

Attachment X: AC specialist recommendations/amendments to NZTA Proposed conditions dated 28 April 2026

AC specialist recommendations are in red text with amendments or new conditions shown as either strikethrough or underlined.

Te Ara Hauāuru Northwest Rapid Transit Project – Proposed Designation Conditions

Purpose

The purpose of the designation is to construct, operate, maintain, and improve a rapid transit corridor, and ancillary structures, works and activities.

Referencing

[For reference only – conditions will be split into 12 separate sets before being included in the AUP].

Notice of Requirement(s) overview

Reference	Notice of Requirement(s)
NoR 1	Busway between Brigham Creek Rarawaru station and Westgate Te Waiarohia station
NoR 2	Busway between Westgate Te Waiarohia station and Royal Road Mānutewhau station
NoR 3	Busway between Royal Road Mānutewhau station and Te Whau River
NoR 4	Brigham Creek Rarawaru station and Park and Ride
NoR 5	Westgate Te Waiarohia station
NoR 6	Royal Road Mānutewhau station
NoR 7	Lincoln Road Wai o Pareira station
NoR 8	Te Atatū Ōrangihina station
NoR 9	Busway between Waterview Interchange and Western Springs
NoR 10	Busway between Western Springs and Ian McKinnon Drive
NoR 11	Point Chevalier station
NoR 12	Western Springs station

Commented [AC1]: AC planners recommend that NZTA provide 12 separate condition sets are provided to the Expert Panel.

If the Expert Panel's decision comes back as one table, this is how it will need to be incorporated into the AUP.

Each notice of requirement will be given a separate designation number once confirmed. Section 20A's will be required to correctly reflect the conditions which apply to each designation. This will be time consuming and not likely a cost that can be forwarded onto NZTA.

Definitions

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

Acronyms and defined terms

Acronym/term	Definition/meaning
AUP	Auckland Unitary Plan
BPO	Means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to: (a) the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects (b) the financial implications, and the effects on the environment, of that option when compared with other options (c) the current state of technical knowledge and the likelihood that the option can be successfully applied
CNVMP	Construction Noise and Vibration Management Plan
Completion of Construction	When construction of the Project (or part of the Project) is complete and it is available for use
CTMP	Construction Traffic Management Plan
Council	Auckland Council
Manager	The Manager – Resource Consents of Council, or authorised delegate
<u>MHWS</u>	<u>Mean High Water Spring</u>
NoR	Notice of Requirement

Commented [AC2]: Additions recommended by AC Planners

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Acronym/term	Definition/meaning
<u>OSCMP</u>	<u>Open Space Construction Management Plan</u>
<u>OSMP</u>	<u>Open Space Mitigation Plan</u>
Outline Plan	An outline plan prepared in accordance with section 176A of the RMA
Particularly Vibration Sensitive building	(a) Former ASB building (AUP Scheduled Heritage Building 2798), 1210 Great North Road, Point Chevalier (Fee Simple, 1/1, Part Lot 16 Deposited Plan 2300) (b) Ambassador Theatre (AUP Scheduled Heritage Building 1680), 1218-1220 Great North, Point Chevalier (Fee Simple, 1/1, Part Lot 2 Deposited Plan 21452 and Part Lot 1 Deposited Plan 9064)
Project	Te Ara Hauāuru Northwest Rapid Transit
Requiring Authority	NZ Transport Agency
RMA	Resource Management Act 1991
<u>SEA</u>	<u>Significant Ecological Area</u>
SQP	Suitably Qualified Person
<u>UDLMP</u>	<u>Urban and Landscape Design Management Plan</u>
<u>WWMP</u>	<u>Water and Wastewater Management Plan</u>

Proposed conditions

Proposed conditions

NoR number	Condition number	Condition
ALL	1.	<p>Lapse</p> <p>The designation shall lapse if not given effect to within 25 years from the date on which it is included in the AUP.</p>
1, 2, 3, 9 and 10	2.	<p>Primary Designation (<i>Augier</i> condition)</p> <p>This designation must shall be considered as the primary (earlier) designation where it overlaps with designation <i>[insert relevant station designation number]</i>.</p>
ALL	3.	<p>Outline Plan(s) and Management Plans</p> <p>(a) Outline Plan(s) may be submitted in parts or in stages to address particular activities (e.g. design or construction aspects), or to reflect the staged implementation of the Project.</p> <p>(b) Outline Plans must shall include any management plan or plans that are relevant to the management of effects of those activities or stage of work, unless otherwise stated below, which may include:</p> <ul style="list-style-type: none"> (i) Construction Noise and Vibration Management Plan (ii) Built Heritage Construction Management Plan [NoR 9 and 11 only] (iii) Tree Protection Methodology [NoR 9 and 10 only] (iv) Water and Wastewater Management Plan (v) Open Space Construction Management Plan (vi) Open Space Mitigation Plan (vii) Urban and Landscape Design Management Plan
ALL	4.	<p>Conditions following Completion of Construction</p> <p>Following Completion of Construction, all conditions except Condition 37 cease to have an effect and do not apply to any subsequent work associated with on-going operation and maintenance of the Project.</p>
PRE CONSTRUCTION CONDITIONS		
1, 2, 4 and 5	5.	<p>Cultural Values (<i>Augier</i> condition)</p> <p>The Requiring Authority must shall engage with Te Kawerau ā Maki and Ngāti Whātua o Kaipara during detailed design to identify how their cultural values will be reflected in the Project.</p>
3, 6, 7 and 8	6.	<p>Cultural Values (<i>Augier</i> condition)</p> <p>The Requiring Authority must shall engage with Te Kawerau ā Maki during detailed design to identify how their cultural values will be reflected in the Project.</p>
9, 10, 11 and 12	7.	<p>Cultural Values (<i>Augier</i> condition)</p> <p>The Requiring Authority must shall engage with Ngāti Whātua Ōrākei, Te Ākitai Waiohū and Ngaati Te Ata Waiohū during detailed design to identify how their cultural values will be reflected in the Project.</p>
ALL	8.	<p>Flood Hazard</p> <p>For the purposes of Condition 9</p> <p>(a) Danger Rating means low (green), moderate (yellow) or high (red) danger rating determined in accordance with Error! Reference source not found.</p>

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Commented [AC3]: Recommended by Watercare (refer to Attachment 3)

NoR number	Condition number	Condition
		<p>(b) Building/s means any lawfully established residential, commercial or community building, which exists at the time the Outline Plan is submitted, and excludes sheds, garages and other ancillary buildings.</p> <p>(c) Maximum Probable Development is the maximum impervious area permitted in the current zone/s in the AUP or, 70% impervious area if the land is zoned Future Urban in the AUP.</p> <p>(d) Pre-Project Development means the Maximum Probable Development at the time the Outline Plan is submitted.</p> <p>(e) Project Development means the Pre-Project Development and the Project.</p>
ALL	9.	<p>(f) The Project must-shall be designed so that it does not cause the following beyond the Designation:</p> <p>(i) An increase in Danger Rating; and</p> <p>(ii) Either:</p> <p>(A) A more than 50mm increase in flood level on land parcels with Building(s) and a Low Danger Rating; or</p> <p>(B) A more than 100mm increase in flood level on:</p> <p>I. land parcels with no Building(s) present</p> <p>II. land parcels with Building(s) and a Moderate or High Danger Rating; and</p> <p>(iii) <u>Where the diversion and discharge of stormwater runoff is to the reticulated public stormwater network:</u></p> <p>(A) <u>No new/additional habitable floor affected by flooding in 1%AEP event and no increase in frequency of increased flooding</u></p> <p>(B) <u>No significant increase in the risk to the operation and structural integrity of other infrastructure in 1% AEP event</u></p> <p>(C) <u>No increase in inundation that affects a building on a property in 10% AEP</u></p> <p>(D) <u>No loss in overland flow path capacity, unless otherwise provided by other means.</u></p> <p>Advice note:</p> <p><u>Where the requirements of 9(a)(iii)(A) to (D) cannot be met, a Stormwater Management Plan that includes supporting information to justify an alternative as a BPO for the given project is required to be provided to Auckland Council Healthy Waters and Flood Resilience for certification.</u></p> <p>(g) Compliance with (a) must-shall be demonstrated through flood modelling:</p> <p>(i) To show the difference in the 1% Annual Exceedance Probability (AEP) flood levels for Pre-Project Development and Project Development;</p> <p>(ii) Using 332mm for the 24 hour rainfall depth that includes a 3.8 degree Celsius increase in temperature for climate change; and</p> <p>(iii) Undertaken by a SQP.</p> <p>(h) The Requiring Authority does not need to comply with (a) if the relevant landowner agrees to an alternative approach.</p> <p>(i) In the Outline Plan, the Requiring Authority must-shall:</p> <p>(i) demonstrate how (a) will be complied with by reference to flood modelling undertaken in accordance with (b); or</p> <p>(ii) provide confirmation of any written agreement secured to reflect landowner agreement pursuant to (c) above.</p>
9	10.	<p>Supermarket Access – 1136 Great North Road, Point Chevalier</p> <p>For the purposes of Condition 11 and Condition 12:</p> <p>(a) Supermarket means the supermarket located at 1136 Great North Road, Point Chevalier, being Lot 1-2 Deposited Plan 390127 and Lot 4 Deposited Plan 14537 and Lot 3 Deposited Plan 99933.</p> <p>(b) Supermarket loading zone means the area shown on Error! Reference source not found.</p> <p>(c) Delivery Vehicle(s) means a 23m HPMV B-train and a 19.5m HPMV semi-trailer</p>

Commented [AC4]: Recommended by AC Healthy Waters specialist (Attachment 4).

AC Planners note that this advice note could be a condition as it is requiring an action to be undertaken rather than informing the RA.

NoR number	Condition number	Condition
		(d) Manoeuvrability means compliance with RTS-18 New Zealand on-road tracking curves for heavy motor vehicles with a 12.5m radius of turn.
9	11.	(e) The Requiring Authority must-shall design the Project so that: <ul style="list-style-type: none"> (i) there is a permanent vehicle access point for Delivery Vehicles from Parr Road North to the Supermarket loading zone that complies with the Auckland Transport – Transport Design Manual (TDM) standard engineering details for a commercial vehicle crossing as at the time of designation; and (i) manoeuvrability for Delivery Vehicles is achieved from the permanent vehicle access point on Parr Road North to the Supermarket loading zone.
9	12.	(f) The Requiring Authority must-shall consult with the operator of the Supermarket when preparing the relevant CTMP required by Condition 16. (g) During Project construction, the Requiring Authority must-shall : <ul style="list-style-type: none"> (i) As far as practicable, maintain vehicle access and manoeuvrability for Delivery Vehicles from Parr Road North to the Supermarket loading zone between 3am-10pm, 7 days a week. (ii) Where it is not practicable to comply with (i) above: <ul style="list-style-type: none"> (A) minimise the duration of disruption to Delivery Vehicles. (B) provide the operator of the Supermarket with at least 3 weeks' notice in writing, except in the case of an unforeseen emergency.
2	13.	Supermarket Access – Woolworths Westgate Shopping Centre For the purposes of Condition 14 and Condition 15: <ul style="list-style-type: none"> (a) Supermarket means the supermarket located at Westgate Shopping Centre, Westgate and Fernhill Drive, being Section 2 Survey Office Plan 561132. (b) Supermarket loading zone means the area shown on Schedule [TBC]. (c) Delivery Vehicle(s) means [TBC]. (d) Manoeuvrability means compliance with RTS-18 New Zealand on-road tracking curves for heavy motor vehicles with a 12.5m radius of turn.
2	14.	(e) The Requiring Authority must-shall consult with the owner of the Supermarket when designing the Project in relation to a permanent vehicle access point for Delivery Vehicles from Maki Street to the Supermarket loading zone.
2	15.	(f) The Requiring Authority must-shall consult with the operator of the Supermarket when preparing the relevant CTMP required by Condition 16. (g) During Project construction, the Requiring Authority must-shall : <ul style="list-style-type: none"> (i) As far as practicable, maintain vehicle access and manoeuvrability for Delivery Vehicles from Maki Street to the Supermarket loading zone between [TBC] (ii) Where it is not practicable to comply with (i) above: <ul style="list-style-type: none"> (A) minimise the duration of disruption to Delivery Vehicles. (B) provide the operator of the Supermarket with at least 3 weeks' notice in writing, except in the case of an unforeseen emergency.
CONSTRUCTION CONDITIONS		
ALL	16.	Construction Traffic Management Plan (CTMP) <ul style="list-style-type: none"> (h) The CTMP must-shall be prepared prior to the start of construction works and must-shall be provided to the Manager for information. The objective of the CTMP is to appropriately manage any adverse traffic safety and efficiency impacts on other road users caused by the Project. (i) To achieve this objective, the CTMP must-shall include: <ul style="list-style-type: none"> (i) Methods to manage the effects of temporary traffic management activities on the network; (ii) Measures to manage the safety of all transport users;

Commented [AC5]: Amendment to CTMP recommended by AC Transport Specialist (refer to Attachment 6)

NoR number	Condition number	Condition																															
		<ul style="list-style-type: none"> (iii) The estimated numbers, frequencies, routes and timing of traffic movements, including any specific non-working or non-movement hours to manage vehicular and pedestrian traffic congestion near schools or to manage traffic congestion. (iv) Site access routes for heavy vehicles, the size and location of parking areas for plant, construction vehicles and the vehicles of workers and visitors; (v) Identification of detour routes and other methods for the safe management and maintenance of traffic flows, including public transport, pedestrians and cyclists; (vi) Measures to maintain the function of the existing <u>North-Western Shared User Path</u> to a reasonable level of service, to the extent that is reasonably practicable, and where this is not practicable, provide safe detour routes that provide a reasonable level of service (vii) <u>(vii.a) Measures to maintain the function of Public Transport services to a reasonable level of service, to the extent that is reasonably practicable, and where this is not practicable, provide safe detour routes that provide a reasonable level of service. This shall include:</u> <ul style="list-style-type: none"> 1. <u>Maintaining two-way bus movements on the Carrington Road bridge through the construction period.</u> (viii) Measures to maintain access, to and from <u>and within</u> properties and/or private roads where practicable, or to provide alternative arrangements when it will not be, including details of how access is managed for loading and unloading of goods, rubbish collection, and mail/courier deliveries; (ix) The management approach to loads on heavy vehicles, including covering loads of fine material, the use of wheel-wash facilities at site exit points and the timely removal of any material deposited or spilled on public roads; (x) Methods that will be undertaken to communicate traffic management measures to affected road users; (xi) Details of minimum network performance parameters during the construction phase including any measures to monitor compliance with the performance parameters and. <u>This shall include consideration of construction sequencing within individual work packages, and coordination with other work packages within the Project and with other concurrent projects in the area;</u> (xii) Details of any measures proposed to be implemented in the event of minimum network performance parameters identified in Condition 16(b)(x) above being exceeded. (xiii) Auditing, monitoring and reporting relating to traffic management activities shall be undertaken in accordance with the requirements of the Road Controlling Authority. 																															
ALL	TRAFc1	<p><u>Existing Property Access</u></p> <p><u>Prior to submission of the Outline Plan, consultation must be undertaken by the Requiring Authority with landowners and occupiers whose vehicle access to their property will be altered by the project. The Outline Plan must demonstrate how safe reconfigured or alternate access will be provided.</u></p>																															
ALL	17.	<p>Construction Noise</p> <p>(j) Construction noise must shall be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise and must shall comply with the noise standards set out in Table 1 as far as practicable.</p> <p>Table 1: Construction noise standards</p> <table border="1"> <thead> <tr> <th>Time of week</th> <th>Time period</th> <th>dB LAeq</th> <th>dB LAFmax</th> </tr> </thead> <tbody> <tr> <td colspan="4">Activities sensitive to noise</td> </tr> <tr> <td rowspan="4">Weekdays</td> <td>0630-0730</td> <td>55</td> <td>75</td> </tr> <tr> <td>0730-1800</td> <td>70</td> <td>85</td> </tr> <tr> <td>1800-2000</td> <td>65</td> <td>80</td> </tr> <tr> <td>2000-0630</td> <td>45</td> <td>75</td> </tr> <tr> <td rowspan="3">Saturdays</td> <td>0630-0730</td> <td>45</td> <td>75</td> </tr> <tr> <td>0730-1800</td> <td>70</td> <td>85</td> </tr> <tr> <td>1800-2000</td> <td>45</td> <td>75</td> </tr> </tbody> </table>	Time of week	Time period	dB LAeq	dB LAFmax	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
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Commented [AC6]: New condition recommended by AC Transport specialist (refer to Attachment 6).

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ALL	18.	<p>Construction Vibration Criteria</p> <p>(l) Construction vibration must-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 and must-shall comply with the Category A vibration standards set out in Table 2 as far as practicable and must-shall comply with the Category B day time criteria.</p> <table border="1"> <thead> <tr> <th>Receiver</th> <th>Location</th> <th>Details</th> <th>Category A</th> <th>Category B</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Occupied sensitive use buildings *</td> <td rowspan="2">Inside the building</td> <td>2000-0630</td> <td>0.3mm/s ppv</td> <td>1mm/s ppv</td> </tr> <tr> <td>0630-2000</td> <td>1mm/s ppv</td> <td>5mm/s ppv</td> </tr> <tr> <td>Other occupied buildings</td> <td>Inside the building</td> <td>0630-2000</td> <td>2mm/s ppv</td> <td>5mm/s ppv</td> </tr> <tr> <td>Any buildings identified as Particularly Vibration Sensitive</td> <td>Inside the building</td> <td>As per relevant use above</td> <td>As per relevant use above</td> <td>2.5 mm/s ppv</td> </tr> <tr> <td rowspan="2">All other buildings</td> <td rowspan="2">Building foundation</td> <td>Vibration – transient</td> <td rowspan="2">5mm/s ppv</td> <td>BS 5228-2 Table B.2</td> </tr> <tr> <td>Vibration - continuous</td> <td>BS 5228-2 50% of Table B.2 values</td> </tr> </tbody> </table> <p>* BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – part 2: Vibration'</p> <p>(m) Where compliance with the vibration standards set out in Table 2 is not practicable, the methodology in Condition 20 must-shall apply.</p>	Receiver	Location	Details	Category A	Category B	Occupied sensitive use buildings *	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	Any buildings identified as Particularly Vibration Sensitive	Inside the building	As per relevant use above	As per relevant use above	2.5 mm/s ppv	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
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All	19.	<p>Construction Noise and Vibration Management Plan</p> <p>(n) The Requiring Authority must-shall engage a SQP to prepare CNVMP prior to the start of construction.</p> <p>(o) The objective of the CNVMP is to identify:</p> <ol style="list-style-type: none"> How Conditions 17 and 18 will be achieved; and The Best Practicable Option for managing construction noise and vibration effects where compliance with Conditions 17 and 18 cannot practicably be achieved. <p>(p) The CNVMP must-shall be prepared in accordance with Annex E2 of the New Zealand Standard NZS6803:1999 'Acoustics – Construction Noise' and shall, as a minimum, address:</p> <ol style="list-style-type: none"> description of the works and anticipated equipment/processes; hours of operation, including times and days when construction activities would occur; 																														

NoR number	Condition number	Condition
		<ul style="list-style-type: none"> (iii) the construction noise and vibration criteria identified in Conditions 17 and 18; (iv) identification of receivers where noise and vibration criteria apply; (v) a hierarchy of management and mitigation options (vi) methods and frequency for monitoring and reporting on construction noise and vibration; (vii) procedures for communication and engagement with nearby residents and stakeholders, including notification of proposed construction activities, the period of construction activities, and management of noise and vibration complaints. (viii) contact details of a project liaison person; (ix) procedures for the regular training of the operators of construction equipment to minimise noise and vibration as well as expected construction site behaviours for all workers; (x) procedures and requirements for the preparation of a Schedule to the CNVMP in accordance with Condition 20; (xi) procedures and trigger levels for undertaking building condition surveys before and after works to determine whether any cosmetic or structural damage has occurred as a result of construction vibration; (xii) identify all buildings considered Particularly Vibration Sensitive. If the Ambassador Theatre is able to be retained in part or intact, then it must be considered as Particularly Vibration Sensitive as set out in Condition 18 Table 2 above; (xiii) methodology and programme of desktop and field audits and inspections to be undertaken so that that the CNVMP, Schedules and the best practicable option for management of effects are being implemented; and (xiv) requirements for review and update of the CNVMP.
All	20.	<p>Schedule to a CNVMP</p> <ul style="list-style-type: none"> (q) A Schedule to the CNVMP (Schedule) must-shall be prepared by a SQP prior to the start of construction for an activity to which it relates, in consultation with the owners and occupiers of sites subject to the Schedule, when: <ul style="list-style-type: none"> (i) construction noise is either predicted or measured to exceed the noise standards in Condition 17; or (ii) construction vibration is either predicted or measured to exceed the Category A standard at the receivers in Condition 18. (r) The objective of the Schedule is to set out the Best Practicable Option measures to manage noise and/or vibration effects of the construction activity beyond those measures set out in the CNVMP. (s) To achieve the objective, the Schedule must, include details such as: <ul style="list-style-type: none"> (i) Construction activity location, start and finish times; (ii) the nearest neighbours to the construction activity; (iii) the predicted noise and/or vibration for all receivers where the levels are predicted or measured to exceed the applicable standards in Conditions 17 and 18 and the predicted duration of the exceedance; (iv) for works proposed between 2000h and 0630h, the reasons why the proposed works must be undertaken during these hours and why they cannot be practicably undertaken during the daytime; (v) the proposed mitigation options that have been selected, and any mitigation options that have been discounted as being impracticable and the reasons why; (vi) a summary of the consultation undertaken with owners and occupiers of sites subject to the Schedule, and how consultation has and has not been taken into account; and (vii) location, times and types of monitoring. (t) The Schedule must-shall be submitted to the Manager for information at least five working days (except in unforeseen circumstances) in advance of the start of construction that are covered by the scope of the Schedule.

Deleted: shall

NoR number	Condition number	Condition
		(u) Where material changes are made to a Schedule required by this condition, the Requiring Authority <u>must shall</u> consult the owners and/or occupiers of sites subject to the Schedule prior to submitting the amended Schedule to the Manager for information in accordance with (d) above.
9 and 11	21.	<p>Built Heritage – Commercial Building, Ambassador Theatre and Fisheries Building (Point Chevalier) RECOMMENDED DELETION</p> <p>(a) To the extent practicable, the Requiring Authority shall retain the original building footprints, located at and shown in Schedule C:</p> <ul style="list-style-type: none"> (i) 1224-1228 Great North Road (Commercial Building) (ii) 1218-1220 Great North Road (Ambassador Theatre) AUP Scheduled Heritage Building 1680, and (iii) 1212-1216 Great North Road (Fisheries Building). <p>(b) If the retention of the original building footprints is not practicable, the Requiring Authority shall undertake building surveys by a SQP to determine whether it is reasonably practicable to retain:</p> <ul style="list-style-type: none"> (i) part of the buildings including adaptive re-use in the project design; and (ii) AUP-scheduled internal features of the Ambassador Theatre. <p>(c) If the retention of the buildings is not practicable, the Requiring Authority shall:</p> <ul style="list-style-type: none"> (i) Undertake archival documentation and recording of the Ambassador Theatre (ii) Install interpretive material at the Point Chevalier Station that documents the heritage values of Point Chevalier town centre. <p>(d) The Outline Plan shall set out how the hierarchy of measures in (a) to (c) have been applied.</p>
9.11	HERc1	<p>Ambassador Theatre (AUP:OP Schedule 14.1. ID #01680)</p> <p>(a) The Requiring Authority must ensure the following heritage outcomes for the Ambassador Theatre and 1218-1220 Great North Road (AUP Scheduled Heritage Building 1680):</p> <ul style="list-style-type: none"> A. Total or substantial demolition associated with the Northwestern Busway project must not be undertaken on the Ambassador Theatre. If any modification is demonstrated to be necessary for the construction of the busway, the extent of loss must be limited to no more than the southern two vertical bays, encompassing the stage and subfloor areas. Any demolition or modification in this area must only proceed following a detailed heritage investigation confirming the appropriate and justifiable level of intervention. B. If any modification or demolition is required at the rear of the building, the stage and associated structures should be reconstructed in a manner that respects the original design, spatial arrangement, and overall heritage values of the building. C. Identify any non-original additions that may be removed without compromising the building's heritage significance. Original features that must be temporarily removed during works should be carefully reinstated or reused in a way that maintains their authenticity and respects the original design intent. D. Establish a long-term management and protection strategy for the significant heritage elements of the building to ensure their conservation and ongoing maintenance. E. Enhance the heritage values of the place through restorative works—particularly to the front façade—and through interpretive initiatives that communicate the site's heritage significance. <p>(b) The Outline Plan must set out the measures (A) to (F) have been applied.</p> <p>Fisheries Building</p> <p>(a) The Requiring Authority must ensure the following heritage outcomes for the Fisheries Building at 1212-1216 Great North Road:</p> <ul style="list-style-type: none"> A. Total demolition associated with the Northwestern Busway project must not be undertaken on the Fisheries Building and the Commercial Building. Modifications to the buildings are permitted to enable its adaptive reuse as part of the proposed

Commented [AC7]: Deletions and amendments recommended by Built Heritage specialist (refer to Attachment 9).

NoR number	Condition number	Condition
		<p><u>station development. Any alterations required to accommodate a new use must be designed in a manner that does not compromise the building's heritage values.</u></p> <p>B. <u>Install interpretive material at the Point Chevalier Station that documents the heritage values of Point Chevalier town centre.</u></p> <p>(b) <u>The Outline Plan must set out how the measures in (A) to (B) have been applied.</u> <u>Commercial Building</u></p> <p>(a) <u>The Requiring Authority must ensure the following heritage outcomes for the Commercial Building – 1224 – 1228 Great North Road:</u></p> <p>A. <u>Total demolition associated with the Northwestern Busway project must not be undertaken on the Commercial Building. Modifications to the building are permitted to enable its adaptive reuse as part of the proposed Busway development. Any alterations required to accommodate a new use must be designed in a manner that does not compromise the building's heritage values.</u></p> <p>B. <u>Install interpretive material at the Point Chevalier Station that documents the heritage values of Point Chevalier town centre.</u></p> <p><u>(b) The Outline Plan must set out how the measures in (A) and (B) have been applied.</u></p>
9	22.	<p><u>Built Heritage – Former Chamberlain Park Clubhouse – [RECOMMENDED DELETION]</u></p> <p>(a) To the extent practicable, the Requiring Authority shall retain the former Chamberlain Park Clubhouse located at 990 Great North Road, Western Springs and shown in Schedule D.</p> <p>(b) If the retention of the building is not practicable, the Requiring Authority shall:</p> <p style="padding-left: 20px;">(i) Undertake archival documentation and recording of the building</p> <p style="padding-left: 20px;">(ii) Install interpretive material at the Western Springs Station that documents the heritage values of the original Chamberlain Park Golf Course clubhouse and surrounds.</p> <p>(c) The Outline Plan shall set out how the hierarchy of measures in (a) and (b) have been applied.</p>
<u>9</u>	<u>HERc2</u>	<p><u>Gateway – 956-990 Great North Road (AUP:OP Schedule 14.1. ID #-2554)</u></p> <p>(a) <u>The Requiring Authority must ensure the following heritage outcomes for the former Chamberlain Park Clubhouse located at 990 Great North Road, Western Springs:</u></p> <p>A. <u>Total or substantial demolition resulting from the works associated with the Northwestern Busway project must not be undertaken on the former Chamberlain Park Clubhouse or the basalt boundary wall. If modification is demonstrated to be necessary for the construction of the busway, the extent of loss must be limited to ensure there are no significant adverse effects on the heritage values of the place. Any modification must be determined only after detailed heritage investigations confirm the appropriate and justifiable level of intervention.</u></p> <p>B. <u>Identify any non-original additions that may be removed without compromising the heritage significance of the former Chamberlain Park Clubhouse. Any original features that must be temporarily removed during works should be carefully reinstated or reused in a manner that maintains their authenticity and respects the original design intent.</u></p> <p>C. <u>Establish a long-term management and protection strategy for the significant heritage elements of both the building and the wall to ensure their conservation and ongoing maintenance.</u></p> <p><u>(b) The Outline Plan must set out how the measures in (A) to (C) have been applied.</u></p>

NoR number	Condition number	Condition
10	HERc3	<p><u>Special Character Building at 36 & 39 King Street; and 1 & 3 Partridge Street</u></p> <p>(a) <u>To the extent practicable, the Requiring Authority must retain the special character buildings at 36 & 39 King Street, and 1 & 3 Partridge Street, Grey Lynn.</u></p> <p>(b) <u>If retention of the buildings in place is demonstrated to be impracticable, the Requiring Authority must explore and document alternative options, such as:</u></p> <ul style="list-style-type: none"> • <u>Temporarily relocating the buildings off-site during the construction process and limiting demolition to the modern structures at the rear of the sites, to enable the retention of buildings that contribute to the character of the area and avoid unnecessary demolition.</u> • <u>Relocating the buildings—particularly those on King Street—to another appropriate location within the Special Character Area so they can be reused, continue to contribute to the context, and remain appreciated.</u> <p>(c) <u>The Outline Plan must set out how the measures in (a) to (b) have been applied.</u></p>
9 and 11	23.	<p>Built Heritage Construction Management Plan</p> <p>(d) The Requiring Authority <u>must shall</u> engage a SQP to prepare a Built Heritage Construction Management Plan prior to the start of construction. The objective of the Built Heritage Construction Management Plan is to identify methods to manage construction effects on the buildings listed in Condition 21 and 22 and adjacent Scheduled Heritage Building [AUP 2798] former ASB Building, 1210 Great North Road, Point Chevalier.</p> <p>(e) The Built Heritage Construction Management Plan <u>must shall</u> include:</p> <ol style="list-style-type: none"> Measures to protect retained built heritage buildings from damage during construction, such as barriers and protective screens. Demolition and deconstruction methods for any heritage buildings not being retained. Pre- and post- construction works building condition surveys in accordance with the Construction Noise and Vibration Management Plan required by Condition 19 above. Measures to monitor the buildings during construction works Accidental damage protocols.
ALL	ARCHc1	<p>Archaeology</p> <p><u>That a Any modification to significant post 1900 historic heritage must be undertaken in accordance with the methodologies outlined in the projects Archaeological Management Plans.</u></p>
9	24.	<p>Waititiko / Meola Creek, Western Springs – Outstanding Natural Feature [RECOMMENDED DELETION]</p> <p>The Requiring Authority shall design and construct a bridge structure to cross the Waititiko / Meola Creek, Western Springs within the Outstanding Natural Feature (AUP ID 95). This condition does not restrict piers within the Outstanding Natural Feature.</p>
9	ONFc1	<p><u>Waititiko / Meola Creek, Western Springs - Outstanding Natural Feature</u></p> <p>(a) <u>A Construction Management Plan (CMP) must be prepared for each stage of work that affects the Waititiko / Meola Creek and estuary Outstanding Natural Feature (ONF ID 95) and submitted with the relevant Outline Plan. The path of the stream may have changed and continue to change from when the ONF Overlay was enacted. The CMP must demonstrate that works will avoid effects on the Waititiko / Meola Creek whether or not it follows the shape of the ONF Overlay at the time of works.</u></p> <p>(b) <u>The CMP must also demonstrate that works will avoid effects on the basalt lava flows that are the basis on which the Waititiko / Meola Creek is protected as an Outstanding Natural Feature. The CMP must include how construction methods and design will avoid effects on the Waititiko / Meola Creek and estuary and associated lava flows. This includes the location and design of</u></p>

Commented [JH8]: Recommended by AC archaeology specialist (refer to Attachment 11).

Commented [JH9R8]: Recommend alternative wording of condition/advice note below (refer to AC Memorandum of Planning Matters):

If any of the works uncover in-ground historic heritage material/in-ground post-1900 historic heritage material, not otherwise covered by another statutory authority, within the Project Area, the Requiring Authority shall ensure that this material is recorded and analysed as per standard best practice, which includes:

- o limiting or preventing contractor access to the area while the archaeologist is undertaking their works. This might include the provision of temporary fencing or setting up an exclusion zone if necessary
- o cleaning down any features or finds with hand tools as required
- o photography
- o detailed survey (total station) as required
- o removal of any portable heritage items for curation and analysis
- o recording of any historical information collected because of on-site works.

NoR number	Condition number	Condition
		<p><u>the pier(s) to be located at or adjacent to the Waititiko / Meola Creek and the location and volume of earthworks required to construct the pier(s).</u></p> <p>(c) <u>Designing the CMP requires an assessment from a suitably qualified geological or geotechnical specialist in order to map the extent of the lava flows and stream.</u></p> <p>(d) <u>Modification of the Outstanding Natural Feature (Waititiko / Meola Creek, ID 95) must be restricted to the completed footprint of the proposed works.</u></p> <p>(e) <u>Surrounding areas of the Outstanding Natural Feature (Waititiko / Meola Creek, ID 95) must be protected from ground disturbance, vehicles, equipment movements, and storage of materials.</u></p>
9	25.	<p>Northwest Lava Flow, Western Springs – Outstanding Natural Feature [RECOMMENDED DELETION]</p> <p>(a) The Project shall be designed to minimise impacts on the exposed face of the Northwestern Lava Flow Outstanding Natural Feature (AUP ID 132) as far as practicable.</p> <p>(b) The Outline Plan(s) shall describe the measures that will be implemented to minimise any permanent impacts.</p>
9	ONFc2	<p><u>North-west lava flow, Western Springs - Outstanding Natural Feature</u></p> <p>(a) <u>A Construction Management Plan (CMP) must be prepared for each stage of work that affects the North-west lava flow, Western Springs Outstanding Natural Feature (ONF ID 132) and submitted with the relevant Outline Plan.</u></p> <p>(b) <u>The CMP must include how construction methods and design will avoid effects on the North-west lava flow, Western Springs. This includes the location and design of the pier(s) to be located in the North-west lava flow, Western Springs ONF and the location and volume as well as type of earthworks required to construct the pier(s). If rock breaking is required, the plan must include proposed levels of vibration and an assessment of possible impacts on the face of the lava flow.</u></p> <p>(c) <u>Modification of the Outstanding Natural Feature (North-west lava flow, Western Springs, ID 132) must be restricted to the completed footprint of the proposed works.</u></p> <p>(d) <u>Material extracted from earthworks must be re-used for backfilling or reinstatement purposes to the extent possible. All excess rock, sand, soil or any other material beyond what is re-used must be disposed of outside of the Outstanding Natural Feature Overlay.</u></p>
3	ONFc3	<p><u>Harbour View Pleistocene terraces - Outstanding Natural Feature</u></p> <p>(a) <u>Modification of the Outstanding Natural Feature (Harbour View Pleistocene terraces, ID 40) must be restricted to the completed footprint of the proposed works.</u></p> <p>(b) <u>Surrounding areas of the Outstanding Natural Feature (Harbour View Pleistocene terraces, ID 40) must be protected from ground disturbance, vehicles, equipment movements, and storage of materials.</u></p> <p>(c) <u>Material extracted from earthworks in the Outstanding Natural Feature (Harbour View Pleistocene terraces, ID 40) must be re-used for backfilling or reinstatement purposes to the extent possible. All excess rock, sand, soil or any other material beyond what is re-used must be disposed of outside of the Outstanding Natural Feature Overlay.</u></p>
All	26.	<p>Landscape Planting [RECOMMENDED DELETION]</p> <p>(a) The Requiring Authority shall, where practicable:</p> <ul style="list-style-type: none"> (i) Retain existing mature, native vegetation (ii) Plant at stations and batter slopes (iii) Use eco-sourced native vegetation (iv) Integrate planting with any planting required by conditions of resource consents for the Project.

Commented [AC10]: Deletion recommended by AC Landscape and Visual Specialist (Attachment 8)

NoR number	Condition number	Condition
		<p>(b) For planting under (a), the Requiring Authority shall:</p> <p>(c) Undertake planting within the first planting season following Completion of Construction;</p> <p>(i) undertake pest plant control for a five year period; and</p> <p>(ii) monitor planted areas and undertake replacement planting as necessary for a five year period or until 80% canopy cover is achieved (whichever is less).</p> <p>(d) The measures described in (a) shall be shown in the Outline Plan.</p>
10	26A.	<p>Arch Hill Scenic Reserve – Native Vegetation Removal</p> <p>(e) <u>Any</u> If native vegetation within the Designation is removed <u>from within</u> in Arch Hill Scenic Reserve shown in Schedule C, the Requiring Authority <u>must shall</u>:</p> <p>(i) for temporary construction works, plant native vegetation in those areas where vegetation was removed.</p> <p>(ii) for permanent works <u>habitat loss</u>, plant an equal area <u>provide a Biodiversity Offset Accountancy Model (BOAM) to calculate an appropriate area</u> (in m2) within Arch Hill Scenic Reserve or elsewhere <u>within the Designation</u>.</p> <p>(f) For planting under (a) the Consent Holder <u>must shall</u>:</p> <p>(i) engage a SQP <u>SQEP(B)*</u> to <u>advise on demonstrate compliance with the following: eco-system specification, appropriate</u> location and determine plant species and <u>eco-sourcing, density and sizing, in accordance with the specifications detailed in Te Haumanu Taiao</u>;</p> <p>(ii) undertake <u>eco-sourced</u> planting within the first planting season following completion of construction <u>where practicable</u>;</p> <p>(iii) undertake pest <u>animal and</u> plant control <u>for no less than</u> a five year period; and</p> <p>(iv) monitor planted areas and undertake replacement planting for a five year period or until 80% native canopy cover is achieved (whichever is less).</p>
9 and 10	27.	<p>Tree Protection Methodology</p> <p>(g) Prior to the start of construction, the Requiring Authority <u>must shall</u> engage a SQP to prepare a tree protection methodology for the trees identified in Schedule E (existing at the time of construction). The tree protection methodology <u>must shall</u> demonstrate how the design and location of the Project has avoided, remedied or mitigated effects on any tree listed in Schedule E.</p> <p>(h) The methodology <u>must shall</u> include:</p> <p>(i) Procedures such as protective fencing, ground protection and physical protection of roots, trunks and branches; and</p> <p>(ii) Methods and procedures to be used when the trees are pruned and/or work is undertaken within the rootzone.</p>
<u>ALL</u>	<u>ULDMPc1</u>	<p>Urban and Landscape Design Management Plan</p> <p>(a) <u>An ULDMP must be prepared for each Stage of Work and submitted with the relevant Outline Plan. The objectives of the ULDMP(s) are to:</u></p> <p>(i) <u>Enable holistic and place-based integration of the Project's permanent works into the surrounding urban, landscape, open space and public realm context; and</u></p> <p>(ii) <u>Ensure that the Project manages potential adverse urban design, landscape and visual effects as far as practicable and contributes to a quality, legible, safe, accessible and well-integrated public transport, corridor and public realm environment.</u></p> <p>(b) <u>Mana Whenua must be invited to participate in the development of the ULDMP(s) to provide input into relevant cultural landscape and design matters including how desired outcomes for management of potential effects on cultural sites, landscapes and values identified and discussed in accordance with Condition(s) [reference – tbc] may be reflected in the ULDMP.</u></p>

Commented [AC11]: Recommended by AC Terrestrial Ecologist (Attachments 16).

Commented [JH12]: Recommended by AC Landscape and Visual Specialist and AC Urban Design Specialist (Attachments 7 and 8).

NoR number	Condition number	Condition
		<p>(c) <u>Stakeholders identified through the Condition(s) [reference – tbc] must be invited to participate in the development of the ULDMP at least six (6) months prior to the start of detailed design for a Stage of Work.</u></p> <p>(d) <u>The ULDMP must be prepared in general accordance with:</u></p> <ul style="list-style-type: none"> (i) <u>Waka Kotahi Urban Design Guidelines: Bridging the Gap (2013) or any subsequent updated version;</u> (ii) <u>Waka Kotahi Landscape Guidelines (2013) or any subsequent updated version; and</u> (iii) <u>Waka Kotahi P39 Standard Specification for Highway Landscape Treatments (2013) or any subsequent updated version.</u> <p>(e) <u>To achieve the objectives, the ULDMP(s) must provide details of how the project:</u></p> <ul style="list-style-type: none"> (i) <u>Is designed to integrate with the adjacent urban (or proposed urban), landscape, open space and public realm context, including the surrounding existing or proposed topography, urban environment (i.e. centres and density of built form), natural environment, landscape character, open space zones and active mode networks;</u> (ii) <u>Provides appropriate walking and cycling connectivity to, along and across the corridor, and interfaces with, existing or proposed adjacent land uses, public transport infrastructure, station environments and walking and cycling connections;</u> (iii) <u>Promotes inclusive access (where appropriate);</u> (iv) <u>Promotes a sense of personal safety by aligning with best practice guidelines, such as:</u> <ul style="list-style-type: none"> a. <u>Crime Prevention Through Environmental Design (CPTED) principles;</u> b. <u>Safety in Design (SID) requirements; and</u> c. <u>Maintenance in Design (MID) requirements and anti-vandalism / anti-graffiti measures.</u> (v) <u>Interfaces with the operational areas of commercial premises within business zoned land, including loading areas, internal circulation and car parking, where practicable;</u> (vi) <u>Provides clear, safe and legible station access, forecourt design, platform access, interchange environments, Park and Ride areas, pick-up / drop-off areas and connections to surrounding streets, centres, open spaces and public transport networks, where relevant;</u> (vii) <u>Provides appropriate public realm quality, including shelter, materials, furniture, lighting, wayfinding, planting, pedestrian amenity and micro-mobility / cycle parking, where relevant;</u> (viii) <u>Addresses interfaces with schools, residential properties, open spaces, town centres, heritage / character buildings, commercial / servicing areas, community facilities and visitor destinations where relevant.</u> <p>(f) <u>The ULDMP(s) must include:</u></p> <ul style="list-style-type: none"> (i) <u>A masterplan document – which depicts the overall landscape and urban design concept, and explains the rationale for the landscape and urban design proposals;</u> (ii) <u>Developed design concepts, including principles for walking and cycling facilities, public transport, station environments, corridor interfaces and public realm; and</u> (iii) <u>Landscape and urban design details that cover the following, where relevant to the Stage of Work and applicable Designation extent:</u> <ul style="list-style-type: none"> a. <u>Road design – elements such as intersection form, carriageway gradient and associated earthworks contouring including cut and fill batters and the interface with adjacent land uses and existing roads (including slip lanes), benching, spoil disposal sites, median width and treatment, roadside width and treatment;</u> b. <u>Roadside elements – such as lighting, fencing, wayfinding, signage, barriers and maintenance access;</u>

NoR number	Condition number	Condition
		<ul style="list-style-type: none"> c. <u>Station access, forecourts, interchange areas, platform access, Park and Ride areas, pick-up / drop-off areas, local bus connections and associated public realm;</u> d. <u>Architectural and landscape treatment of all major structures, including bridges, underpasses, abutments and retaining walls, including consideration of appropriate materials and design of support structures and soffits and underpass roof surfaces;</u> e. <u>Architectural and landscape treatment of noise barriers;</u> f. <u>Landscape treatment of permanent stormwater control wetlands and swales;</u> g. <u>Integration of passenger transport;</u> h. <u>Pedestrian and cycle facilities, including paths, road crossings, shared paths and dedicated pedestrian / cycle bridges or underpasses;</u> i. <u>Public realm elements, including shelter, seating, lighting, wayfinding, signage, materials, furniture, planting, cycle parking and micro-mobility facilities;</u> j. <u>Historic heritage places with reference to the [reference – tbc];</u> k. <u>Interface treatment with schools, residential properties, open spaces, town centres, commercial properties, heritage / character buildings, community facilities and visitor destinations;</u> l. <u>Treatment of interim, residual or severed spaces, including their access, safety, landscape treatment, maintenance and future use;</u> m. <u>Reinstatement of construction and site compound areas;</u> n. <u>Reinstatement of features to be retained, such as:</u> <ul style="list-style-type: none"> i. <u>boundary features;</u> ii. <u>landscaping;</u> iii. <u>driveways;</u> iv. <u>accessways;</u> v. <u>fences; and</u> vi. <u>site utilities.</u> <p>(g) <u>The ULDMP must also include the following planting details and maintenance requirements:</u></p> <ul style="list-style-type: none"> (i) <u>planting design details including:</u> <ul style="list-style-type: none"> a. <u>identification of existing trees and vegetation that will be retained with reference to the [reference – tbc]. Where practicable, mature trees and native vegetation should be retained;</u> b. <u>street trees, shrubs and ground cover suitable for the location;</u> c. <u>treatment of fill slopes to integrate with adjacent land use, streams, riparian margins and open space zones;</u> d. <u>planting of stormwater wetlands;</u> e. <u>identification of vegetation to be retained and any planting requirements under Condition(s) [reference – tbc];</u> f. <u>integration of any planting requirements required by conditions of any resource consents for the project; and</u> g. <u>re-instatement planting of construction and site compound areas as appropriate.</u> (ii) <u>A planting programme including the staging of planting in relation to the construction programme which must, as far as practicable, include provision for planting within each planting season following completion of works in each Stage of Work; and</u> (iii) <u>Detailed specifications relating to the following:</u> <ul style="list-style-type: none"> a. <u>weed control and clearance;</u> b. <u>pest animal management (to support plant establishment);</u> c. <u>ground preparation (top soiling and decompaction);</u> d. <u>mulching;</u>

NoR number	Condition number	Condition
		<ul style="list-style-type: none"> e. <u>plant sourcing and planting, including hydroseeding and grassing, and use of eco-sourced species;</u> f. <u>irrigation; and</u> g. <u>plant replacement (due to theft or plants dying).</u>
All	ARBc1	<p>Arboricultural</p> <p><u>An arboricultural report prepared by a suitably qualified and experienced arborist must be prepared and submitted to the Council for certification prior to the commencement of construction. The report must include detail to demonstrate that tree impacts on mature specimens are avoided, minimised, and reduced through retention in the first instance and provide for mitigation or offset planting to ensure there is no net loss of canopy coverage within the different habitats and areas including: SEAs, riparian margins, coastal land within 150m of MHWS, road berm, and open space zoned land. Construction works must not commence until Council has certified that there will be no net loss of canopy cover within each of the habitats.</u></p>
2, 3, 8, 10, 12	PCFc1	<p>Open Space Mitigation Management Plan (OSCMP)</p> <p><u>Prior to the lease, acquisition, occupation, and/or commencement of any public open space area (whichever occurs first), the consent holder must prepare and submit an Open Space Construction Management Plan (OSCMP) to the Council for certification.</u></p> <p><u>The OSCMP must demonstrate how construction activities will be undertaken to achieve the objectives of the OSCMP and comply with the relevant conditions of consent. The consent holder must implement and comply with the certified OSCMP for the duration of the relevant works. Any subsequent review of the OSCMP must also be submitted to Council for certification prior to the amended measures being implemented. The consent holder must meet all the costs of the preparation, implementation, certification, monitoring and review of the OSCMP.</u></p> <p><u>The overall objectives of the OSCMP must be to set out the construction management practices, staging, and mitigation measures to be adopted to ensure compliance with the consent conditions and to meet, but not be limited to, the following objectives:</u></p> <ul style="list-style-type: none"> • <u>minimise, adverse effects of construction activities on public open space, parks, reserves, esplanade reserves, recreational users, neighbouring communities, and open space values,</u> • <u>maintain, safe and functional public access, recreational connectivity, and usability of parks, shared paths, walkways, and associated open space infrastructure during construction activities,</u> • <u>maintain public safety, including the appropriate separation and management of construction activities on and adjacent to public recreation,</u> • <u>manage temporary closures and staging activities affecting public open space and recreational networks,</u> • <u>avoid damage to public assets,</u> • <u>minimise disruption to organised recreation such as leased or licensed activities, community facilities, events, and existing service levels within affected parks and open spaces, including the provision of temporary alternative arrangements,</u> • <u>ensure construction activities do not compromise Mana Whenua values of affected public open space areas,</u> • <u>provide for communication, monitoring, adaptive management, and ongoing engagement with all relevant stakeholders throughout construction activities, where required,</u> • <u>align remediation, reinstatement, planting, restoration, and mitigation works with existing reserve management objectives, ecological restoration plans, or approved open space outcomes where applicable.</u> <p><u>Parks and Community Facilities must be invited to participate in the development of the OSCMP at least 24 months prior to the start of detailed design for stage works that will impact on the reserve.</u></p>
2, 3, 8, 10, 12	PCFc2	<p>Open Space Mitigation Plan (OSMP)</p> <p><u>Prior to the lease/acquisition or occupation of the site (whichever occurs first), the consent holder must submit an Open Space Mitigation Plan (OSMP) to the Council for certification, to confirm that the activities undertaken in accordance with the OSMP will achieve the objectives of the plan and compliance with the relevant consent conditions. Any subsequent review of the OSMP must also be submitted to Council for certification. The consent holder must meet the costs of the production, certification, monitoring and review of the OSMP.</u></p>

Commented [JH13]: Recommended by AC arboricultural specialist (Attachment 12).

Commented [JH14R13]: Refer to **section B** of Memorandum of Planning Matters "arboricultural". For planning comments on this condition.

Commented [AC15]: Conditions PCFc1-10 recommended by AC Parks and Community Facilities (see Attachment 10)

NoR number	Condition number	Condition
		<p><u>The overall objectives of the OSMP must be to set out the mitigation procedures to be adopted to ensure compliance with consent conditions and also to meet, but not be limited to the following objectives:</u></p> <ul style="list-style-type: none"> <u>minimise, as far as practicable, adverse effects from the project on the ecological and environmental aspects of the reserves / esplanade reserves, parks and open spaces.</u> <u>detail reinstatement of any assets to the same or better outcome to the satisfaction of Council.</u> <u>Mitigate adverse effects caused by the project on the recreation amenity and connectivity within the parks and Mana whenua values</u> <u>Mitigation to replace the loss of any park's infrastructure, including land, ensuring existing service levels of the affected parks are maintained.</u> <u>Alignment of mitigation works with existing restoration plans.</u> <p><u>Parks and Community Facilities must be invited to participate in the development of the OSCMP at least 24 months prior to the start of detailed design for stage works that will impact on the reserve.</u></p>
2	PCFc3	<p><u>Westgate Pedestrian and Cycle Bridge</u></p> <p><u>The consent holder must facilitate and manage pedestrian/cycle connectivity for this important local pedestrian / cyclist bridge connection from east to west over and across the motorway during construction works to ensure continuous connection between the Stormwater Basin Reserve and Manutewhau Waik.</u></p>
2	PCFc4	<p><u>Pukewhakaratarata / Rush Creek Reserve - Lot 1 DP 200724</u></p> <p><u>In order to minimise, as far as practicable, adverse recreational, amenity, connectivity effects on the park and Mana Whenua values, the consent holder must in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</u></p> <ul style="list-style-type: none"> <u>How ongoing public access through the reserve, during construction will be maintained in accordance with the Construction Traffic Management Plan (CTMP), condition #.</u> <u>Address the aesthetic dominance of any buildings and interfaces with the reserve through sympathetic design.</u> <u>That Mana whenua is invited to provide the name and narrative for this park so that there is a connection to this space that needs to be acknowledged.</u> <u>Opportunities to coordinate the forward work programme for the parks, where appropriate, with PCF.</u> <u>Measures to reasonably maintain the existing service level of the affected park, including any temporary or permanent reconfiguration or replacement of park facilities.</u> <p><i>Advice Note:</i> <u>PCF do not support the use of parkland to relocate the substation as it will devalue the land and limit Council's future recreational and conservational use of the land.</u> <u>PCF recommend the Requirement Authority use an alternative site (3 Maki Street) that is closer to the area impacted.</u></p>
3	PCFc5	<p><u>Huruhuru Reserve / 340 Triangle Road</u></p> <p><u>In order to minimise, as far as practicable, adverse ecological and environmental effects on the reserves through temporary occupation, including waters, the consent holder must in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</u></p> <ul style="list-style-type: none"> <u>replanting and/or weed control for mitigation and possible fencing to manage future encroachments.</u> <p><i>Advice Note:</i> <u>332 Triangle Road seems to have privatised part of the esplanade.</u></p>
3	PCFc6	<p><u>Flanshaw Esplanade Reserve</u></p> <p><u>In order to minimise, as far as practicable, adverse recreation and amenity effects on the esplanade, the consent holder must in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</u></p>

NoR number	Condition number	Condition
		<ul style="list-style-type: none"> How ongoing public access (walking and cycling) through the esplanade reserve, during construction will be maintained in accordance with the Construction Traffic Management Plan (CTMP), condition #. Opportunities to coordinate the forward work programme for the esplanade, where appropriate, with PCF. Measures to reasonably maintain the existing service level of the affected esplanade, including any temporary or permanent reconfiguration or replacement of esplanade reserve facilities. How matters raised by PCF and relevant stakeholders have been incorporated into the OSCMP and OSMP, and where matters have not been incorporated, the reasons why not. <p><i>Advice Note:</i> <i>PCF notes that the two existing entry and exit points along the northwestern cycleway are key access points to the Lincoln, Henderson and Te Atatu South communities. If these access points are obstructed users will have to divert to the suburban road network for longer travel times and greater safety risk where there is no separation from vehicles.</i></p>
3	PCFc7	<p>Harbourview – Orangihina Park</p> <p>In order to minimise, as far as practicable, the loss of and adverse recreation amenity and connectivity within park and future marae development, the consent holder must in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</p> <ul style="list-style-type: none"> How ongoing public access (walking and cycling) through the park, during construction will be maintained in accordance with the Construction Traffic Management Plan (CTMP), condition #. Opportunities to coordinate the forward work programme for the park, where appropriate, with PCF. Consider impact on leasing arrangements with Pony Club. Consider the impact on the future marae development and access to this development. Measures to reasonably maintain the existing service level of the affected park, including any temporary or permanent reconfiguration or replacement of park reserve facilities. How matters raised by PCF and relevant stakeholders have been incorporated into the OSCMP and OSMP, and where matters have not been incorporated, the reasons why not. How the proposed works can be incorporated into the Harbourview-Orangihina Park Master Plan 2019. How potential mitigation works would align with the Harbourview-Orangihina Park Community Restoration Plan. <p><i>Advice Note:</i> <i>The southern pathway connection to Te Atatu Road was only constructed in 2024. NZTA, the Requirement Authority, needs to consider connectivity to cycle lane connection to northwestern cycleway and separate extensive coastal Whau Pathway. If this access point is obstructed pedestrian and cycle users will have to divert to the suburban pathway and road network for longer travel times and greater safety risk where there is no separation from vehicles.</i></p>
8	PCFc8	<p>McCormick Green</p> <p>In order to minimise, as far as practicable, adverse recreation, amenity and connectivity effects on land owners and all users of the park as a result of permanent loss of open space, the consent holder must in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</p> <ul style="list-style-type: none"> How ongoing public access (walking and cycling) through the park, during construction will be maintained in accordance with the Construction Traffic Management Plan (CTMP), condition #. Opportunities to coordinate the forward work programme for the park, where appropriate, with PCF. Mitigation to replace the loss of open space and existing service level of the affected park. How matters raised by PCF and relevant stakeholders have been incorporated into the OSCMP and OSMP, and where matters have not been incorporated, the reasons why not.

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NoR number	Condition number	Condition
		<p><u>Advice Note:</u></p> <p><u>PCF notes that there is a cycle and pedestrian path connection from McCormick Road through the Park that is a key connector access point to the northwest cycleway and to Rutherford College for the Te Atatu South community.</u></p> <p><u>NZTA, the Requirement Authority, needs to consider connectivity to the new and extensive coastal Whau Pathway.</u></p> <p><u>PCF notes that the cost of replacing the McCormick Green open space amenity on replacement land within designation of similar area and recreational value rests with NZTA, the Requirement Authority, and not Auckland Council.</u></p>
10 and 12	PCFc9	<p><u>Western Springs Garden Park</u></p> <p><u>In order to minimise, as far as practicable, adverse recreation, amenity and connectivity effects on land owners and all users of the park as a result of permanent loss of recreation facilities, including the community hall, car parking, recycling and mature Pohutukawa, the consent holder must in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</u></p> <ul style="list-style-type: none"> <u>How ongoing public access (walking and cycling) through the park, during construction will be maintained in accordance with the Construction Traffic Management Plan (CTMP), condition #.</u> <u>Opportunities to coordinate the forward work programme for the park, where appropriate, with PCF.</u> <u>Mitigation to replace the loss of open space community hall, car parking and existing service level of the affected park facilities.</u> <u>Measures to reasonably maintain the existing service level of the other affected park elements, including impact on the significant strand of Pohutukawa trees, recycling space, and any temporary or permanent reconfiguration or replacement of esplanade park facilities.</u> <u>How matters raised by PCF and relevant stakeholders have been incorporated into the OSCMP and OSMP, and where matters have not been incorporated, the reasons why not.</u> <p><u>Advice Note:</u></p> <p><u>PCF notes that the cost of replacing the Western Springs Community Hall and carparking and its relevant community service level requirements on replacement land within designation of similar area and recreational value rests with NZTA, the Requirement Authority, and not Auckland Council.</u></p>
10	PCFc10	<p><u>Arch Hill Reserve (Parks and Community Facilities)</u></p> <p><u>In order to minimise adverse effects on recreation amenity, public access, connectivity, biking activities, ecological values, and all users of Arch Hill Reserve arising from the relocation of the playground, formation of the stormwater pond, impacts on biking areas, and relocation of the wetland area, the consent holder must, in addition to Conditions (15) and (16), demonstrate through the OSCMP and OSMP how the following specific objectives and mitigation measures will be implemented and achieved:</u></p> <ul style="list-style-type: none"> <u>How ongoing public access (walking and cycling) through the reserve, during construction will be maintained in accordance with the Construction Traffic Management Plan (CTMP), condition #.</u> <u>Opportunities to coordinate the forward work programme for the reserve, where appropriate, with PCF.</u> <u>Measures to reasonably maintain the existing service level of the affected reserve, including any temporary or permanent reconfiguration or replacement of esplanade park facilities.</u> <p><u>How matters raised by PCF and relevant stakeholders have been incorporated into the OSCMP and OSMP, and where matters have not been incorporated, the reasons why not.</u></p>
All	ENGc1	<p><u>Erosion and Sediment Control Plan (ESCP)</u></p> <p>(a) <u>Prior to the start of construction, the Requiring Agency must engage a SQP to prepare an ESCP. The purpose of the ESCP is to set out measures to be implemented during construction to minimise erosion and the discharge of sediment from within the boundaries of the Site.</u></p>

Commented [AC16]: ENGc1 and ENGc2 recommended by AC Development Engineer - See appendix 5 and Planning summary in Section B of memo.

NoR number	Condition number	Condition
		<p>(b) <u>The ESCP(s) must be prepared in accordance with Auckland Council's Guidance Document 005 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) or updated version except as otherwise provided for in these conditions.</u></p> <p>(c) <u>The ESCP must include the following information:</u></p> <ul style="list-style-type: none"> (i) <u>Location of the work.</u> (ii) <u>Contour information.</u> (iii) <u>Details of construction methods.</u> (iv) <u>ESC measures for the works being undertaken within a particular construction area.</u> (v) <u>Catchment boundaries of works and devices installed.</u> (vi) <u>Design criteria, typical and site-specific details of ESC.</u> (vii) <u>The identification of staff who will monitor compliance with the ESCP.</u> (viii) <u>Design details for managing the treatment, disposal and/or discharge of contaminants (e.g. concrete wash water).</u> (ix) <u>Chemical (or organic) treatment design and details including batch dosing.</u> (x) <u>Pumping procedures where dewatering is required.</u> (xi) <u>Earthworks programme.</u> (xii) <u>Methodology, timing, staging and sequencing of stream works including culvert extensions and replacements, and any erosion sediment control measures to be employed to mitigate the effects on waterbodies.</u>
All	ENGc2	<p>Geotechnical Management Plan (GMP)</p> <p>(a) <u>Prior to the start of construction, the Requiring Agency must engage a Suitably Qualified Geotechnical Professional (SQGP) to prepare a GMP. The purpose of the GMP is to review the geotechnical conditions along the alignment with respect to the detailed design proposal in order to confirm that there will be no adverse effects to land, buildings or infrastructure beyond the designation boundary.</u></p> <p>(b) <u>The GMP must consider effects of both temporary and permanent works.</u></p> <p>(c) <u>Where the works are located in areas of geotechnical hazard, such as steep slopes, poor soils, or landslide susceptibility the SQGP must undertake geotechnical investigations to ensure the hazard is well understood, and to demonstrate the proposed design mitigates any potential effects on land, buildings or infrastructure beyond the designation boundary.</u></p>
OPERATIONAL CONDITIONS		
2, 3, 6, 8, 9, 10, 12	28.	<p>Operational Traffic</p> <p>Low Noise Road Surface</p> <p>The Requiring Authority must <u>shall</u> implement an asphalt surface or similar <u>smooth and even</u> low noise road surface throughout the Project (excluding any existing local roads with chip seal). <u>The road surfaces must shall be maintained to retain their noise and vibration reduction performance as far as practicable.</u></p>
2, 3, 6, 8, 9, 10, 12		<p>For the purposes of Conditions 29 to 37</p> <ul style="list-style-type: none"> (a) Building-Modification Mitigation – has the same meaning as in NZS 6806; (b) Noise Barrier is any barrier that has a minimum surface density of 15 kg/m² and is designed to have no gaps between the panels and the ground and between panels (c) Habitable Space – has the same meaning as in NZS 6806; (d) Mitigation – has the same meaning as in NZS 6806:2010 Acoustics – Road-traffic noise – New and altered roads; (e) NZS 6806 – means New Zealand Standard NZS 6806:2010 Acoustics – Road-traffic noise – New and altered roads; (f) Protected Premises and Facilities (PPFs) – means only the premises and facilities identified in Schedule E "Identified PPFs".

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Commented [AC17]: Recommended by AC Noise and Vibration specialist (Attachment 15).

NoR number	Condition number	Condition
2, 3, 6, 8, 9, 10, 12	29.	As part of the detailed design of the project, a SQP <u>must-shall</u> determine the BPO for mitigating noise effects on PPFs. <u>Any BPO measures for mitigation noise must-shall ensure ongoing compliance with Condition ON.12 Designation 6738 (applicable to SH16 near between Te Atatu and Henderson/Lincoln Road).</u>
2, 3, 6, 8, 9, 10, 12	30.	(g) Prior to the start of construction works, a SQP <u>must-shall</u> identify those PPFs where, following implementation of the Noise Barriers: <ul style="list-style-type: none"> (i) The external traffic-noise level at the façade facing the Project is higher than 67 dB $L_{Aeq(24h)}$, and (ii) A noise level increase of 1 dB or more will occur due to the Project implementation; and (iii) where Building-Modification Mitigation might be required to achieve 40 dB $L_{Aeq(24h)}$ inside Habitable Spaces ('Category C Buildings') as far as reasonably practicable. <p>(iv) <u>The above must-shall be based on the traffic noise level from the busway and SH16 in the design year (2051); and the comparison of the do-nothing scenario (i.e. SH16 traffic noise levels for 2051 without busway project) and the proposed detailed design scenario (i.e. busway and SH16 traffic noise levels for 2051 with the busway project and any mitigation proposed to be implemented such as barriers).</u></p>
2, 3, 6, 8, 9, 10, 12	31.	Prior to the start of construction in the vicinity of each Category C Building, the Requiring Authority <u>must-shall</u> write to the owner of the Category C Building requesting entry to assess the noise reduction performance of the existing building envelope. If the building owner agrees to entry within 12 months of the date of the Requiring Authority's letter, the Requiring Authority <u>must</u> instruct a Suitably Qualified Person to visit the building and assess the noise reduction performance of the existing building envelope.
2, 3, 6, 8, 9, 10, 12	32.	(a) For each Category C Building identified, the Requiring Authority is deemed to have complied with Condition 30 31 above if: <ul style="list-style-type: none"> (i) the Requiring Authority's Suitably Qualified Person has visited the building and assessed the noise reduction performance of the building envelope; or (ii) the building owner agreed to entry, but the Requiring Authority could not gain entry for some reason (such as entry denied by a tenant); or (iii) the building owner did not agree to entry within 12 months of the date of the Requiring Authority's letter sent in accordance with Condition 30 above (including where the owner did not respond within that period); or (iv) the building owner cannot, after reasonable enquiry, be found prior to Completion of Construction of the project. <p>If any of (ii) to (iv) above apply to a Category C Building, the Requiring Authority is not required to offer to implement Building-Modification Mitigation to that building.</p>
2, 3, 6, 8, 9, 10, 12	33.	(b) Subject to Condition 34 32 above, within six months of the assessment undertaken in accordance with Condition 30 31, the Requiring Authority <u>must-shall</u> write to the owner of each Category C Building advising: <ul style="list-style-type: none"> (i) if Building-Modification Mitigation is required to achieve 40 dB $L_{Aeq(24h)}$ inside habitable spaces; and (ii) the options available for Building-Modification Mitigation to the building, if required; and (iii) that the owner has three months to decide whether to accept Building-Modification Mitigation to the building and to advise which option for Building-Modification Mitigation the owner prefers, if the Requiring Authority has advised that more than one option is available.
2, 3, 6, 8, 9, 10, 12	34.	Once Building-Modification Mitigation has been agreed, it <u>must-shall</u> be implemented in a reasonable and practical timeframe by arrangement with the owner.
2, 3, 6, 8, 9, 10, 12	35.	(a) Subject to Condition 31, where Building-Modification Mitigation is required, the Requiring Authority is deemed to have complied with Condition 30 if:

Commented [AC18]: Recommended by AC noise and vibration specialist (refer to Attachment 15).

Commented [AC19R18]: AC Planners consider that the condition should be mirrored here and not cross-referenced as designation conditions should be able to standalone.

Alternatives are described in the AC Memorandum of Planning Matters (under "noise and vibration" heading).

Commented [AC20]: Recommended by AC noise and vibration specialist (refer to Attachment 15).

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NoR number	Condition number	Condition
		<ul style="list-style-type: none"> (i) the Requiring Authority has completed Building Modification Mitigation to the building; or (ii) an alternative agreement for mitigation is reached between the Requiring Authority and the building owner; or (iii) the building owner did not accept the Requiring Authority's offer to implement Building-Modification Mitigation within three months of the date of the Requiring Authority's letter sent in accordance with Condition 31 (including where the owner did not respond within that period); or (iv) the building owner cannot, after reasonable enquiry, be found prior to Completion of Construction of the project.
2, 3, 6, 8, 9, 10, 12	36.	All noise barriers required as determined by the BPO assessment in accordance with Condition 29 <u>must-shall</u> be installed prior to the opening of the Project.
2, 3, 6, 8, 9, 10, 12	37.	The Noise Barriers that are part of the BPO <u>must-shall</u> be maintained so they retain their noise reduction performance as far as practicable.
X	CnVc1	<u>All mechanical and electrical services (including public address systems) at Stations must-shall be designed to comply with the noise rating levels and maximum noise levels set out in Chapter E25 of the Auckland Unitary Plan.</u> <u>Noise must-shall be measure 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".</u>
All	WWMPc1	<p><u>Water and Wastewater Management Plan (WWMP)</u></p> <ul style="list-style-type: none"> a) <u>The WWMP must-shall be prepared by the Requiring Authority prior to commencing preliminary design for the first and each subsequent stage. The objective of the WWMP is to set out a framework for early engagement and agreement on methods for protecting and/or relocating assets, and managing the adverse effects of working in close proximity to existing and authorised water and wastewater assets.</u> b) <u>To achieve the objective, the WWMP must-shall include methods to:</u> <ul style="list-style-type: none"> i. <u>manage the effects of construction works on existing water and wastewater assets.</u> ii. <u>provide a process for the relevant Network Utility Operator to review and provide feedback on detailed designs developed by the Requiring Authority where those detailed designs involve modifications to, or relocation of, existing bulk/transmission water and wastewater assets;</u> iii. <u>maintain safe operational access for maintenance at all reasonable times and for emergency works at all times during construction activities and operation.</u> iv. <u>protect, and where reasonably necessary to accommodate the Project, relocate existing network utilities in consultation with the relevant Network Utility Operator;</u> v. <u>identify and map all existing and authorised network utilities within or adjacent to the designation, classify asset criticality, and set out protection, support, monitoring and (if required) relocation methodologies for those assets;</u> vi. <u>specify programme-level coordination, including indicative long-lead notice and staging arrangements for works that may require outages or complex interfaces, with a mechanism for the Requiring Authority and Network Utility Operator to agree refinements based on risk and detailed design; and</u> vii. <u>set out emergency response and escalation protocols, including 24/7 contacts and procedures to secure, isolate and restore service in the event of an incident affecting a network utility.</u> c) <u>The WWMP must-shall be prepared in consultation with the relevant Network Utility Operator who have existing or authorised assets that are directly affected by the Project.</u> d) <u>The WWMP must-shall describe how any comments from the relevant Network Utility Operator(s) in relation to their assets have been addressed.</u> <p><u>Advice note:</u></p>

Commented [JH21]: Recommended by AC noise and vibration specialist (Attachment 15).

Commented [JH22R21]: AC Planner recommendation - condition as worded cross-references to Chapter E25. Conditions on a designation should stand alone - refer to recommendations for potential alternatives (Section X/paragraph X of AC Memorandum of Planning Matters).

Commented [JH23]: New condition recommended by Watercare Services Ltd. (refer to Attachment 3).



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NoR number	Condition number	Condition
		<p><u><i>Nothing in this condition limits or replaces requirements under the Government Roadway Powers Act 1989, the Utilities Access Act 2010 and associated National Code of Practice for Utility Operators' Access to Transport Corridors, or any approvals reasonably required by a Network Utility Operator for works over, near to, or affecting its assets.</i></u></p> <p><u><i>Advice note:</i></u></p> <p><u><i>There may be opportunities for upgrading water and/or wastewater assets as part of these works. The WWMP does not deal with the process for cost sharing and delivery of those upgrades. This will be addressed separately between the Requiring Authority and Network Utility Operator in accordance with relevant legislation and processes.</i></u></p>