State Highway 29A	Altered	B
24 Annandale Drive	Altered	A
25 Annandale Drive	Altered	A
26 Annandale Drive	Altered	A
27 Annandale Drive	Altered	A
93 Cheyne Road	Altered	A
97 Cheyne Road	Altered	A
101 Cheyne Road	Altered	A
103 Cheyne Road	Altered	A
107 Cheyne Road	Altered	A
111 Cheyne Road	Altered	A
115 Cheyne Road	Altered	A
119 Cheyne Road	Altered	A
123 Cheyne Road	Altered	A
127 Cheyne Road	Altered	A
131 Cheyne Road	Altered	A
133 Cheyne Road	Altered	A
2 Dumfires Place	Altered	B
3 Dumfires Place	Altered	A
4 Dumfires Place	Altered	A
5 Dumfires Place	Altered	A
6 Dumfires Place	Altered	A
7 Dumfires Place	Altered	A
8 Dumfires Place	Altered	A
11 Dumfires Place	Altered	A
51 Fairfax Crescent	Altered	A
52 Fairfax Crescent	Altered	A
54 Fairfax Crescent	Altered	A
55 Fairfax Crescent	Altered	A
56 Fairfax Crescent	Altered	A
59 Fairfax Crescent	Altered	A
60 Fairfax Crescent	Altered	A
63 Fairfax Crescent	Altered	A
64 Fairfax Crescent	Altered	A
65 Fairfax Crescent	Altered	A
66 Fairfax Crescent	Altered	A
68 Fairfax Crescent	Altered	A
70 Fairfax Crescent	Altered	A
71 Fairfax Crescent	Altered	A
72 Fairfax Crescent	Altered	A
74 Fairfax Crescent	Altered	A
76 Fairfax Crescent	Altered	A

78 Fairfax Crescent	Altered	A
80 Fairfax Crescent	Altered	A
82 Fairfax Crescent	Altered	A
84 Fairfax Crescent	Altered	A
24 Fearnley Grove	Altered	A
26 Fearnley Grove	Altered	A
27 Fearnley Grove	Altered	A
28 Fearnley Grove	Altered	A
29 Fearnley Grove	Altered	A
30 Fearnley Grove	Altered	A
31 Fearnley Grove	Altered	A
20 Galloway Crescent	Altered	A
22 Galloway Crescent	Altered	A
24 Galloway Crescent	Altered	A
31 Galloway Crescent	Altered	A
33 Galloway Crescent	Altered	A
35 Galloway Crescent	Altered	B
37 Galloway Crescent	Altered	B
39 Galloway Crescent	Altered	B
41 Galloway Crescent	Altered	B
43 Galloway Crescent	Altered	A
2 Havenbrook Way	Altered	A
3 Havenbrook Way	Altered	A
4 Havenbrook Way	Altered	A
6 Havenbrook Way	Altered	A
7 Havenbrook Way	Altered	A
8 Havenbrook Way	Altered	A
10 Havenbrook Way	Altered	A
11 Havenbrook Way	Altered	A
12 Havenbrook Way	Altered	A
14 Havenbrook Way	Altered	A
17 Havenbrook Way	Altered	A
18 Havenbrook Way	Altered	A
21 Havenbrook Way	Altered	A
22 Havenbrook Way	Altered	A
24 Havenbrook Way	Altered	A
25 Havenbrook Way	Altered	A
26 Havenbrook Way	Altered	A
29 Havenbrook Way	Altered	A
32 Havenbrook Way	Altered	A
33 Havenbrook Way	Altered	A
37 Havenbrook Way	Altered	A
39 Havenbrook Way	Altered	A
42 Havenbrook Way	Altered	A
20 Kinmount Drive	Altered	A
21 Kinmount Drive	Altered	A
22 Kinmount Drive	Altered	A
23 Kinmount Drive	Altered	A
4 Kirtle Close	Altered	A
6 Kirtle Close	Altered	A
8 Kirtle Close	Altered	A
5 Pyes Pa Road	Altered	A
7 Pyes Pa Road	Altered	A
11 Pyes Pa Road	Altered	A
15 Pyes Pa Road	Altered	A
17 Pyes Pa Road	Altered	A
19 Pyes Pa Road	Altered	A
21 Pyes Pa Road	Altered	A

23 Pyes Pa Road	Altered	A
25 Pyes Pa Road	Altered	A
11A Pyes Pa Road	Altered	A
15A Pyes Pa Road	Altered	A
5A Pyes Pa Road	Altered	A
7A Pyes Pa Road	Altered	A

APPENDIX 3 – SURFACING TYPES PLANS

Insert Drawings 11922-29-14-GM-DRW-BBO-3151, 3152 and 3153 from **Volume A – Appendix C5**.