

Decision on an application to change/cancel conditions of a resource consent under section 127 of the Resource Management Act 1991



Discretionary activity under section 127(3)

Application numbers: LUC60010513-H & SUB60035991-G

Original consent numbers: BUN20441333 (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048335, LUS60048380 and WAT60051016)

Applicant: AV Jennings Hobsonville Pty Limited

Site address: 226 Grand Drive, Orewa 0931, 47 Ara Hills Drive, Upper Orewa 0992

Legal description: Lot 1 DP 310813, and Lot 1003 DP 576136, Lot 1001 DP 576669

Proposal:

To vary conditions of resource consent LUC60010513-G & SUB60035991-F under the original bundled consent BUN20441333 to reflect changes to the revised subdivision sub-staging of Stage 2 in the Ara Hills Development as well as changes to earthworks within Stage 2 area of Ara Hills and in close proximity to State Highway 1.

Conditions to be varied are 1, 2, 3, 9 and 116(p), (q), and (r); as well as relevant plans within Appendix 1.

Note: For the avoidance of doubt, any reference in this decision to 'vary' or 'variation application' shall be taken to mean an application to change or cancel consent conditions under s127 of the RMA.

This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to the following conditions of consents LUC60010513-G and SUB60035991-F under the original bundled consent BUN20441333 involving the following amendments (with ~~strike through~~ for deletion, **bold** and underline for insertions):

Changes to condition 1

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, **LUC60010513-H**, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, **SUB60035991-G**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, **LUC60010513-H**, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, **SUB60035991-G**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016);

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Changes to condition 2

Application Plans and Materials

- 2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, **LUC60010513-H**, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, **SUB60035991-G**, DIS60048302-A, DIS60048302-B, and DIS60048302-C.

Changes to condition 3

- 3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan **titled “Proposed Road Layout Plan”, 42516-01-**

S427 **drawing no.:** 300, Rev **LG** prepared by ~~Airey Consultants~~ **Crang Civil** Limited will prevail.

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Changes to condition 9

9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513 and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, **LUC60010513-H**, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, **SUB60035991-G**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

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Changes to condition 116(p), (q), and (r)

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:

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- (q) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
Lots 259, 261, 268-305, 307, 308, 317-323, 325, 332, 334, 373-380, 386-389, 413-450, 459-474, 481, 482 and 491-497	A	E	K	-	N, O

Lots 243-258, 261-267, 326-331, 381-385, 390-412, 451-458, 475-480, 483-490, 498-501	A	F	K	-	
Stage 1 - Lots 1-107, 113-129, 583-586, 591-595 Stage 3 Lots 309-316, 502-518, 529-531, 543-545, 565-575, 598, 599	A	G	K	-	
Stage 2 <u>A</u> – Lots <u>579</u> <u>Stages 2B, 2C and 2D – Lots 130-242 and 601</u> 130–149, 155–240, 576, 579 and 603 Stage 1 – 609, 610 and 611 Other stages – Lot 242	A	H	K	-	
Area within Stage 2<u>A</u> – Lots 580 and 581 Area within other stage – Lot 241	B	I	K	-	
Lots 130, 241, 242, 579, 580 and 581				L	
All Lots	-	-	-	M	

- A. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.
- C. Deleted.
- D. Deleted.
- E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.

- H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.
- I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- J. Deleted.
- K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.

- L. There shall be no direct vehicle access onto Road 1 (**entrance road**) from the lot.
 - M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
 - N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
 - O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.
- (q) The owners of Lots 4—575 **identified in Table 1 within condition 116(p) above,** shall at all times when registered as proprietors of the lots:
- be and remain members of any legal entity set up by condition 40; and
 - comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.
- (r) Subject to the terms of the approved CAMP, the titles to each of the Lots 4—575 **in Table 1 within condition 116(p)** will be subject to encumbrances granted in favour of the legal entity and Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Changes to Plans (Appendix 1)

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
400	Rev I	Proposed Site Plan and Aerial Photograph	Airey Consultants Ltd	26/04/22
<u>100</u>	<u>Rev I</u>	<u>Proposed Site Plan and Aerial Photograph</u>	<u>Crang Civil</u>	<u>13/04/23</u>
404	Rev K	Proposed Staging Plan	Airey Consultants Ltd	26/04/22
<u>101</u>	<u>Rev L</u>	<u>Proposed Staging Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
405	Rev H	Scheme Plan Comparison with Consented Development	Airey Consultants Ltd	26/04/22
<u>105</u>	<u>Rev I</u>	<u>Scheme Plan Comparison with Consented Development</u>	<u>Crang Civil</u>	<u>13/04/23</u>
200	Rev I	Proposed Finished Contour Plan	Airey Consultants Ltd	26/04/22
<u>200</u>	<u>Rev L</u>	<u>Proposed Finished Contour Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
204	Rev H	Proposed Cut-Fill Plan	Airey Consultants Ltd	30/08/21
<u>201</u>	<u>Rev I</u>	<u>Proposed Cut-Fill Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
205	Rev I	Proposed Slope Analysis Plan Slopes Greater than 1 in 3	Airey Consultants Ltd	26/04/22
<u>205</u>	<u>Rev L</u>	<u>Proposed Slope Analysis Plan Slopes Greater than 1 in 3</u>	<u>Crang Civil</u>	<u>13/04/23</u>
240	Rev E	Stage 2 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	30/08/21
<u>210</u>	<u>Ref F</u>	<u>Stage 2 – Earthworks & Sediment Control Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
220	Rev E	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2019
222	Rev A	Proposed Earthworks within NZTA Land	Airey Consultants Ltd	30/08/21
<u>222</u>	<u>Rev B</u>	<u>Proposed Earthworks within NZTA Land</u>	<u>Crang Civil</u>	<u>13/04/23</u>
...	...	...	...	...
300	Rev I	Proposed Road Layout Plan	Airey Consultants Ltd	26/04/22
<u>300</u>	<u>Rev L</u>	<u>Proposed Road Layout Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
304	Rev I	Proposed Road Layout Plan – Sheet 1 of 5	Airey Consultants Ltd	40/12/21
<u>301</u>	<u>Rev L</u>	<u>Proposed Road Layout Plan – Sheet 1 of 5</u>	<u>Crang Civil</u>	<u>13/04/23</u>

Drawing No.	Rev/ Ref	Title	Prepared by	Date
...	...	...	...	...
311	Rev F	Stage 2 – Road Enabling Plan	Airey Consultants Ltd	10/12/21
<u>311</u>	<u>Rev G</u>	<u>Stage 2 – Road Enabling Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
312	Rev F	Stage 2 – Completed Road Plan	Airey Consultants Ltd	10/12/21
<u>312</u>	<u>Rev G</u>	<u>Stage 2 – Completed Road Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
313	Rev D	Stage 2 – Entrance Road Long Section	Airey Consultants Ltd	30/08/21
<u>313</u>	<u>Rev E</u>	<u>Stage 2 – Entrance Road Long Section</u>	<u>Crang Civil</u>	<u>13/04/23</u>
314	Rev D	Stage 2 – Roads 10 & 12 Long Sections	Airey Consultants Ltd	30/08/21
<u>314</u>	<u>Rev E</u>	<u>Stage 2 – Roads 10 & 12 Long Sections</u>	<u>Crang Civil</u>	<u>13/04/23</u>
315	Rev D	Stage 2 – Road 13 Long Section	Airey Consultants Ltd	30/08/21
<u>315</u>	<u>Rev E</u>	<u>Stage 2 – Road 13 Long Section</u>	<u>Crang Civil</u>	<u>13/04/23</u>
...	...	...	...	...
400	Rev K	Proposed Stormwater Layout & Flood Plan	Airey Consultants Ltd	26/04/22
<u>400</u>	<u>Rev K</u>	<u>Proposed Stormwater Layout & Flood Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
...	...	...	...	...
408	Rev B	Bio-Retention Details (Sheet 1 of 2)	Airey Consultants Ltd	10/12/21
<u>408</u>	<u>Rev C</u>	<u>Bio-Retention Details (Sheet 1 of 2)</u>	<u>Crang Civil</u>	<u>13/04/23</u>
409	Rev B	Bio-Retention Details (Sheet 2 of 2)	Airey Consultants Ltd	10/12/21
<u>409</u>	<u>Rev C</u>	<u>Bio-Retention Details (Sheet 2 of 2)</u>	<u>Crang Civil</u>	<u>13/04/23</u>
410	Rev G	Stage 2 – Stormwater Enabling Plan	Airey Consultants Ltd	10/12/21
<u>410</u>	<u>Rev H</u>	<u>Stage 2 – Stormwater Enabling Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
411	Rev G	Stage 2 – Completed Stormwater Plan	Airey Consultants Ltd	10/12/21
<u>411</u>	<u>Rev H</u>	<u>Stage 2 – Completed Stormwater Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
...	...	...	...	...
500	Rev J	Proposed Wastewater Layout Plan	Airey Consultants Ltd	26/04/22

Drawing No.	Rev/ Ref	Title	Prepared by	Date
<u>500</u>	<u>Rev K</u>	<u>Proposed Wastewater Layout Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
504	Rev D	Preliminary Wastewater Pump Station Layout Plans Typical Cross Section	Airey Consultants Ltd	10/12/21
<u>501</u>	<u>Rev E</u>	<u>Preliminary Wastewater Pump Station Layout Plans</u>	<u>Crang Civil</u>	<u>13/04/23</u>
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
511	Rev G	Stage 2 – Wastewater Enabling Plan	Airey Consultants Ltd	10/12/21
<u>511</u>	<u>Rev H</u>	<u>Stage 2 – Wastewater Enabling Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
512	Rev G	Stage 2 – Completed Wastewater Plan	Airey Consultants Ltd	10/12/21
<u>512</u>	<u>Rev H</u>	<u>Stage 2 – Completed Wastewater Plan</u>	<u>Crang Civil</u>	<u>13/04/23</u>
...	...	...	...	...
<u>SK005</u>	<u>Rev A</u>	<u>NZTA Earthworks Plan</u>	<u>Crang Civil</u>	<u>16/06/22</u>
<u>SK006</u>	<u>Rev A</u>	<u>NZTA Cut Plan</u>	<u>Crang Civil</u>	<u>16/06/22</u>
<u>SK020</u>	<u>Rev A</u>	<u>Waka Kotahi Design Cross Sections Plan</u>	<u>Crang Civil</u>	<u>04/05/23</u>
<u>SK021</u>	<u>Rev A</u>	<u>Waka Kotahi Design Cross Sections Sheet 1</u>	<u>Crang Civil</u>	<u>04/05/23</u>
<u>SK022</u>	<u>Rev A</u>	<u>Waka Kotahi Design Cross Sections Sheet 2</u>	<u>Crang Civil</u>	<u>04/05/23</u>
Subdivision Plans				
5970		Scheme Plan A of Subdivision Staging	Hampson & Associates Ltd	01/03/2023
5970		Scheme Plan B of Multi Lot Staging	Hampson & Associates Ltd	01/02/2023
<u>Sheet 1</u>	<u>C</u>	<u>Scheme Plan Overall</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 2</u>	<u>C</u>	<u>Scheme Plan Stage 2A</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 3</u>	<u>C</u>	<u>Scheme Plan Stage 2A</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 4</u>	<u>C</u>	<u>Scheme Plan Stage 2A</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 5</u>	<u>C</u>	<u>Scheme Plan Stage 2B</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 6</u>	<u>C</u>	<u>Scheme Plan Stage 2B</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 7</u>	<u>C</u>	<u>Scheme Plan Stage 2B</u>	<u>Survey Worx</u>	<u>13 April 2023</u>

Drawing No.	Rev/ Ref	Title	Prepared by	Date
<u>Sheet 8</u>	<u>C</u>	<u>Scheme Plan Stage 2C</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 9</u>	<u>C</u>	<u>Scheme Plan Stage 2D</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
<u>Sheet 10</u>	<u>C</u>	<u>Scheme Plan Stage 2D</u>	<u>Survey Worx</u>	<u>13 April 2023</u>
S2	Sheet 1	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Sept 2021
S2	Sheet 2	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Sept 2021
S2	Sheet 3	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Sept 2021
S2	Sheet 4	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Sept 2021
S2	Sheet 5	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Sept 2021
S2	Sheet 6	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Sept 2021
S2	Sheet 7	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Dec 2021
S2	Sheet 8	Stage 2 Scheme Plan	Hampson & Associates Ltd	10 Dec 2021
...	...	...	...	...
Character Area, Structure Plan and Revegetation/ Open Space Plans				
...	...	...	...	...
	Rev <u>D</u> B	Ara Hills Stage 2 Landscape Package for s127	Boffa Miskell	<u>24 March 2024</u> 17 Dec 2021
		Ara Hills Stage 2 Design Guidance	Oculus	13 Sept 2021

Decision

I have read the application, supporting documents, and the report and recommendations on the application for variation. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 127, 104, 104B, 106 and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.

2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
- a. The effects on the receiving environment with regards to the proposed changes are negligible as the proposed variation seeks to introduce further sub-staging within Stage 2, to allow for development and release of development lots, to align with the provision of infrastructure and associated construction works in a timely manner under the four substages to Stage 2.
 - b. The further subdivision of super lots 149 and 576 is similar to the original consented scheme with the stream corridors to the south and pump station dictating the depth of lots (no built zones). The layout is considered to allow for the efficient layout and use of the site that responds to its topographical constraints.
 - c. The two superlots on the northern side of Grand Drive were being utilised by Watercare for temporary water reservoirs during the water shortage crisis of the 2021/2022 summer. The reservoirs are no longer needed and these two lots can revert back to Stage 2. These have been combined into a single lot under this variation proposal; Lot 581 within Stage 2A.
 - d. The changes to superlots 149 and 576, which will be further subdivided into Lots 149-153 (Stage 2D), and Lots 239-242, & 601 (Stage 2B), will essentially revert back to the original concept of the overall development in Stage 2 of Ara Hills.
 - e. The realignment of the original four lots facing the pocket park (proposed Lots 605 and 606) will allow for improved passive surveillance, and general residential amenity, of the pocket park from the future dwellings on the lots facing this pocket park (Lots 160-163 & 178-182).
 - f. There are no physical or consenting changes needed or applied for in relation to the discharge permits as approved under the original consent. The general infrastructure network and servicing strategy remain unchanged. The proposed changes to the stormwater bioretention devices are limited to their size are acceptable, as they can effectively manage stormwater discharges from the site.
 - g. The proposed changes to the earthworks within Stage 2 will provide improved transition gradients across the shared boundary with State Highway 1 (NZTA designation). The applicant will undertake the earthworks with appropriate erosion and sediment control measures to ensure effective management of earthworks, sediment control and stability on site and the receiving environment. The proposed earthworks have been reviewed and approved by NZTA.
 - h. All lots within the revised Stage 2 of the Ara Hills Development can be adequately serviced and accessed.
 - i. The proposed sub-staging of Stage 2 will not materially change the overall layout and design of the consented development. The sub-staging will maintain the overall residential character, open space provisions, and amenity values anticipated and expected in the area.

- j. In terms of positive effects, it will enable the development of the Ara Hills Development area to carry out the approved subdivision in stages as revised in a more efficient way and the proposal will provide additional housing in the area.
 - k. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA, the variation is consistent with the relevant statutory documents including the assessment criteria, objectives and policies contained in Chapters E26, E27, E38, E39 and H18 of the Auckland Unitary Plan (Operative in part). The underlying zone for the subject sites is currently Future Urban which seeks to retain the rural use of the land and to avoid urbanisation until the land has been rezoned for urban purposes (H18.2 (1), (4); H18.3 (1)). Development of the Future Urban Zone should also not result in fragmentation that will compromise any future urban development, including the provision of infrastructure, built form, and transport network (H18.2 (3); H18.3 (4), (6)).

Under bundled consent application BUN20441333, the wider area is effectively rezoned residential. The proposed variation to the layout and design of the underlying residential development of the subject site, through the introduction of sub-staging within Stage 2, lot realignment around the pocket park, and associated works. This is consistent with the outcomes as granted under the original consent in terms of residential character and form and can be serviced by infrastructure, effectively manage stormwater discharges, and a new roading network. The proposed variation is considered not to be contrary to the objectives and policies of the relevant chapters of the Auckland Unitary Plan (Operative in part).

- 4. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, no other matters are considered relevant.
- 5. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the varied conditions below.
- 6. In the context of this variation application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
- 7. Overall, the proposal is consistent with the relevant statutory documents and will have adverse effects on the environment that are acceptable.

Conditions

Under sections 108 and 108AA of the RMA, this variation is subject to the amendments detailed in the above decision with no further conditions considered necessary to impose.

Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*
2. *The consent holder is reminded that the decision on this section 127 application does not affect the lapse period for the resource consent.*
3. *This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.*

Delegated decision maker:

Name: Steve Seager

Title: Team Leader, Resource Consents

Signed:



Date: 23 June 2023

Attachment 1: Consolidated conditions of consent as amended

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016);
- (d) “Consent Holder” means the applicant, AV Jennings Hobsonville Pty Limited, at Auckland;
- (e) “Council” means the Auckland Council;
- (f) “engineering works” includes, but is not limited to:
 - Earthworks and sediment control;
 - The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
 - Street lights, landscaping or structures on land; and
 - Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

- (g) "RMA" means the Resource Management Act 1991;
- (h) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

- 2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, DIS60048302-A, DIS60048302-B, and DIS60048302-C.
- 3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan titled "Proposed Road Layout Plan", drawing no.: 300, Rev L prepared by Crang Civil Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

Monitoring Charges

- 4. The Consent Holder shall pay the Council an initial consent compliance monitoring charge of \$1500 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the Consent Holder.

Lapse of Consent

- 5. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:

- The consent is given effect to (i.e. a survey plan or plans for all stages of the subdivision have been submitted to Council for approval under section 223 of the RMA), but shall thereafter lapse if the survey plan or plans are not deposited in accordance with section 224 of the RMA; or
- The Council extends the period after which the consent lapses

Review of Conditions

6. At least 7 days prior to any work commencing in relation to this consent, the Consent Holder shall notify the Council's RMA Compliance Administrator by telephone (0800 426 5169) of the expected date of work commencing.

Access to property

7. Until all the conditions of this consent have been completed to the satisfaction of the Team Leader, Resource Consenting and Compliance, servants or agents of the Council are to be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples while adhering to the Consent Holder's Health and Safety Policy.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, including sub-stages where relevant, 59 super-lots and 575 finished lots.
9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513 and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Advice Note:

For the purposes of completing Stage 3-A3, the vesting of "wetland 5 – Lot 1005" and the stopping of the paper road (legal road) that goes through the wetland, the consent holder must apply and be granted consent to have the legal status of that paper road changed to a freehold title. The road-stopping process is governed by either the Local Government Act 1974 or the Public Works Act 1981. The sections of road to be stopped must go through a legal road stopping process. There are no guarantees that a road can be stopped, and the process includes public notification and the ability for objectors to appeal to the Environment Court. Information and application forms can be found on the Auckland Transport website:

Engineering Plan Approval

10. Prior to commencement of any construction work for each stage, or prior to lodgement of the survey plan pursuant to section 223 of the RMA for that stage, whichever is earlier, the Consent Holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) for the works to be completed in that stage of the development to the Team Leader for approval ("EPA").
11. No construction activity shall commence on site until written confirmation of approval of the engineering plans and associated management plans has been obtained from the Team Leader and all measures identified as required to be established prior to commencement of works have been established to the satisfaction of the Team Leader.
12. Details of the chartered professional engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for EPA. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.
13. The engineering plans are to include the following:
 - (a) Details of the extent of works to be undertaken in the stage and the extent of stabilisation to be completed at the end of the stage and/or construction season.
 - (b) A Construction Management Plan ("CMP") for the stage containing sufficient detail to address the following matters (where relevant):
 - Who the site or project manager is and contact details (phone, facsimile, postal address).
 - The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
 - Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
 - Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places
 - The location and design of all hoardings and gantries.
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - Control procedures for delivery and removal of construction materials from public roads or places.
 - Location of workers conveniences (e.g. portaloos).

- Ingress and egress to and from the site for construction vehicles.
 - Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).
 - Construction noise management.
- (c) Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified person, shall be prepared and submitted to the Team Leader – Northern Monitoring, No earthworks on the subject site shall commence until written approval from the Team Leader has been provided confirming that the ESCP is satisfactory. The ESCP shall include but is not limited to:
- staging details with specific erosion and sediments control works including location, dimensions and drawing in A3 format. All controls should be in line with Industry Best Practice as well as in general GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05));
 - details of the site's stabilised construction entrance(s);
 - timing and duration of construction and operation of control works;
 - details relating to the management of exposed areas (e.g. grassing, mulching or placing of hard fill);
 - the maximum exposed areas proposed and/or confirmation that an area no greater than 15ha will be exposed at any one time throughout the duration of the earthworks;
 - monitoring and maintenance requirements for the proposed erosion and sediment controls; and
 - measures for the management and measurement of dust in accordance with GD05 and the MfE Good Practice Guide for Assessing and Managing Dust.
- (d) Erosion and sediment control measures shall be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher standard is detailed in the documents referred to in the conditions elsewhere, in which case the higher standard shall apply. For the purposes of clarity, the following additional standards are to be included:
- sediment retention ponds (SRP) are to be sized to meet, and where possible exceed the minimum volume of 3% (300m³ of storage for each 1ha of contributing catchment);
 - The decant systems in the SRPs are to have devices to enable the raising of these decants;
 - SRPs are to have forebays with a minimum volume of 10% of the pond's volume;
 - Floating booms are to be installed in the SRPs where appropriate to trap and floating debris (such as mulch) to minimise blockages of the decants;

- Decanting earth bunds (DEBs) are to be sized to a minimum of 3% (90m³ of storage capacity for each 3,000m² of contributing catchment);
- DEBs shall have a minimum length to width ration of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3l/sec/ha of contributing catchment, a stabilised emergency spillway, a minimum of 2m in width;
- All sediment control fencing utilised during earthworks shall be constructed as super silt fences in accordance with GD05;

Advice Note:

In the event that minor amendments to the ESCP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the erosion and sediment controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

- (e) Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 13 (c) of this consent.

Certified controls shall include the sediment retention ponds, the decanting earth bunds, chemical treatment arrangements, super silt fences and diversion channels/bunds. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- a) Contributing catchment area;
- b) Shape of structure (dimensions of structure);
- c) Position of inlets/outlets; and
- d) Stabilisation of the structure.

Advice Note:

Perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

Advice Note:

Certified controls may include sediment treatment devices, any decanting earth bunds and diversion channels/bunds.

- (f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan 12516-01S127 300 Rev E prepared by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be

designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

Advice Note:

Road 1 follows the alignment determined by Auckland Transport as a future arterial road. Although condition 13(f) requires the design of a local road, if Auckland Transport constructs the arterial road, a formal Infrastructure Funding Agreement (“IFA”) will be required. The IFA will set out how the costs of the road construction to arterial road standards are to be shared.

- (g) Details of the location and design of all rubbish collection points.
- (h) Design of footpaths to be constructed on each street designed to be vested as a public road, including along Road 1. Such design to be generally in accordance with Auckland Transport’s Code of Practice. Footpaths shall be provided on both sides of the road. Provision for footpaths is not required for any public ‘shared zone’ streets but for the ‘shared zone’ streets, pedestrians must be able to walk along these streets safely. For all other private roads, a 1.8m wide footpath shall be installed on at least one side. The details of these footpaths shall be determined at the EPA stage.
- (i) Detailed design of all street and accessway lighting and any other structures/facilities on the roads to be vested in the Council which are to be designed in accordance with Auckland Transport’s Code of Practice. The type of light fittings shall be acceptable to the electricity network supplier responsible for the area.
- (j) Detailed design of private accessways to be constructed as vehicle crossings, with the footpath continuous in grade, width, colour and cross-fall. The accessways shall also ensure a 5m platform no steeper than 1 in 20 prior to the footpath.
- (k) Detailed design of all new public accessways in accordance with Auckland Transport’s Code of Practice. Detailed design of pedestrian and cycle trails within the common areas of the site, generally in accordance with Fig. 27 of the Boffa Miskell Pedestrian and Cycle Strategy Diagram Rev. B and in accordance with the guidelines set out in the NZ Cycle Trail Design Guide (4th Edition).
- (l) Detailed design of a new left turn lane to be constructed on the northbound offramp at the approach to the western interchange roundabout, generally as per Traffic Solutions Ltd Dwg.712/1. Detailed engineering design plans shall be submitted to NZTA prior to construction, and implemented in accordance with NZTA requirements. The slip lane shall be constructed and operational upon completion of Section 224(c) for Stage 1.
- (m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited or an amended design approved by the NZ Transport Agency. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ

Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted by 31 August 2022, or an alternative date as agreed in writing by Council.

- (n) Deleted.
- (o) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for item 13(m) above for Stage _by 31 August 2022, or an alternative date as agreed in writing by Council.
- (p) At the time of detailed engineering design for the final stage of the development, or at the time Road 1 becomes a regional arterial road, whichever occurs first, the Consent Holder shall undertake an assessment of the safety and effectiveness of the crossing points referred to in Condition 13(o) for the review of the NZ Transport Agency. If the NZ Transport Agency determines that a crossing treatment at these locations (such as a zebra crossing or signals to assist pedestrians and cyclists to safely cross the road) is necessary, the cost of these works shall be met by the Consent Holder.
- (q) The Consent Holder will consult with the Department of Conservation regarding the provision of additional connections from the development to the Nukumea Scenic Reserve and to the walking and cycling network.
- (r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring prior to stage 2 s224c as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:
 - Landowner's approvals from Auckland Transport for works in the road reserve land.
 - A road stopping or road exchange process.
 - Further analysis to determine whether the road reserve space between Road 1 and Lots 573 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.
 - Further analysis to determine the design of the intersection of the RTN Station access road/ Road 1 arterial for example whether it is a roundabout or a signalised intersection.
 - Further analysis to assess the interaction of the future RTN Station access road/ Road 1 intersection with the Grand Drive interchange and to determine whether the arterial road and SH1 interchange will operate effectively under the proposed

layout. It is expected that this analysis will occur over the next 5 years as part of the Supporting Growth programme.

- Further analysis to assess the internal circulation of traffic flows within the residential sub-division and the interaction of local access traffic with commuter traffic entering/ exiting the proposed park and ride.

Advice Notes:

Auckland Transport may request additional infrastructure be included in the IFA and it is recommended that further discussions are held with Auckland Transport.

The Consent Holder will ultimately be required to complete Auckland Transport's Road Stopping process to remove the paper road status from the two sections of existing paper road through the land towards the southern end of the site. It should be noted that the process for legally stopping a road can take some time and therefore this process should be initiated as soon as possible to reduce potential delays.

All signage and markings for traffic controls within the development shall be made legally enforceable.

The consent holder is advised that all regulatory controls, such as no stopping restrictions, give way or stop controls, must be officially resolved by AT's Traffic Control Committee. Any controls within the existing road reserves may require consultation. All costs related to the implementation of regulatory controls are to be borne by the applicant.

- (s) Details of how the public stormwater system will be constructed. Full design calculations, detailed drawings and maintenance schedules shall be provided with the engineering plans to cover the expected ongoing requirements for all stormwater treatment devices.
- (t) Full design details and calculations demonstrating options for the collection, treatment and utilisation of roof collected water. The report shall also provide stormwater storage, attenuation and discharge details for a range of impermeable surfaces.
- (u) Detailed design, for each stage, of the reticulated water supply network, to be provided in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (v) Details of how development of roads and access ways will enable access for emergency vehicles for firefighting purposes in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (w) Details of fire hydrants to be installed. Should fire hydrants be incorporated as part of the reticulated network, they must be placed on the footpath to enable unimpeded access for the New Zealand Fire Service and must be located within 135m of all lots in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note:

Should the applicant wish to undertake alternative methods of providing water supply for firefighting purposes such as sprinkler systems or water tanks, it is strongly recommended the NZFS are consulted prior to such concepts.

Advice Note:

The applicant is reminded that they will need to obtain an encroachment

licence from Auckland Transport for the proposed private water supply lines within public roads.

- (x) Detailed design of a car park to be constructed at the northern end of the site, physically separate from the adjoining reserve. The separation shall be suitable to prevent access to the reserve by motor vehicles including motor cycles, but enable access for pedestrians.
- (y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.
- (z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

In the event that the road becomes private then the consent holder would need to reconsider the location of the water mains and ensure hydrant distances complied which may necessitate amendments to the EPA.

- (aa) The termination of Road 4 in stage 1 shall incorporate a hammer head to be designed in accordance with Auckland Transport's Code of Practice.
- (bb) Unless otherwise agreed with Auckland Transport at EPA stage, the removal of the proposed parking bays directly outside Lots 507, 516, 517 and 518, and the removal of one parking bay adjacent to Lot 513 and one parking bay adjacent to Lot 568.
- (cc) Unless otherwise agreed with Auckland Transport at EPA stage, the shortening of the parking bay outside Lot 406 to provide space for a kerb crossing to the north of the future stage intersection.
- (dd) Intersection designs in accordance with the Transport Design Manual standards, including kerb crossings on all legs of all intersections except unless otherwise agreed with Auckland Transport at EPA stage.
- (ee) Detailed design of the safe crossing point for pedestrians and cyclists travelling crossing Road 1 and connecting with the pedestrian walkway between Road 1 and Road 10 within Stage 2 as shown on Drawing 301 Rev 1 Titled 'Proposed Roads Layout Plan 0-Sheet 1 of 5' prepared by Airey Consultants Ltd.
- (ff) Wayfinding signage details on both ends of paths between Road 10 and Road 1 to be vested to Auckland Transport within Stage 2 as shown on Drawing 301 Rev 1 Titled

'Proposed Roads Layout Plan 0- Sheet 1 of 5' prepared by Airey Consultants Ltd, along with plans showing drainage along the path.

14. As part of the application for Engineering Plan Approval for each stage, a chartered professional engineer must:
- (a) Certify that the public stormwater system has been designed in accordance with the requirements of the Council's Code of Practice for Land Development and Subdivision Chapter 4 (Stormwater) to serve all lots within the stage of development.
 - (b) Certify that all water supply and wastewater systems have been designed in accordance with the *Water and Wastewater Code of Practice for Land Development and Subdivision*, May 2015 prepared by Watercare Services Limited.
 - (c) Certify that the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 have been met.
 - (d) Certify that all public road and associated structure/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.
 - (e) Confirm that all practical measures are included in the design to facilitate safe working conditions.
15. Any variation or changes to the approved engineering plans shall be submitted for approval to the Team Leader as an amendment and approval received thereto prior to construction of the varied works.
16. A Road Safety Audit (RSA) shall be undertaken on the detailed design of the roading within the development and for any works within the existing road reserve. Separate RSAs shall be undertaken for each stage of development. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.
17. An independent safety audit shall be prepared and provided to the NZ Transport Agency for proposed Road 1 and its connection to within the existing western roundabout of the Grand Drive interchange. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

Advice Note:

The New Zealand Transport Agency may have additional safety audit requirements for works within its designation.

18. Where an approach to an intersection results in a K value less than 4, advance warning for the intersection shall be provided by way of signage, markings or additional speed calming.

Temporary Traffic Management Plan

19. Prior to the commencement of any works, the Consent Holder shall submit a Temporary Traffic Management Plan ("TTMP") to the Team Leader for approval. The TTMP shall:
- (a) Address the effects of temporary works associated with the western Grand Drive Interchange roundabout.

- (b) Address the effects of heavy vehicle movements to and from the site, particularly associated with removal or importation of fill materials and topsoil (as required by any other specific condition of this consent) and for all works associated with the western Grand Drive Interchange roundabout and within the State Highway 1 motorway corridor and designation.
20. The TTMP shall meet Council's and NZTA requirements (refer s.109.2 of the "Standards for Engineering Design and Construction") and shall be provided to the NZ Transport Agency for consideration and approval.
21. The Consent Holder shall obtain written approval and an 'agreement as to works' from the NZ Transport Agency for all works within the State highway 1 motorway corridor and designation.

Advice Note:

Prior to the commencement of construction, any works to be carried out on NZ Transport Agency property requires its land owner approval.

Vegetation Removal Plan

22. Prior to commencement of any works the Consent Holder shall submit a Vegetation Removal Plan ("VRP") to the Team Leader for approval. No vegetation removal shall occur outside the property boundary. i.e. no vegetation shall be removed from the adjacent Nukumea Reserve. The Consent Holder shall undertake all efforts to retain as much vegetation as possible on site.

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

- (a) Provide for the use of native, eco-sourced, vegetation from as close as possible, including fruiting and flowering trees and plants.

Advice note:

This is to ensure continuity and connectivity with Nukumea Scenic Reserve, enhancing the overall environment for native biodiversity (taonga). Appropriate plants should be used in the varying habitats to provide the natural, native foods and refuges for the differing species e.g. fruiting plants for forest birds, reptile friendly plants, habitat for fernbirds, protection and enhancement of wetland areas for swamp birds.

- (b) Provide for the use of appropriate species (that will be restricted in height at maturity) for the higher contoured areas at the western boundary of the site for a distance of at least 20m below the unformed legal road.
- (c) Show planting of native species around the northern perimeter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 17 December 2021.

- (d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 17 December 2021. The planting shall be comprised of a mixture of bush and tree species.
 - (e) Provide for a weed and pest animal control plan for all existing vegetation and planting areas.
 - (f) Provide for the planting of all fringe areas of the site currently dominated by gorse and woolly nightshade (and other weeds) with appropriate native species, including the long-term management of these plantings.
 - (g) Show the specific planting works to be undertaken in each stage of the development, ensuring that the boundary screen planting proposed in (f) above shall be completed as part of Stage 2 of the development.
 - (h) Include a maintenance schedule and programme for all site areas to be planted.
24. The Consent Holder shall carry out all planting in the stages identified and in accordance with the approved PMP. The Consent Holder will advise Council when planting for each stage is initiated.
25. Plant maintenance in accordance with the approved PMP shall occur for five years or until 75% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the weed and pest animal control plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.
26. The Consent Holder shall submit a Planting Monitoring Report to the Team Leader for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not limited to the following information in respect of each lot:
- (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (b) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Details on the condition of, and recommendations for maintenance of, the fencing.
 - (e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.
27. If remediation work is recommended in accordance with condition 26, the Consent Holder shall:

- (a) Undertake this remediation work within six months from the start date.
 - (b) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.
28. Once Council has provided a practical completion certificate the Consent Holder may enter into a surety bond of a sum calculated to be 1.5 times the cost of maintenance and 10% the cost of planting or \$3000 per hectare (whichever is the greater sum) to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the Team Leader. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting areas.

Streamworks and Riparian Planting and Management Plan

29. Prior to commencement of any works the Consent Holder shall submit a Streamworks and Riparian Planting and Management Plan ("SRPMP") to the Team Leader for approval. The plan shall follow best practice methodology and shall include:
- (a) Specific erosion and sediment controls for instream work.
 - (b) Specific details regarding the placement of the culvert under Road 1.
 - (c) Methodology for the reclamation and installation of the counterfort drainage to be placed in the upper middle stream.
 - (d) Details of how flows will be managed during this time.
 - (e) Provision for a minimum of 10 metres from the bank edge of intermittent streams, and 20 metres from the bank edge of permanent streams to be planted in native vegetation.
 - (f) The specific planting works to be undertaken in each stage of the development.
 - (g) A planting and maintenance schedule
30. The Consent Holder shall carry out riparian planting in accordance with the approved SRPMP. Any weeds present in the riparian area shall be controlled prior to planting in accordance with the weed and pest animal control plan.

Lizard Management Plan

31. Prior to the commencement of any vegetation removal works the Consent Holder shall submit and have certified by the Team Leader (North/West) Biodiversity, a Lizard Management Plan ("LMP") prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP shall have two objectives:
- (a) The population of each species of native lizard present on the site shall be maintained or enhanced, either on site or at an appropriately translocated; and
 - (b) The habitats on the site or at the translocation site post development support viable native lizard populations for all species present pre-development.

32. The LMP shall address the following (as appropriate):
- (a) Credentials and contact details of the ecologist/herpetologist who will implement the plan.
 - (b) Timing of the implementation of the LMP.
 - (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols, nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.
 - (d) A description of the relocation site(s); including discussion of:
 - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
 - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
 - any weed and pest management to ensure the relocation site is maintained as appropriate habitat;
 - monitoring methods, including but not limited to: baseline surveying within the site; baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites; ongoing annual surveys to evaluate translocation success; pre and post – translocation surveys; and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
 - A post-vegetation clearance search for remaining lizards.
33. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP shall certify that the lizard related works have been carried out according to the approved LMP within two weeks of completion of the vegetation clearance works.
34. Upon completion of works, all findings resulting from the implementation of the LMP shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme (“ARDS”) Card. A copy shall be sent to the Team Leader (North/West) Biodiversity.
35. All works on site must comply with the certified LMP.

Advice note:

Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for gecko's following felling of trees and shrubs and to rescue any skinks from ground cover vegetation and terrestrial retreats.

Fish Capture and Relocation Plan

36. Prior to the commencement of any works the Consent Holder shall submit a Fish Capture and Relocation Plan to the Team Leader for approval. The plan will detail, as a minimum:
- (a) The timing of fish capture in relation to works methods.
 - (b) Fish capture methods to be used.
 - (c) Requirement for a freshwater ecologist to supervise all stream channel dewatering.
 - (d) Proposed fish release sites.
 - (e) Requirement to prepare a fish relocation report, to be provided to Council at the completion of stream works.

Stream and Wetland Environmental Compensation Plan

37. Prior to any streamworks reclamation, the applicant will provide the following:

The Consent Holder shall submit a Stream and Wetland Environmental Compensation Plan ("SWECP") to the Team Leader for approval. The purpose of the SWECP shall be to identify and provide for suitable offsite mitigation and/or compensation for streamworks undertaken as part of the consent. The plan will detail, as a minimum:

- (a) Final location details of the compensation site(s).
- (b) Full calculations (including all supporting documentation) to determine the required amount of offsetting, including onsite and offsite SEV and ECR calculations, in accordance with TR2011/009, and TP148.
- (c) A complete quantified and qualified assessment and robust offsetting package for wetland loss.
- (d) Plans that identify the onsite impact and offsite mitigation locations for both streams and wetlands which clearly depict the widths of all riparian margins, the length of stream proposed to be impacted and mitigated and the wetland areas proposed to be impacted and mitigated.
- (e) A description of, and justification for, the form the offset compensation will take. This will include (but is not limited to):
 - Riparian planting;
 - Daylighting or naturalisation; and
 - Instream habitat enhancement.
- (f) Where mitigation is carried out offsite, the inclusion of a planting and maintenance plan, in accordance with Appendix 16 AUP:OP.
- (g) Details of any of the provision(s) for fish passage at the offsetting sites.

- (h) A detailed programme for the implementation of the compensation works demonstrating how they will be completed within two earthworks seasons from the start of the reclamation.
- (i) Prior to streamworks commencing a native fish relocation plan shall be prepared and submitted to the Team Leader for certification.
- (j) A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required in condition 36 and be on site during dewatering to rescue and relocate and native fish present.
- (k) If fish relocation is carried out, the Team Leader shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.

Chemical Treatment Management Plan

38. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan ("ChTMP") shall be submitted for the written approval of the Team Leader. The plan shall include as a minimum:

- (a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds.
- (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet).
- (c) Details of optimum dosage (including assumptions).
- (d) Results of initial chemical treatment trial.
- (e) A spill contingency plan.
- (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

The Consent Holder shall consider using environmentally sustainable or recyclable materials and products, including floccing products as part of its ChTMP.

In the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the Act. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

West Hoe Stream Arch Culvert

39. Prior to any streamworks in the West Hoe Stream catchment a West Hoe Stream Arch culvert design plan shall be submitted to the Team Leader for approval. The West Hoe Stream Arch culvert design plan shall include as a minimum:
- (a) Final location details of the siting of the Arch culvert.
 - (b) Final design of the Arch culvert, abutments and inlet and outlet features.
 - (c) Details of how the design has avoided or minimised impact on the stream and wetland associated with the final location.
 - (d) Staging of the construction of the Arch culvert.
 - (e) Timing of the construction and if occurring during the main fish migration season (September-January) how streamworks will be managed to avoid any impediments to the passage of fish.
 - (f) How the final design will provide for fish passage in subsequent years.
 - (g) How the final design will minimise impact on the area and functions of the natural wetlands of the West Hoe Stream.
 - (h) How the final design will minimise variations in flows upstream and downstream of the culvert location.
 - (i) The development of a monitoring plan to ensure that the final design does not affect the ecological values of the West Hoe Stream and associated wetland areas.

Common Areas Maintenance Plan

40. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:
- (a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.
 - (b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Design Guidelines

41. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by

Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Works in Progress Conditions

Pre-commencement meeting

42. Prior to the commencement of earthworks in each season, the Consent Holder shall hold a pre-start meeting to discuss the erosion and sediment control measures, the earthworks methodology and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. The meeting shall be:
- Located on the subject site.
 - Scheduled not less than five days before the anticipated commencement of earthworks.
 - Include Auckland Council officer[s].
 - Include representation from the contractors who will undertake the works.
43. The following information shall be made available at the pre-start meeting:
- Timeframes for key stages of the works authorised under this consent.
 - Resource consent conditions.
 - Approved Erosion and Sediment Control Plan, Construction Traffic Management Plan and Chemical Treatment Management Plan.
44. A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting please contact the Team Leader Northern Monitoring. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Hours of work

45. All construction /earthworks activities on the site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise, at all times. The use of any noise generating tools, motorised equipment, and vehicles associated with construction and/or earthworks activity on the site are therefore restricted to between the following hours to comply with this Standard: Summer (1 November – 30 April)
- Monday to Friday 7:00 am to 6:00 pm
 - Saturday 7:30 am to 6:00 pm
- Winter (1 May – 31 October)

- Monday to Friday 7:30 am – 5:00 pm
- Saturday 8:00 am – 1:00 pm

All access and work on site associated with the activity shall be prohibited on Sundays and public holidays and for a two week period over the Christmas period (23 December – 5 January inclusive).

Advice Note:

Works may be undertaken outside these hours only with the written approval of the Council. This will be granted only under special circumstances, for example in the event of urgent stabilisation works or inclement weather preventing work Monday to Saturday. Any work outside these hours will be subject to the approval of any neighbouring residents or other affected parties that may be identified by the Council's Manager, Resource Consenting and Compliance in his/her sole discretion.

Health and Safety

46. A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Construction Effects Management

47. All management plans approved with the EPA shall be implemented during the course of development works for each stage. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader to certify that the erosion and sediment controls have been constructed in accordance with the approved ESCP.
48. Beyond the boundary of the site where the activity is undertaken there shall be no noxious, dangerous, offensive or objectionable odour or dust. There shall be no burning of any material (including cleared vegetation) on site.
49. There shall be no more than 15ha of disturbance or earthworks on site at any one time.
50. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
51. Prior to the construction of any sediment retention ponds, super silt fences, or other approved devices shall be constructed below the sub-catchment of the sediment retention pond and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with GD05.

52. The Consent Holder shall, at all times, control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001). All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:
- The staging of areas of the works.
 - The retention of any existing shelter belts and vegetation.
 - The installation and maintenance of wind fences and vegetated strips.
 - Watering of all haul roads and manoeuvring areas during dry periods.
 - Spraying of load dumping operations.
 - Suspension of all operations if necessitated by the prevailing conditions.
53. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and not to be included within future building sites.
54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.
55. At all times during construction, provision shall be made for Ngāti Manuhiri to monitor the removal of topsoil at strategic locations, including ridgelines and streams (as they are more likely to be associated with archaeological sites). In addition, provision for Ngāti Manuhiri to inspect the silt / stormwater wetland treatment devices and sediment controls in place prior to major earthworks associated with each commences. If a severe adverse weather event occurs during earthworks, Ngāti Manuhiri shall be invited to inspect the integrity of the controls, such monitoring and inspection to be at the Consent Holder's expense.
56. Procedures for checking heavy machinery for leaks of fluids before the machinery is permitted to enter riparian areas and a prohibition on machinery refuelling near waterways shall be followed at all times during construction.

Heritage

57. The Consent Holder shall put procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project informs the project archaeologist, Heritage New Zealand Pouhere Taonga and the Cultural Heritage Implementation Team of any archaeological discoveries.
58. If koiwi tangata (human remains) are uncovered on the site during the implementation of this consent, work shall cease immediately in the immediate vicinity of the remains and the mana whenua, the New Zealand Police, the Auckland Council area-based Resource Consenting and

Compliance Team and Heritage New Zealand Pouhere Taonga shall be contacted so that appropriate arrangements can be made.

59. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then these sites shall be recorded by the Consent Holder for inclusion within the Auckland Council Cultural Heritage Inventory. The Consent Holder's project archaeologist shall prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

Advice Note:

That the CHI team leader be notified 48 hours before the commencement of works (Chris Mallows chris.mallows@aucklandcouncil.govt.nz).

Conditions relating to LUC60010513 (Earthworks)

Duration

60. Permit LUC60010513 shall expire ten years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
61. Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council technical publication GD05 shall be installed. These structures shall be maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.

Soil contamination

62. If evidence of soil contamination, which has not been previously identified, is discovered during the works, the Consent Holder shall immediately cease the works and notify the Team Leader, Northern Monitoring, Resource Consents, Auckland Council, and provide a site contamination report to the satisfaction of that Team Leader.
63. The Consent Holder shall ensure any soil removed from the site is disposed of in a managed or licensed landfill facility in accordance with the facility's soil testing requirements, and evidence of disposal is provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.
64. Imported fill materials shall be tested in compliance with cleanfill criteria as outlined in the Ministry for the Environment Guide for Managing Cleanfills (2002) and evidence thereof provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

Geotechnical certification

65. Earthworks including the placement and compaction of fill materials must be supervised by an appropriately qualified geotechnical engineering professional.
66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the

supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev A and the supplementary letter dated 21 August 2019 by CMW Geosciences referenced AKL2018-0066AQ Rev 0, and the supplementary letter dated 15 June 2021 by CMW Geosciences referenced AKL2020-0312AB Rev 0, and the Memo by Tetra Tech Coffey referenced 773-AKLGE290955AA-AF dated 14 October 2021, and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions*, by a Chartered Professional Engineer experienced in soil mechanics.

67. All earthworks and sediment control measures shall be carried out in accordance with Auckland Council's GD05.
68. Detailed earthworks plans with confirmed stabilisation and satisfactory factors of safety, as specified in the Standards, shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site. Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

Advice Note:

Council will not vest and maintain counterfort drains or any stabilisation drainage and its installation is permitted only if there is not anticipated to be any maintenance required. The installation of all stabilisation measures shall be carried out to such a standard that further development on each site will not be required to resort to section 72 notices at building consent stage.

Council reserves the right to request a peer review at any stage of the earthwork design, construction and certification documents.

- 68A Prior to the commencement of any earthworks at the site, an Adaptive Management Plan shall be submitted for the written approval of the Team Leader Northern Monitoring. The plan shall include as a minimum (unless agreed by the Team Leader Northern Monitoring):
- Fully automated and continuous water quality monitoring (limited to turbidity) of a minimum of one sediment retention pond discharge in each catchment; to be operational prior to earthworks commencing;
 - One fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Nukumea Stream and one fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Orewa estuary; to be operational prior to earthworks commencing in the respective catchment.
 - A water quality monitoring station site location plan shall be included within the AMP which will illustrate where the monitoring stations will be set up and installed.
 - Additional manual monitoring of discharge water clarity at the outlet of all sediment retention ponds during a trigger event.
 - Criteria for the discharge from the sites sediment retention ponds, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.
 - Criteria for the discharge from the site recorded by the downstream monitoring stations, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.

Advice Note:

A storm trigger event shall be defined as greater than 15mm of rainfall within one hour or greater than 25mm of rainfall within a 24-hour period. We recommend that a rainfall tipping bucket (or similar) is installed on site to measure rainfall and provide rainfall trigger alerts, otherwise the most appropriate Auckland Council rainfall monitoring station is the Orewa @ Treatment Ponds monitoring station.

Advice Note:

The water quality monitoring and sampling shall be undertaken by a suitably experienced person engaged by, but independent from, the project contractor.

- 68B. Any proposed revisions of the Adaptive Management Plan must be submitted to the Team Leader Northern Monitoring for written approval prior to formalising and implementing the revised Adaptive Management Plan.
- 68C. If in the Council's opinion, there are changes required to be made to the AMP as a result of observing influences on site or identified within the site reporting, Council may request that the AMP be updated to address these inefficiencies. If a request is made, the revised plan shall be submitted to the Team Leader Northern Monitoring within five working days of the request for written approval prior to implementation.

Advice Note:

The AMP is a live document and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

- 68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.
- 68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.
- 68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.
69. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer.
70. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader.

Advice Note:

Should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include:

- the use of mulching
- top-soiling, grassing and mulching of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

The ongoing monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05. Advice

Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- provision of a stabilised entry and exit(s) point for vehicles
- provision of wheel wash facilities
- ceasing of vehicle movement until materials are removed
- cleaning of road surfaces using street-sweepers
- silt and sediment traps
- catchpits or environpods

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

71. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include: □ the use of waterproof covers, geotextiles, or mulching

- top-soiling and grassing of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

72. All perimeter controls shall be operational before earthworks commence. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthworks areas via a stabilised system, so as to prevent surface erosion.

Advice Note:

Perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

73. All diversion drains shall be armoured where they are on grades that exceed two percent.
74. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Seasonal Restrictions

75. No earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to LUS60048380 (streamworks)

Duration

76. Permit LUS60048380 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.

Seasonal Restrictions

77. No streamworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to DIS60048302 (stormwater)

Duration

78. Stormwater diversion and discharge permit REG- 66078 shall expire 35 years from the date it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater works

79. The following stormwater management works shall be constructed for the following catchment areas and to the following design guidelines, and completed prior to discharges commencing from the site.

Works to be undertaken	Catchment area	Design guideline(s)
Rain Gardens and Bio-retention swales	Various – to be confirmed at detail design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Raingardens on Street or Accessway		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Rain gardens on street or accessway in Stage 1	Stage 1	As for raingardens. <i>Note: This is because there are no downstream treatment devices proposed in Stage 1.</i>
Roof material	All	No exposed unpainted metal surfaces
Reuse rain tanks	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.

Wetland Treatment devices	As shown on Airey Consultants plans, to be confirmed at detailed design.	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

80. As built drawings of the facilities including a site survey shall be provided to the Council upon completion. The stormwater wetland treatment devices serving each relevant stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.
81. All works impacting on land and assets within the NZTA Designation shall be designed and carried out in accordance with the NZ Transport Agency State Highway Stormwater Specification (P46).
82. All stormwater treatment works impacting on land and assets within the NZTA Designation shall be carried out in accordance with TP10 and reflecting the intent of Auckland Council's GD01 and GD04.
83. All stormwater culverts on land and assets within the NZTA Designation shall be fitted with security grills to minimise culvert safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
84. All stormwater ponds on the boundary of NZ Transport Agency land shall be fenced to minimise pond safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
85. If, at the detailed engineering design phase the Consent Holder and NZTA determine that there is an increased erosion or flooding risk profile on land and assets within the NZTA Designation (as a result of changes during detailed design of development layout), the Consent Holder shall provide options for erosion and flood management and agree on measures to be implemented in consultation with the NZ Transport Agency.
86. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:
 - Plans and drawings outlining the details of the modifications; and

- Supporting information that details how the proposal does not affect the capacity or performance of stormwater management system.

All information shall be submitted to, and verified by the Team Leader, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

Construction meetings

87. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite and at each stage of the development, that:
 - (a) is arranged five working days prior to the initiation of the construction of any stormwater devices on the site;
 - (b) is located on the subject area;
 - (c) includes representation from the Team Leader; and
 - (d) includes representation from the site stormwater engineer, contractors who will undertake the works and any other relevant parties.
88. The following information shall be provided at the pre-construction meeting:
 - (a) timeframes for key stages of the works authorised under this consent;
 - (b) erosion and sediment control measures during construction activities;
 - (c) updated wetland planting details;
 - (d) contact details of the site contractor and site stormwater engineer; and
 - (e) approved (signed/stamped) construction plans.
89. A post construction site meeting shall be held by the Consent Holder within 20 working days of completion of the stormwater management works at each stage of the development, that:
 - (a) is located on the subject area;
 - (b) includes representation from the Team Leader; and
 - (c) includes representation from the site stormwater engineer, contractors who have undertaken the works and any other relevant parties.

Certification of construction works

90. As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management

system, shall be provided to the Team Leader 5 days prior to the post-construction meeting required by this consent.

91. The As-Built plans shall include, but not be limited to:
- (a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
 - (b) location, dimensions and levels of any major overland flowpaths including cross sections and long sections;
 - (c) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure; and
 - (d) documentation of any discrepancies between the design plans and the As-Built plans.

Operation and maintenance

92. An Operation and Maintenance Plan shall be submitted to the Team Leader for approval 5 days prior to the post-construction meeting at each stage of the development required by this consent.
93. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:
- (a) a programme for regular maintenance and inspection of the stormwater management system;
 - (b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - (c) a programme for post storm inspection and maintenance;
 - (d) a programme for inspection and maintenance of the outfall, including maintenance contracts, where in place;
 - (e) any maintenance requirements including frequencies for all devices located within the floodplain of downstream culverts;
 - (e) general inspection checklists for all aspects of the stormwater management system, including visual checks;
 - (f) a program for inspection and maintenance of vegetation associated with the stormwater management devices; and
 - (g) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.
94. The stormwater management and treatment system shall be managed in accordance with the approved Operation and Maintenance Plan.

95. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader, in writing prior to implementation.
96. The stormwater management system shall be maintained to minimise erosion, risk of obstruction of the waterway and hazards to safety.

Overland flowpaths

97. For stormwater flows in excess of the capacity of the primary drainage systems, overland flow paths shall be provided and maintained to allow surplus stormwater from critical storms (up to the 100 year ARI event), to discharge with the minimum of nuisance and damage.
98. Roading, kerbs and channels constructed across overland flow paths shall be set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.
99. Minimum recommended habitable floor levels shall be stipulated for any lots that are affected by or adjacent to overland flow paths.

Outfall erosion

100. Any stormwater outfalls authorised by this Consent shall incorporate erosion protection measures to minimise the occurrence of bed scour and bank erosion in accordance with TP10/GD01.

Maintenance report

101. A maintenance report shall be provided to the Team Leader Northern Monitoring on request. The maintenance report shall include but not be limited to the following:
 - (a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - (b) Details of any maintenance undertaken;
 - (c) Details of what inspections were completed over the preceding twelve months;
 - (d) Details of all inspections and maintenance for the stormwater management system for the preceding three years shall be retained.

Conditions prior to s223 Approval

101. Approvals may be sought under s223 for the stages, super-lots and final lots identified in condition 9.
102. Any s223 approval sought must show all survey information relevant to the stage.
103. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

- (a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.
- (b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.
- (c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.
- (d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).
- (e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.
- (f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.
- (g) Apart from Stage 1, show all stormwater ponds identified within a separately identified lot.
- (h) Lot 603 (legal access) shall be held as to 24 undivided shares by the owners of lots 106, 107, 125-12+9, 583-85, 591-594, 610 and 611 as tenants in common in the said shares and individual computer registers (certificates of title) shall be issued.
- (i) Lot 606 (legal access) shall be held as to 11 undivided shares by the owners of lots 57-62 and 67-71 as tenants in common in the said shares and individual computer registers (certificates of title) shall be issued.
- (j) Party wall easements for the retaining walls on the shared boundaries of Lots 116 and 117, 118 and 119, 119 and 120, 120 and 121 and 121 and 122.
- (k) Party wall easements shall be provided for any retaining walls (including their drainage and foundations) which cross a common boundary and are located over two or more sites.

Advice Note:

It is recommended that retaining walls which cross common boundaries at right angles should be structurally discontinuous at the boundary unless party wall easements are provided for a reasonable length in each property to allow for potential future maintenance.

- (l) That Lot 7 and 8 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 502-514, 518 and 565-568. All owners of Lots 502-514, 518 and 565-568 shall become members of the Incorporated Society.

- (m) That Lot 4 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 543-545 and 557-558. All owners of Lots 543-545 and 557-558 shall become members of the Incorporated Society at the relevant stage.
 - (n) That Lot 3 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 529-531 and Lots 563-564. All owners Lots 529-531 and Lots 563-564 shall become members of the Incorporated Society at the relevant stage.
104. The Consent Holder shall suggest to the Council names, after consultation with Iwi, for the new roads shown on the Scheme Plan together with clearance from Land Information New Zealand, PO Box 5501 Wellington 6145, so that duplication of the name in any other part of the Auckland region is avoided. (Note: the Council shall determine the name having regard to any names so suggested and appropriateness to the area which the new roads will service.) When a name has been resolved by the Council the Consent Holder shall erect nameplates, in accordance with the Council's "Standards for Engineering Design and Construction".

Conditions prior to s224(c) Approval

Section 224(c) certificate

106. Certificates may be sought for the stages, super-lots and final lots as identified in condition 9.
107. All lots for certification must show compliance (for the relevant stage) with the following plans:
- (a) Engineering plans identified in condition 13.
 - (b) Vegetation removal plan in conditions 22.
 - (c) Planting management plan, conditions 23 to 28.
 - (d) Streamworks, riparian planting and management plan, conditions 29 and 30.
 - (e) Lizard management plan, conditions 31 to 35.
 - (f) Fish capture and relocation plan, condition 36.
 - (g) Stream and wetland environmental compensation plan, condition 37.
 - (h) Weed and pest animal control plan, condition 23(e).
 - (i) Chemical treatment management plan, condition 38.
 - (j) West Hoe Stream Arch Culvert, condition 39.
 - (k) Common areas maintenance plan, condition 40.
108. Prior to application for the s224(c) certificate, the Consent Holder shall provide an undertaking in writing from their solicitor that they have implemented the approved CAMP to provide for the

common ownership and future management and maintenance of the private utilities and planted areas.

109. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.
110. Prior to application for the first s224(c) certificate, the Consent Holder shall provide details to the satisfaction of the Team Leader that they have established an appropriate Panel to manage the implementation of the approved Design Guidelines, condition 41, for development on each of the lots. The Panel shall be responsible for ensuring building development is progressed in accordance with the Design Guidelines, including the approval of building proposals. Membership of the Panel shall be comprised of:
- (a) A representative of the legal entity established by the CAMP, condition 40.
 - (b) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.
- 110A. The consent holder shall provide to the council's Team Leader - Monitoring North for approval, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan for the relevant stage and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements for all the streets including:
- An annotated planting plan(s) which communicate the proposed location of street trees and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation.
 - A plant schedule based on the submitted planting plan and cross sections which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity
 - Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements for street trees.
 - An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, and location of vehicle crossings.
 - An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements
 - A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - Irrigation
 - Weed and pest control
 - Plant replacement
 - Inspection timeframes
 - Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and street cross sections and information referenced in condition 110A.

Advice Note: Terrace House design needs to ensure that living rooms are appropriately size for the potential number of inhabitants they can accommodate and should have a general width of at least 3.5m for practical and efficient use and internal amenity.

- 110B. Prior to the application for the s224c certificate the consent holder shall provide evidence of the number of completed dwellings on site (completion is defined as Council issuing the CCC). No further applications for s224 can be made if the shared cycle/footpath approved under condition 13(m) has not been constructed and more than 300 dwellings have been completed on site.
- 111. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.
- 112. Stormwater ponds will be maintained after 224(c) approval for 2 years or until 80% of the Lots (of the relevant stage) are developed.
- 113. All infrastructure servicing any stage is to be installed as per Council's standards.
- 114. All of the earthworks conditions for each stage shall be met including sign offs and provision of Earthworks completion reports.
- 115. Wastewater infrastructure shall be installed prior to 224(c) approval.

Conditions to be Complied with on a Continuing Basis

- 116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:
 - (a) The respective owners of areas held in common ownership shall pay the council monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. Such charge/s shall be paid as part of the resource consent fee and the Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.
 - (b) The areas of native bush and riparian planting to be protected on areas held in common ownership identified in accordance with the planting and management plan and riparian planting and management plan, conditions 23 to 30, shall be protected in perpetuity to the satisfaction of the Team Leader.
 - (c) The boundary planting on the western and southern boundaries is to be protected in perpetuity.
 - (d) The owners of the common areas or their successors in title, shall:

- Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native bush and riparian planting to be protected.
 - Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush and riparian planting to be protected.
 - Not do anything that would prejudice the health or ecological value of the areas of native bush and riparian planting to be protected, the long term viability and/or sustainability.
 - Control all invasive plants and control pest animals within the areas of native bush and riparian planting to be protected, in accordance with the approved weed and pest animal control plan, condition 23.
 - Not to be in breach of this covenant if any area of native bush or riparian planting to be protected dies as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.
 - Maintain an advocacy role with respect to educating and informing the community about the cat-free status of the lots.
- (e) If intact subsurface archaeological features or artefacts associated with māori are exposed during any works, it will be necessary to cease works in the vicinity and representatives of the Auckland Council area-based Resource Consenting and Compliance Team, Ngāti Manuhiri and Heritage New Zealand should be notified immediately of the discovery.
- (f) Deleted.
- (g) Deleted.
- (h) No buildings or other structures, including fences, shall be erected, nor shall the ground contour be changed in any way, that would impede the surface flow of stormwater within the overland flow path defined on the survey plan as area subject to land covenants.
- (i) All owners must comply with Council's private stormwater disposal standards.
- (j) Any buildings erected on all lots shall comply with such specific restrictions that arise as a consequence of recommendations in the Geotechnical Completion Report and Certification, or, when the completed subdivisional works are at variance with the "Standards for Engineering Design and Construction".
- (k) Unless otherwise approved by Council, all stormwater from buildings and paved areas on all lots shall be collected and disposed of in accordance with the Engineering and Infrastructure Report prepared by Airey Consultants Ltd 11712-01 November 2015. The rainwater tank to provide the extended detention volume and to provide the 10mm retention shall be installed at the same time as the erection of any buildings or creation of impermeable surfaces on the sites and shall thereafter be maintained to the specified capacity and standard in perpetuity.

- (l) If installed, any stability enhancing counterfort drains on or adjacent to affected lots shall be protected by the owner(s) in perpetuity. Any construction that intercepts the drains shall maintain the integrity of the pipe and drainage medium, and shall reinstate the surface seal above the drainage medium.
- (m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	Stage 1 – Lots 8-16 and 78
	For stages 2 and 4 confirmation shall be provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dB $L_{Aeq(24h)}$ and therefore require compliance with 116(m) above.

Advice Note:

The lots identified for treatment are based on barrier mitigation being installed in accordance with the report prepared by Hegley Acoustics “Proposed Grand View Estate Subdivision, Hall Farm West, Assessment of Road Traffic Noise”, dated December 2015.

- (n) If windows must be closed to achieve the design noise level in condition 116(m), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
- Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
- (o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

- (p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
Lots 259, 261, 268-305, 307, 308, 317-323, 325, 332, 334, 373-380, 386-389, 413-450, 459-474, 481, 482 and 491-497	A	E	K	-	N, O
Lots 243-258, 261-267, 326-331, 381-385, 390-412, 451-458, 475-480, 483-490, 498-501	A	F	K	-	
Stage 1 - Lots 1-107, 113-129, 583-586, 591-595 Stage 3 Lots 309-316, 502-518, 529-531, 543-545, 565-575, 598, 599	A	G	K	-	
Stage 2A – Lot 579 Stages 2B, 2C and 2D – Lots 130-242 and 601	A	H	K	-	
Stage 2A – Lots 580 and 581	B	I	K	-	
Lots 130, 579, 580 and 581				L	
All Lots	-	-	-	M	

- A. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.
- C. Deleted.
- D. Deleted.

- E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.
- H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.
- I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- J. Deleted.
- K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.

- L. There shall be no direct vehicle access onto Road 1 (entrance road) from the lot.
- M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
- N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
- O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.
- (q) The owners of Lots identified in Table 1 within condition 116(p) above, shall at all times when registered as proprietors of the lots:
 - be and remain members of any legal entity set up by condition 40; and
 - comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.
- (r) Subject to the terms of the approved CAMP, the titles to each of the Lots in Table 1 within condition 116(p) will be subject to encumbrances granted in favour of the legal entity and

Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Conditions relating to DIS60048335 (wastewater overflow discharge)

117. Wastewater overflow discharges shall be managed in accordance with the conditions of discharge permit R/REG/2013/3743 (overflows to land and water) and R/REG/2013/3755 (overflows to the coastal marine area) held by Watercare Services Limited with the addition of Appendix 2.

Conditions relating to WAT60051016 (water take permit)

Authorised Quantities

118. Permit WAT60051016 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.
119. The abstraction shall not exceed:
- (a) 650 cubic metres per day.
 - (b) 159,000 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).

Installation of Water Meter

120. A water meter shall be installed and maintained at the head of the production bore to the satisfaction of the Team Leader – Consents & Compliance, Water Allocation. The water meter and recording device/system shall:
- (a) be fit for the purpose and water it is measuring;
 - (b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
 - (c) be tamper-proof and sealed; and
 - (d) be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

121. The water meter, and any device or system used to record water take volume, shall be verified insitu as accurate by a suitably qualified professional at the following times:
- (a) Prior to exercise of this permit.
 - (b) Within 5 working days of the water meter being serviced or replaced.

- (c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

122. The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 (or any equivalent regulations that may replace them) and a copy of verification shall be provided to the Team Leader – Water Allocation within 10 working days of the meter/devices being verified as accurate.

Water Meter Readings

123. A water meter reading shall be taken from the production bore at weekly intervals consistently at one of these times:

- (a) Before pumping starts for the day.
- (b) At the end of pumping for that day.

The time, date and water meter readings shall be recorded and supplied to the Council in accordance with the reporting condition below.

Advice Note:

If no water is taken during any period the current meter reading must still be recorded.

Water Level Readings

124. Groundwater levels in the production and monitoring bores shall be measured and recorded at fortnightly intervals during October, and between February-April each year. The water levels shall be measured from the top of the casing, and shall be recorded to the nearest centimetre. The bores should not be pumped for at least 24 hours prior to the water level measurement being taken.

The time and date of the water level reading shall be recorded and supplied to the council in accordance with the reporting condition below.

Water Quality

125. A water sample shall be taken from the production and monitoring bore before the exercise of this consent in the first year to establish a saline trigger level and monitor for saline water intrusion, and thereafter on an annual basis during the months of February, March, April and October each year.

126. The initial sample (i.e. the sample taken prior to the exercise of the consent) shall be analysed for the following parameters:

- (a) Conductivity at 25°C (mS/m);
- (b) Chloride (Cl);
- (c) Sulphate (SO₄);

- (d) Temperature of water at the head of the bore;
- (e) pH;
- (f) Potassium (K);
- (g) Silica (SiO₂);
- (h) Nitrate nitrogen (NO₃N);
- (i) Total Alkalinity (CaCO₃);
- (j) Calcium Hardness (CaCO₃);
- (k) Sodium (Na);
- (l) Boron (B);

And any other parameters required to obtain an ion balance for the sample of between 95% and 105%.

127. The periodic annual samples shall be analysed for the following parameters:

- (a) Conductivity at 25° (mS/m).
- (b) Chloride (Cl).
- (c) Sulphate (SO₄).

128. Before the water is sampled, water shall be purged from the bore by pumping for sufficient time to allow the volume of water contained in the bore to be completely replaced three times by water from the aquifer. Records shall be kept of the length of time and approximate rate of pumping required to purge the bore and records shall be provided to the Team Leader – Water Allocation, on request. For the annual sampling, the samples should be collected towards the end of a day's pumping, during the peak maximum seasonal pumping. Samples shall be collected and analysed in accordance with "Standard Methods for the Examination of Water and Wastewater" (latest Edition), a joint publication of the American Public Health Association, Water Environmental Federation and the American Water Works Association, or the equivalent as approved in writing by the Team Leader – Water Allocation.

Saline intrusion

129. If any water quality sample exceeds 70mg/l of Chloride, then:

- (a) The Team Leader – Water Allocation shall be notified as soon as possible and no later than 2 working days from receipt of the sample analysis.
- (b) Sampling of the production and monitoring bores shall be undertaken weekly with the results reported to the Team Leader – Water Allocation within 5 working days of the sample being taken. The weekly monitoring and reporting shall continue until the saline intrusion issue is resolved in accordance with the condition "d" below.

- (c) If the saline levels are still being exceeded 21 working days after the initial breach, then within 42 working days of the initial breach a Groundwater Exceedance Report prepared by a suitably qualified hydrogeological professional shall be submitted to the satisfaction of the Team Leader – Water Allocation. The Groundwater Exceedance Report shall assess the reasons for and significance of the exceedance in terms of saline intrusion of the aquifer and shall include a review of all available data, including groundwater levels, groundwater use and groundwater quality. The report shall recommend a programme of remedial actions and timeframes for these actions.
- (d) All recommendations specified in the Groundwater Exceedance Report (if such is required), and any other actions directed by the Team Leader – Water Allocation, shall be implemented to the satisfaction of the Team Leader – Water Allocation and shall continue for as long as the groundwater monitoring is considered to be indicative of saline intrusion and/or on-going declining groundwater levels by the Team Leader – Water Allocation.

Water Reporting

130. The following information is to be entered, at the frequency and date specified, to the Council's Water Use Data Management System or to any replacement database identified in writing by the Team Leader – Water Allocation.

Information	Due Dates for reporting
Water meter reading including date	By the 15 th day of March, June, September and December
Water level reading including time and date	By the end of the month of March, for that respective year*
Water quality including time and date	By the end of the month of March, for that respective year**

*Preferably send water meter and water level information at the same reporting period

**If trigger levels breached for water quality, please send analysis with notification of breach.

Advice Note:

The web address for Council's on-line Water Use Data Management System is:
<http://maps.arc.govt.nz/hydrotel/cgi-bin/WUDMSWebServer.cgi/login>

Please contact the Team Leader Consents and Compliance – Water Allocation to obtain your customer number and password. An on-line manual explaining how to enter and submit your readings is available at the web address specified above.

Environmental Monitoring Report

131. An environmental monitoring report shall be submitted to the satisfaction of the Team Leader – Water Allocation before the month of June 2020, 2025, 2030 and 2035. This report shall provide a summary and analysis of the water use, water level and water quality monitoring for

the previous five years required by the conditions above. The report shall assess the effects of the water take on the aquifer and on other users of the aquifer and the efficient use of the water.

Water Management Plan

132. Prior to the exercise of the consent, a Water Supply Demand Management Plan (WSDMP) shall be prepared by the Consent Holder and submitted to the Team Leader – Water Allocation for approval. The WSDMP shall contain but not necessarily be limited to:
- (a) Network efficiency plan.
 - (b) Water Conservation management plan in accordance with the requirements of the relevant plan provisions (currently Policy E.2.3.(4) of the AUP (OP)).

Review Condition

133. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Team Leader at the Consent Holder's cost:
- (a) In June 2020 and subsequently at intervals of not less than five years thereafter in order to:
 - Deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - Vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water use efficiency; water availability, including alternative water sources; actual and potential water use; water flow and level regimes; water quality; and the relationship of Māori with water.
 - In the case of a coastal, water or discharge permit, to provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.
 - In the case of a coastal, water or discharge permit, to provide compliance with any relevant National Environmental Standard that has been made since the commencement of consent.
 - At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply a more appropriate condition.

Advice Note:

The Consent Holder is advised that water supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), the Health

Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements.

Advice notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The Consent Holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.
3. Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.
4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
5. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage New Zealand Pouhere Taonga New Zealand Heritage List/Rārangī Kōrero, Historic Areas, Wahi Tapu and Wahi Tapu Areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (Consent Holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.
6. If required, the Consent Holder shall obtain a permit from the Department of Conservation to move any native lizards, skinks or geckos found on the property during development. The Department of Conservation will consult with iwi in determining whether a Wildlife Act Authority Application for a permit is granted.

7. The following shall be undertaken in accordance with the Cultural Impact Assessment received from Fiona McKenzie, Manuhiri Kaitiaki Charitable Trust dated November 2013:
- a) Prior to works commencing Ngāti Manuhiri shall be given the opportunity to perform a sod turning or blessing ceremony to acknowledge the place and to protect those working on the development. This could be in conjunction with, or in addition to, a pre-construction site meeting.
 - b) Environmentally sustainable or recyclable materials and products can contribute to good cultural and environmental outcomes and should be used wherever practicable. For example consider natural floccing products.
 - c) That recognition of the cultural values associated with the area be incorporated into the subdivision. Ngāti Manuhiri shall be given the opportunity to put forward traditional names for the new roading and/or track network and/or reserves as a means to reflect their cultural footprint as Mana Whenua.
 - d) Considerable riparian and infill planting is proposed for the subdivision. Details of any sub-contract planting (fencing, weeding or other) work shall be made available to Ngāti Manuhiri in good time to allow for the preparation of a tender. Such opportunities allow the Trust to provide employment to rangatahi (young people).
 - e) Consideration shall be given to establishing a Pā Harakeke and to commissioning a cultural marker (pou) or sculpture within the development.
8. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The Consent Holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Compliance Administrator, Orewa Service Centre, at ResourceConsentAdmin@aucklandcouncil.govt.nz and include the following details:
- name and telephone number of the project manager and the site owner;
 - site address to which the consent relates;
 - activity to which the consent relates; and
 - expected duration of works.
9. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to council within 15 working days of notification of the decision.
10. The granting of this resource consent does not in any way allow the Consent Holder to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the Consent Holder, and is a private agreement that does not involve council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To

obtain signoff for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of council.

11. Compliance with the consent conditions will be monitored by council (in accordance with section 35(1)(2)(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will council issue a letter on request of the Consent Holder.
12. Ongoing inspections of the covenanted area will be carried out from time to time by council ecologists. These inspections will assess how the covenant is being managed and if the consent conditions are complied with. A report will be produced for the landowner to assist them in the management of the covenant. The inspections are charged at a rate in accordance with the council's schedule of fees.
13. Copies of the approved Weed and Pest Animal Control Plan shall be held at the offices of the council, 50 Centreway Road, Orewa, 0931.
14. A list of all current pest plants and animals can be found in the Auckland Regional Pest Management Strategy (ARPS 2007-2012 or any successive ARPS), available from council, which includes all plants identified in the National Pest Plant Accord (MAF).
15. Any activity pertaining to maintenance of covenant areas, including any required or ancillary structure(s), i.e. culvert or fish passage, may require lodgement for a Resource Consent.
16. Where significant weed and animal populations persist, the Consent Holder may wish to consider Local Landcare Groups, or the employment of a professional contractor to assist with the ongoing management of the protected area.
17. If the ownership or control of the site is to change, the Consent Holder is advised that this consent to divert and discharge stormwater should be transferred to the new owner or operator by notifying Auckland Council on prescribed form.
18. The Consent Holder is advised that any noxious, dangerous, offensive or objectionable odours beyond the property boundary as a result of the treatment and storage of wastewater, or if the number of people serviced by the wastewater plant exceeds 1000 people (municipal sewage), an air discharge consent may be required under Rule 4.5.1(a) of the Auckland Council Regional Plan (Air, Land and Water).
19. Any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991 and any additional charge required pursuant to Section 36(3) of the Act in respect of this consent shall be paid to Auckland Council.
20. The Resource Consent Holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.

Appendix 1: Consolidated plans as amended

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
100	Rev I	Proposed Site Plan and Aerial Photograph	Crang Civil	13/04/23
101	Rev L	Proposed Staging Plan	Crang Civil	13/04/23
105	Rev I	Scheme Plan Comparison with Consented Development	Crang Civil	13/04/23
200	Rev L	Proposed Finished Contour Plan	Crang Civil	13/04/23
201	Rev I	Proposed Cut-Fill Plan	Crang Civil	13/04/23
205	Rev L	Proposed Slope Analysis Plan Slopes Greater than 1 in 3	Crang Civil	13/04/23
210	Ref F	Stage 2 – Earthworks & Sediment Control Plan	Crang Civil	13/04/23
220	Rev E	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2019
222	Rev B	Proposed Earthworks within NZTA Land	Crang Civil	13/04/23
230	Rev E	Stage 3 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
240	Rev E	Stage 4 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
250	Rev E	Stage 5 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
260	Rev E	Stage 6 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
270	Rev E	Stage 7 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
280	Rev E	Stage 8 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
300	Rev L	Proposed Road Layout Plan	Crang Civil	13/04/23
301	Rev L	Proposed Road Layout Plan – Sheet 1 of 5	Crang Civil	13/04/23
302	Rev F	Proposed Road Layout Plan – Sheet 2 of 5	Airey Consultants Ltd	02/06/21
303	Rev F	Proposed Road Layout Plan – Sheet 3 of 5	Airey Consultants Ltd	02/06/21
304	Rev F	Proposed Road Layout Plan – Sheet 4 of 5	Airey Consultants Ltd	02/06/21
305	Rev B	Proposed Road Layout Plan – Sheet 5 of 5	Airey Consultants Ltd	02/06/21

Drawing No.	Rev/ Ref	Title	Prepared by	Date
310	Rev F	Footpath Enabling Plan	Airey Consultants Ltd	November 2018
311	Rev G	Stage 2 – Road Enabling Plan	Crang Civil	13/04/23
312	Rev G	Stage 2 – Completed Road Plan	Crang Civil	13/04/23
313	Rev E	Stage 2 – Entrance Road Long Section	Crang Civil	13/04/23
314	Rev E	Stage 2 – Roads 10 & 12 Long Sections	Crang Civil	13/04/23
315	Rev E	Stage 2 – Road 13 Long Section	Crang Civil	13/04/23
316	Rev B	Stage 2 – Road 13 Long Section Chainages 600m-END	Airey Consultants Ltd	29 Nov 2018
320	Rev F	Stage 1 – Road Enabling Plan	Airey Consultants Ltd	May 2019
321	Rev F	Stage 1 – Completed Road Plan	Airey Consultants Ltd	May 2019
322	Rev C	Stage 1 – Entrance Road Long Section	Airey Consultants Ltd	30 Nov 2018
323	Rev D	Stage 1 – Road 1A & Road 2 Long Section	Airey Consultants Ltd	30 Nov 2018
324	Rev D	Stage 1 – Roads 3 4 & 5 Long Section	Airey Consultants Ltd	30 Nov 2018
325	Rev C	Stage 1 – Road 6 7 & 8 Long Sections	Airey Consultants Ltd	30 Nov 2018
330	Rev E	Stage 3 – Road Enabling Plan	Airey Consultants Ltd	02/06/21
331	Rev E	Stage 3 – Completed Road Plan	Airey Consultants Ltd	02/06/21
332	Rev D	Stage 3 – Road 1 & 40 Long Sections	Airey Consultants Ltd	02/06/21
333	Rev D	Stage 3 – Road 50 & Access 30 Long Sections	Airey Consultants Ltd	02/06/21
334	New Sheet	Stage 3 – Roads 32-33 and Accessways 35-37 Long Sections	Airey Consultants Ltd	02/06/21
340	Rev D	Stage 4 – Road Enabling Plan	Airey Consultants Ltd	02/06/21
341	Rev D	Stage 4 – Completed Road Plan	Airey Consultants Ltd	02/06/21
342	Rev C	Stage 4 – Road 40 Long Section	Airey Consultants Ltd	02/06/21
343	Rev C	Stage 4 – Road 40 & 41 Long Sections	Airey Consultants Ltd	02/06/21
344	Rev B	Stage 4 – Road 42 & 43 Long Sections	Airey Consultants Ltd	30 July 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
350	Rev C	Stage 5 – Road Enabling Plan	Airey Consultants Ltd	July 2018
351	Rev C	Stage 5 – Completed Road Plan	Airey Consultants Ltd	July 2018
352	Rev B	Stage 5 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
353	Rev C	Stage 5 – Road 50 Long Section	Airey Consultants Ltd	30 July 2018
354	Rev A	Stage 5 – Access 51, 52 & 53 Long Sections	Airey Consultants Ltd	30 July 2018
360	Rev C	Stage 6 – Road Enabling Plan	Airey Consultants Ltd	July 2018
361	Rev C	Stage 6 – Completed Road Plan	Airey Consultants Ltd	July 2018
362	Rev B	Stage 6 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
363	Rev B	Stage 6 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
364	Rev B	Stage 6 – Road 61 & 62 Long Sections	Airey Consultants Ltd	30 July 2018
370	Rev C	Stage 7 – Road Enabling Plan	Airey Consultants Ltd	July 2018
371	Rev C	Stage 7 – Completed Road Plan	Airey Consultants Ltd	July 2018
372	Rev B	Stage 7 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
373	Rev B	Stage 7 – Road 70 & 71 Long Sections	Airey Consultants Ltd	30 July 2018
380	New Sheet	Stage 8 – Road Enabling Plan	Airey Consultants Ltd	May 2021
381	New Sheet	Stage 8 – Completed Road Plan	Airey Consultants Ltd	May 2021
382	New Sheet	Stage 8 – Road 50 and Access 80 Long Sections	Airey Consultants Ltd	31/05/21
400	Rev K	Proposed Stormwater Layout & Flood Plan	Crang Civil	13/04/23
401	Rev B	Wetland 1 Details	Airey Consultants Ltd	December 2018
402	Rev B	Wetland 2 Details	Airey Consultants Ltd	02/06/21
403	Rev C	Wetland 3 Details	Airey Consultants Ltd	December 2018
404	Rev C	Wetland 4 Details	Airey Consultants Ltd	December 2018
405	Rev B	Wetland 5 Details	Airey Consultants Ltd	02/06/21

Drawing No.	Rev/ Ref	Title	Prepared by	Date
406	Rev B	Proposed Raingarden Typical Details	Airey Consultants Ltd	6 August 2018
407	Rev B	Arch Bridge Typical Detail	Airey Consultants Ltd	6 August 2018
408	Rev C	Bio-Retention Details (Sheet 1 of 2)	Crang Civil	13/04/23
409	Rev C	Bio-Retention Details (Sheet 2 of 2)	Crang Civil	13/04/23
410	Rev H	Stage 2 – Stormwater Enabling Plan	Crang Civil	13/04/23
411	Rev H	Stage 2 – Completed Stormwater Plan	Crang Civil	13/04/23
420	Rev F	Stage 1 – Stormwater Enabling Plan	Airey Consultants Ltd	8 May 2019
421	Rev F	Stage 1 – Completed Stormwater Plan	Airey Consultants Ltd	8 May 2019
430	Rev E	Stage 3 – Stormwater Enabling Plan	Airey Consultants Ltd	02/06/21
431	Rev E	Stage 3 – Completed Stormwater Plan	Airey Consultants Ltd	02/06/21
440	Rev C	Stage 4 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
441	Rev C	Stage 4 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
450	Rev C	Stage 5 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
451	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
460	Rev C	Stage 6 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
461	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
470	Rev C	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
480	Rev E	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	02/06/21
481	Rev E	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	02/06/21
500	Rev K	Proposed Wastewater Layout Plan	Crang Civil	13/04/23
501	Rev E	Preliminary Wastewater Pump Station Layout Plans	Crang Civil	13/04/23

Drawing No.	Rev/ Ref	Title	Prepared by	Date
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
511	Rev H	Stage 2 – Wastewater Enabling Plan	Crang Civil	13/04/23
512	Rev H	Stage 2 – Completed Wastewater Plan	Crang Civil	13/04/23
515	Rev A	Stage 1 Wastewater Enabling Longsection (Sheet 1 of 2)	Airey Consultants Ltd	6 August 2018
516	Rev B	Stage 1 Wastewater Enabling Longsection (Sheet 2 of 2)	Airey Consultants Ltd	4 October 2018
520	Rev F	Stage 1 – Wastewater Enabling Plan	Airey Consultants Ltd	8 May 2019
521	Rev F	Stage 1 – Completed Wastewater Plan	Airey Consultants Ltd	8 May 2019
530	Rev D	Stage 3 – Wastewater Enabling Plan	Airey Consultants Ltd	02/06/21
531	Rev D	Stage 3 – Completed Wastewater Plan	Airey Consultants Ltd	02/06/21
540	Rev C	Stage 4 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
541	Rev C	Stage 4 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
550	Rev C	Stage 5 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
551	Rev C	Stage 5 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
560	Rev C	Stage 6 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
561	Rev C	Stage 6 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
570	Rev C	Stage 7 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
571	Rev C	Stage 7 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
580	Rev E	Stage 8 – Wastewater Enabling Plan	Airey Consultants Ltd	02/06/21
581	Rev E	Stage 8 – Completed Wastewater Plan	Airey Consultants Ltd	02/06/21
600	Rev A	Water Supply Enabling Plan	Airey Consultants Ltd	August 2018
601	Rev A	Water Supply Enabling Longsection under Motorway	Airey Consultants Ltd	August 2018
5011	Rev A	Contours Plan Lots 67-77	Airey Consultants Ltd	20 March 2020

Drawing No.	Rev/ Ref	Title	Prepared by	Date
5012	Rev A	Earthworks Plan Lots 67-77	Airey Consultants Ltd	20 March 2020
5013	Rev A	Retaining Walls Lots 67-77	Airey Consultants Ltd	20 March 2020
5021	Rev A	Contour Plan	Airey Consultants Ltd	12 March 2020
5022	Rev A	Earthworks Plan Lots 17-34	Airey Consultants	12 March 2020
5023	Rev A	Retaining Walls Lots 17-34	Airey Consultants Ltd	20 March 2020
5051	Rev A	Contours Plans Lots 117-124	Airey Consultants Ltd	20 March 2020
5052	Rev A	Earthworks Plans Lots 117-124	Airey Consultants Ltd	20 March 2020
5053	Rev A	Retaining Walls Lots 117-124	Airey Consultants Ltd	20 March 2020
5101	Rev A	Retaining Walls Details 0.60m and 1.00m high	Airey Consultants Ltd	12 March 2020
5102	Rev A	Retaining Walls Details 1.4m high	Airey Consultants Ltd	12 March 2020
5103	Rev A	Retaining Walls Details 0.60m and 1.00m High (Battered Slopes)	Airey Consultants Ltd	20 March 2020
5104	Rev A	Retaining Walls Details 1.40m High (Battered Slopes)	Airey Consultants Ltd	20 March 2020
5105	Rev A	Retaining Walls Table	Airey Consultants Ltd	20 March 2020
SK005	Rev A	NZTA Earthworks Plan	Crang Civil	16/06/22
SK006	Rev A	NZTA Cut Plan	Crang Civil	16/06/22
SK020	Rev A	Waka Kotahi Design Cross Sections Plan	Crang Civil	04/05/23
SK021	Rev A	Waka Kotahi Design Cross Sections Sheet 1	Crang Civil	04/05/23
SK022	Rev A	Waka Kotahi Design Cross Sections Sheet 2	Crang Civil	04/05/23
Subdivision Plans				
Sheet 1	C	Scheme Plan Overall	Survey Worx	13 April 2023
Sheet 2	C	Scheme Plan Stage 2A	Survey Worx	13 April 2023
Sheet 3	C	Scheme Plan Stage 2A	Survey Worx	13 April 2023
Sheet 4	C	Scheme Plan Stage 2A	Survey Worx	13 April 2023
Sheet 5	C	Scheme Plan Stage 2B	Survey Worx	13 April 2023
Sheet 6	C	Scheme Plan Stage 2B	Survey Worx	13 April 2023
Sheet 7	C	Scheme Plan Stage 2B	Survey Worx	13 April 2023
Sheet 8	C	Scheme Plan Stage 2C	Survey Worx	13 April 2023
Sheet 9	C	Scheme Plan Stage 2D	Survey Worx	13 April 2023
Sheet 10	C	Scheme Plan Stage 2D	Survey Worx	13 April 2023

Drawing No.	Rev/ Ref	Title	Prepared by	Date
S1	Sheet 1	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S1	Sheet 2	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S1	Sheet 3	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S3	Sheet 1	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 2	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 3	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 4	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 5	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 6	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	16 July 2021
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	16 July 2021
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	27 October 2015
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	17 September 2015
Character Area, Structure Plan and Revegetation/ Open Space Plans				
Figure 8	A	Proposed Character Areas	Boffa Miskell Limited	7 August 2018
Figure 9	Rev 7	Concept Structure Plan	Boffa Miskell Limited	17 Dec 2021

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Figure 11	16	Revegetation and Open Space Concept	Boffa Miskell Limited	17 Dec 2021
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	F	Overall Site Plan – Stage 1	Construkt	16 April 2020
SK03	F	Stage 1 Site Presentation Plan	Construkt	16 April 2020
SK04	D	Stage 1 Roading Plan	Construkt	15 May 2019
SK10	B	Road Cross Sections	Construkt	6 Dec 2018
SK11	B	Road Cross Sections	Construkt	6 Dec 2018
SK12	C	Road Cross Sections	Construkt	15 May 2019
SK13	B	Road Cross Sections	Construkt	6 Dec 2018
SK14	B	Homezone Sample Plan	Construkt	15 May 2019
Fig 1	2	Tree Planting Strategy	Boffa Miskell	13 May 2019
Fig 2	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 3	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 4	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 5	2	Stage 1 - Planting Palette	Boffa Miskell	13 May 2019
Fig 6	2	Stage 1 - Planting Palette	Boffa Miskell	13 May 2019
Fig 7	2	Planting Palette	Boffa Miskell	13 May 2019
	Rev D	Ara Hills Stage 2 Landscape Package for s127	Boffa Miskell	24 March 2023
		Ara Hills Stage 2 Design Guidance	Oculus	13 Sept 2021

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD ☐	Auckland Isthmus ☐	Hauraki Gulf Islands ☐	Waitakere ☐
Manukau ☐	Rodney ☐	North Shore ☐	Papakura ☐	Franklin ☐
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

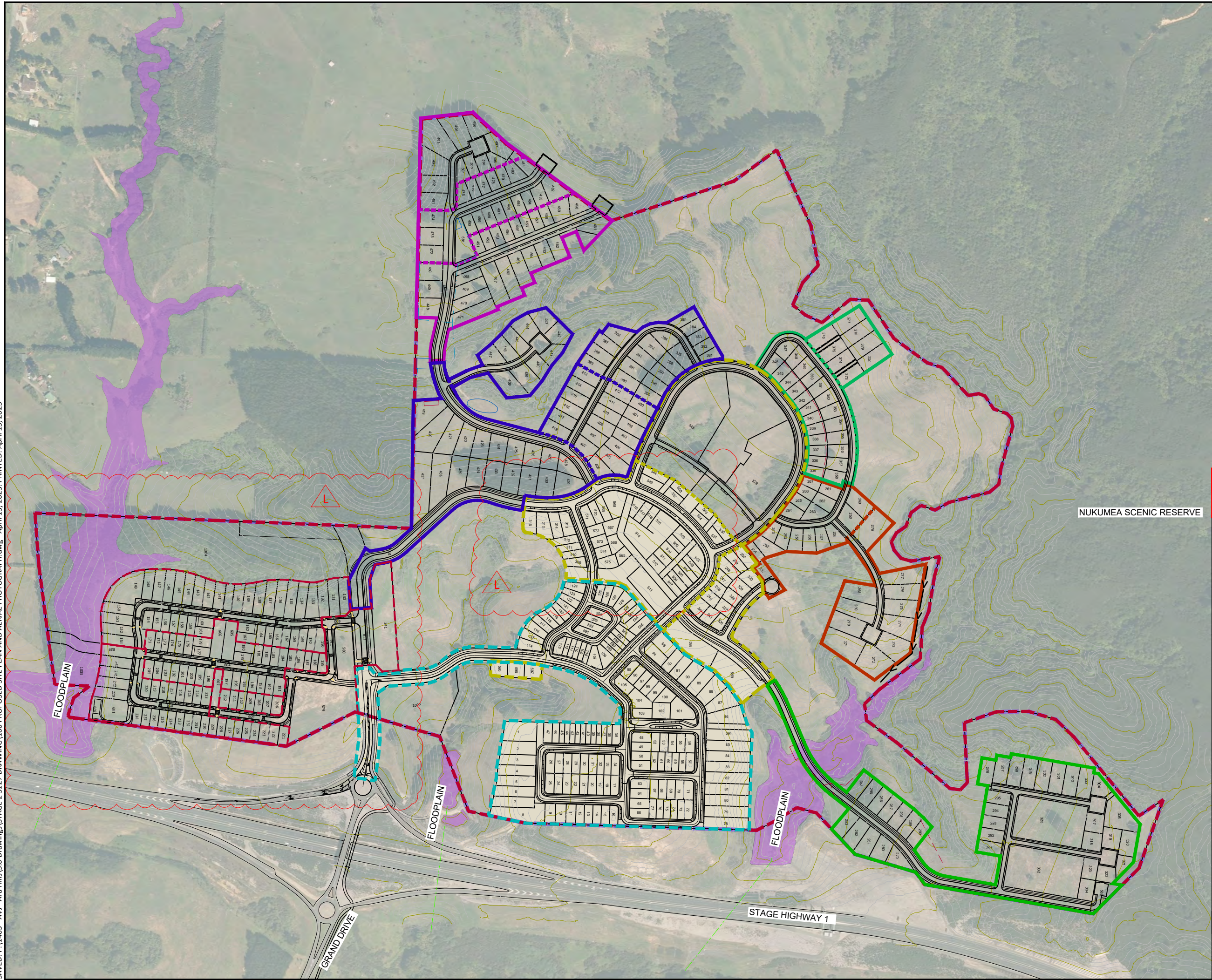
Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

SAVED: P:\1403 - AVJ - Ara Hills\5.0 Drawings\STAGE 2 S127 DRAWING\100 PROPOSED SITE PLAN AND AERIAL PHOTOGRAPH.dwg - April 13, 2023. PRINTED: April 13, 2023



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42.0
CONTOURS

CONSENT ISSUE

I	FOR S127	CR	13/04/23
REVISION	CHANGES	CHECKED	DATE

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POST PO Box 42-089, Orakei, Auckland 1745, NZ

CLIENT
AVJ HOBSONVILLE PTY LTD

PROJECT
**HALL FARM WEST OREWA -
SECTION 127 PLANS**

TITLE
**PROPOSED SITE PLAN AND
AERIAL PHOTOGRAPH**

DRAWN	HC	SCALE A1 1:2500
DESIGNED	CR	A3 1:5000
PROJECT No 1403	DRAWING No 100	REVISION I

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CONSENT ISSUE

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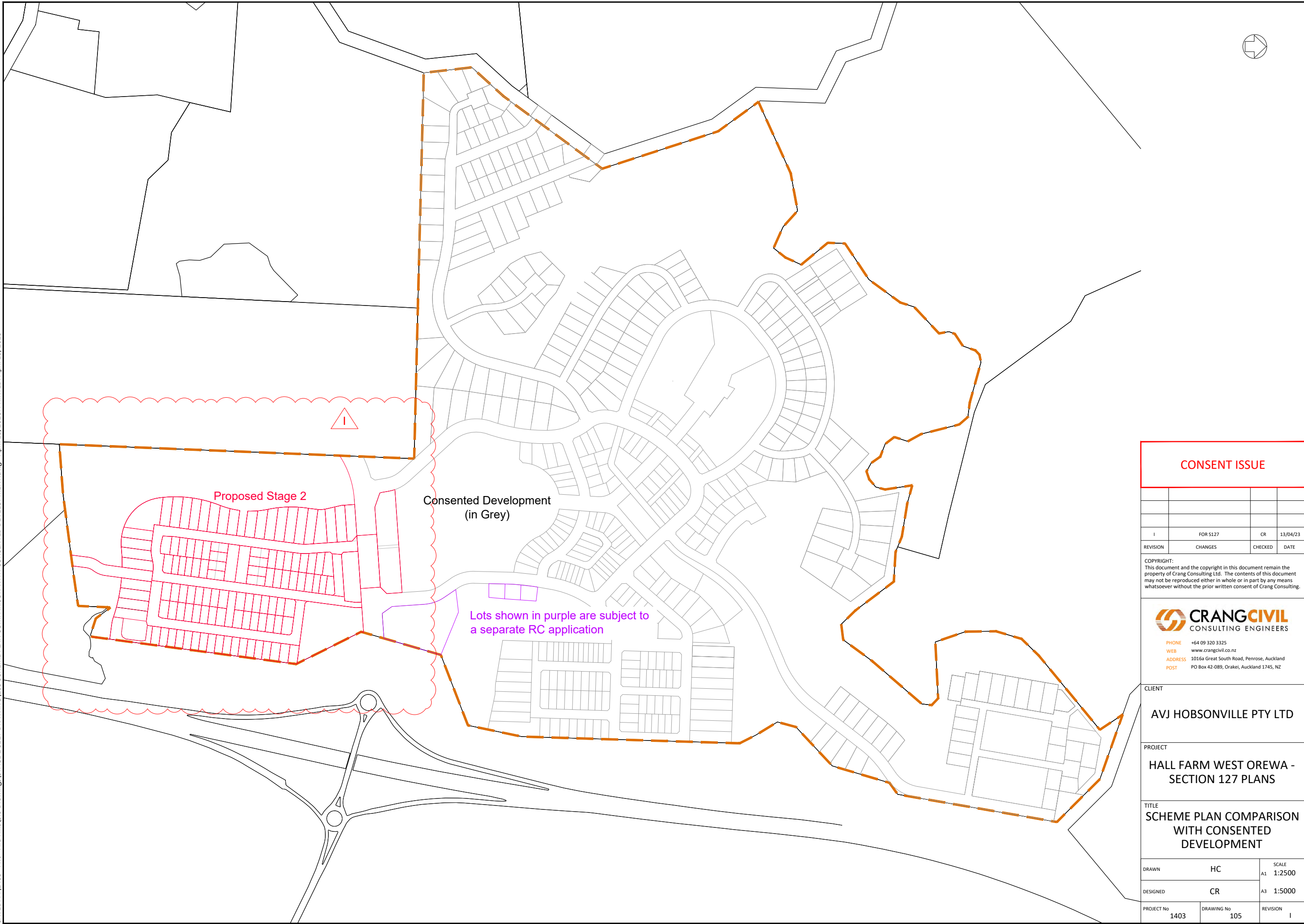
CLIENT
AVJ HOBSONVILLE PTY LTD

PROJECT
**HALL FARM WEST OREWA -
SECTION 127 PLANS**

TITLE
PROPOSED STAGING PLAN

DRAWN	HC	SCALE A1 1:2500
DESIGNED	CR	A3 1:5000
PROJECT No 1403	DRAWING No 101	REVISION L

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REVISION	CHANGES	CHECKED	DATE

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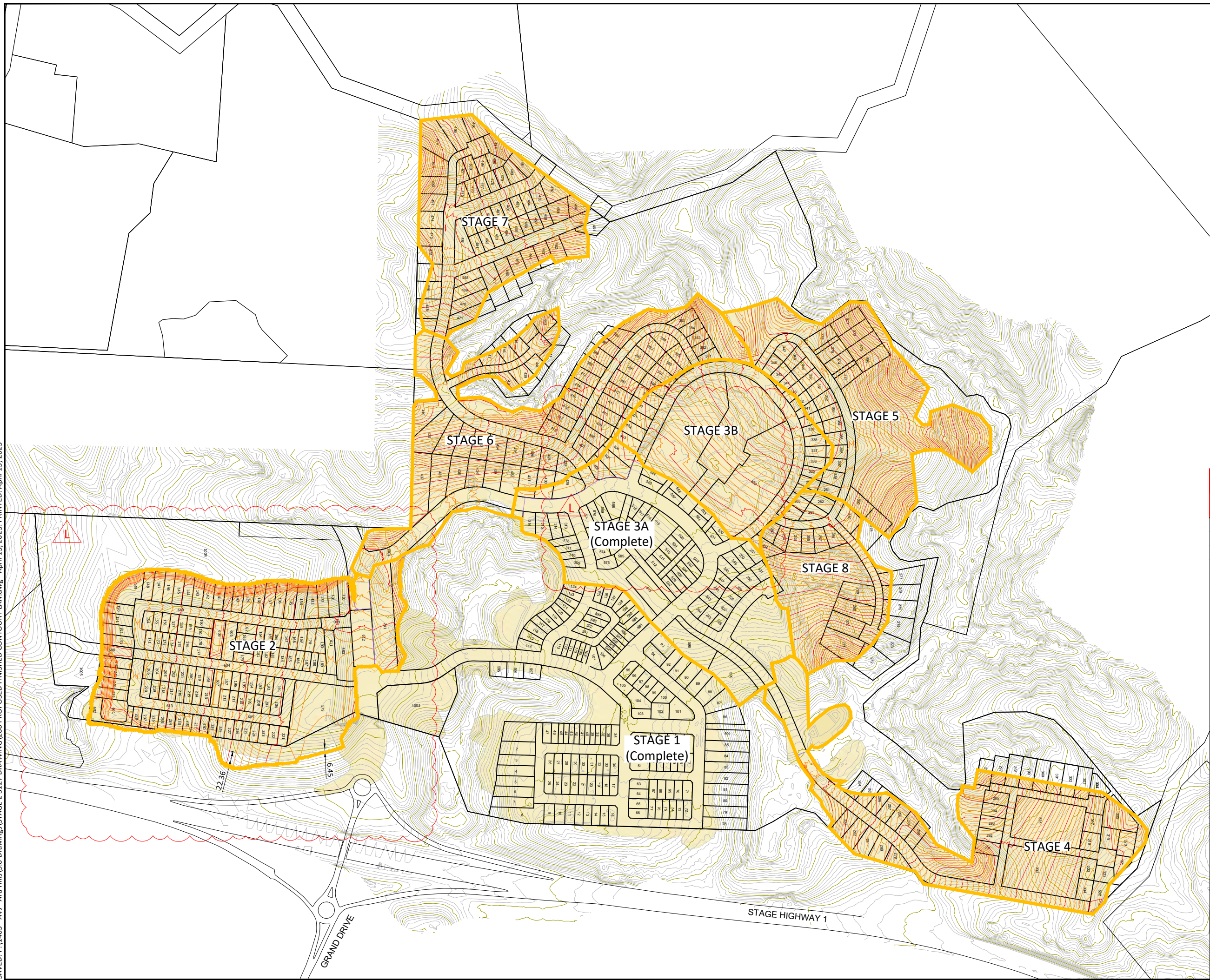
CLIENT
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PROJECT
HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE
SCHEME PLAN COMPARISON
WITH CONSENTED
DEVELOPMENT

DRAWN	HC	SCALE A1 1:2500
DESIGNED	CR	A3 1:5000
PROJECT No 1403	DRAWING No 105	REVISION I

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NOTES:

1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946)
2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
3. CONTOURS INTERVALS ARE:
3.1. 2.00m - MINOR
3.2. 10.00m - MAJOR
4. STAGES ON PLANS REFER TO EARTHWORKS STAGES.

LEGEND

	50.0	PROPOSED CONTOURS
	51.0	EXISTING CONTOURS
		EARTHWORKS STAGES AREA OF EARTHWORKS CONSENTED UNDER EXISTING RC CONSENT

CONSENT ISSUE

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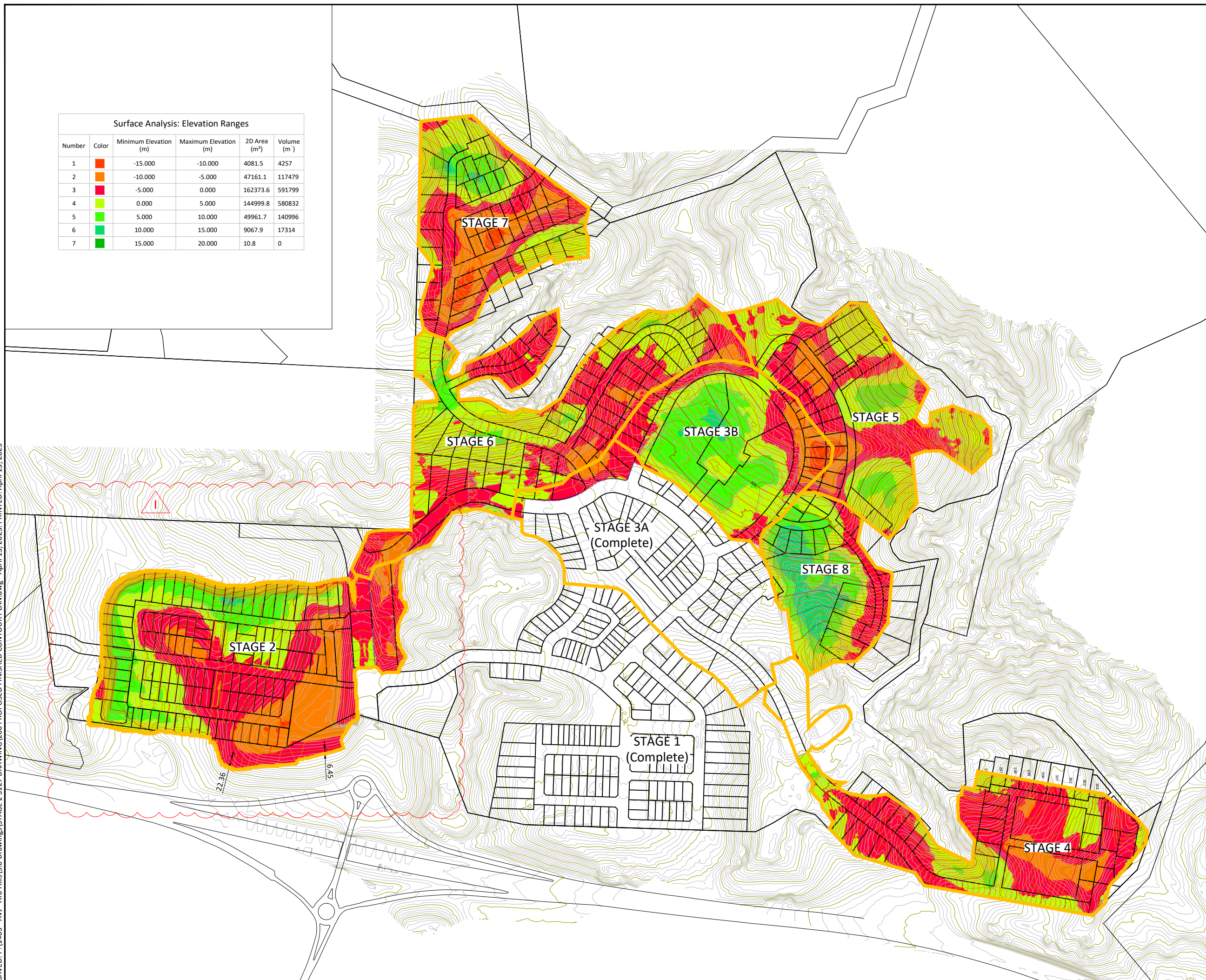
PROJECT
HALL FARM WEST OREWA - SECTION 127 PLANS

TITLE
PROPOSED FINISHED CONTOUR PLAN

DRAWN	HC	SCALE A1 1:2500
DESIGNED	CR	A3 1:5000
PROJECT No 1403	DRAWING No 200	REVISION L

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Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m²)	Volume (m³)
1	Orange	-15.000	-10.000	4081.5	4257
2	Dark Orange	-10.000	-5.000	47161.1	117479
3	Red	-5.000	0.000	162373.6	591799
4	Light Green	0.000	5.000	144999.8	580832
5	Green	5.000	10.000	49961.7	140996
6	Dark Green	10.000	15.000	9067.9	17314
7	Dark Green	15.000	20.000	10.8	0



NOTES:

- LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946)
- COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
- CONTOURS INTERVALS ARE:
 - 2.00m - MINOR
 - 10.00m - MAJOR
- STAGES ON PLANS REFER TO EARTHWORKS STAGES.

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EARTHWORKS STAGES

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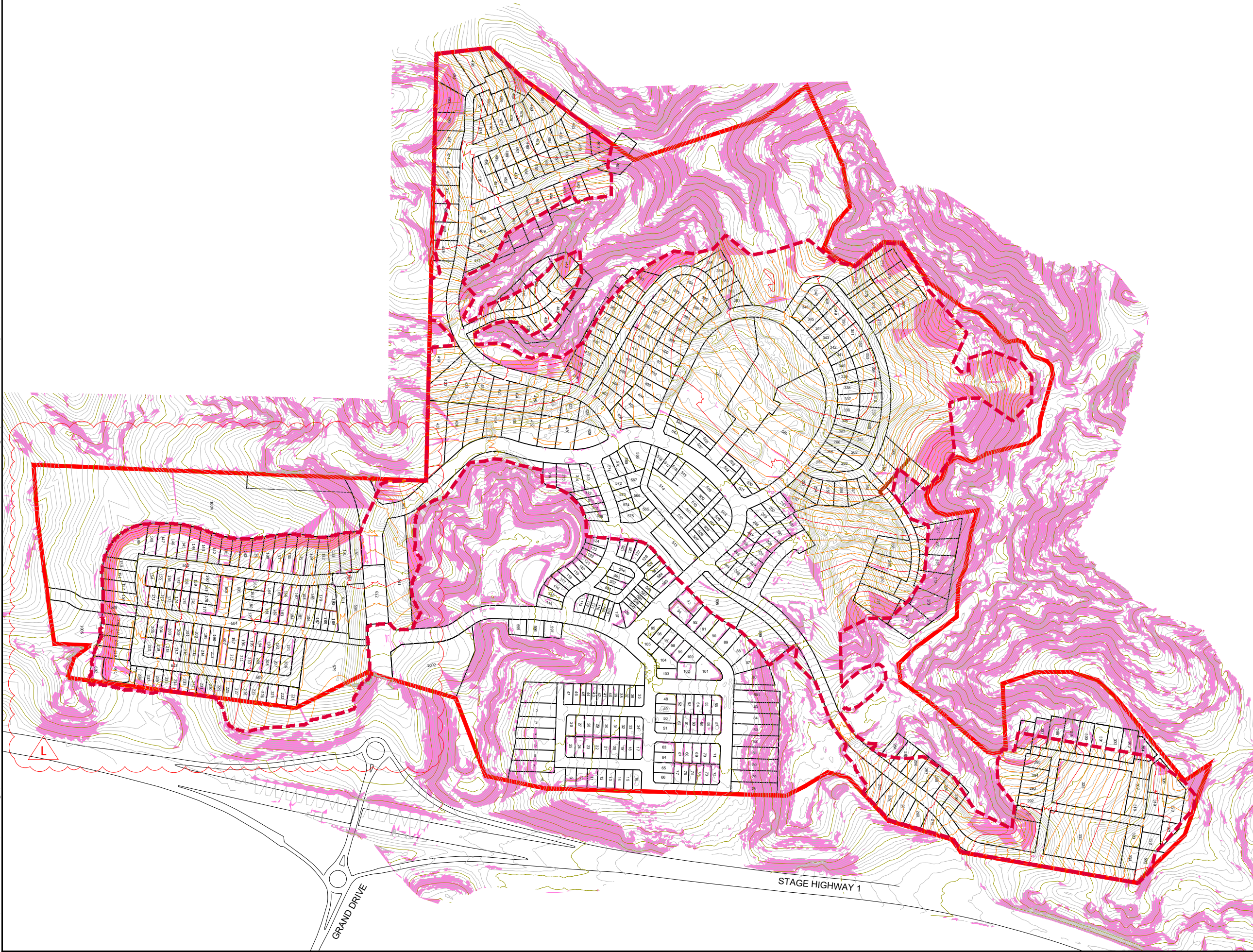
CLIENT
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PROJECT
HALL FARM WEST OREWA - SECTION 127 PLANS

TITLE
PROPOSED CUT-FILL PLAN

DRAWN	HC	SCALE
DESIGNED	CR	A1 1:2500
PROJECT No	DRAWING No	REVISION
1403	201	I

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LEGEND

50.0

51.0

PROPOSED CONTOURS

50.0

51.0

EXISTING CONTOURS

PROPOSED EARTHWORKS AREA

SLOPE GREATER THAN 1:3

- NOTES:
1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946)

2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)

3. CONTOURS INTERVALS ARE:

3.1. 2.00m - MINOR

3.2. 10.00m - MAJOR

4. STAGES ON PLANS REFER TO EARTHWORKS STAGES.

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PROJECT

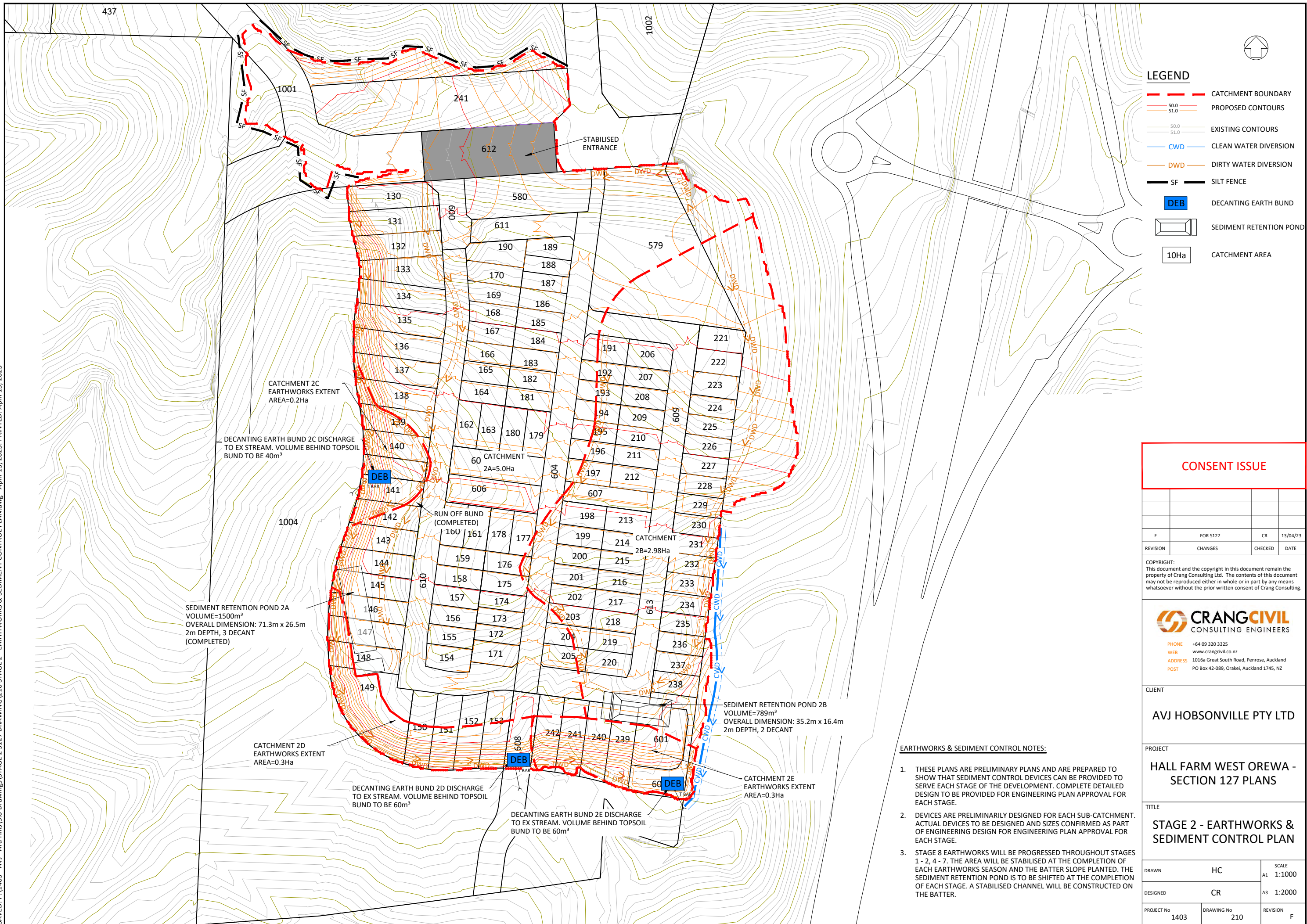
HALL FARM WEST OREWA - SECTION 127 PLANS

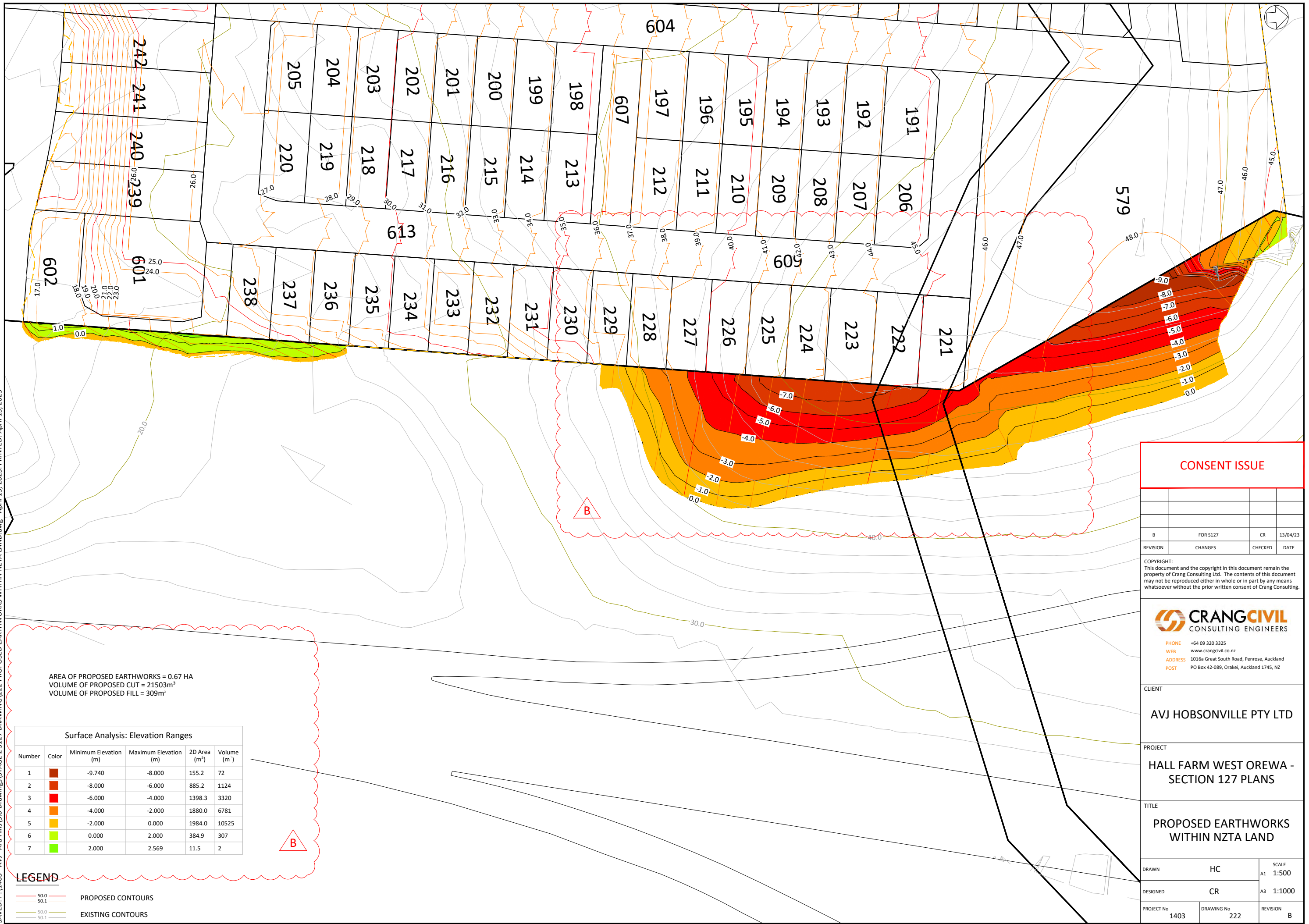
TITLE

PROPOSED SLOPE ANALYSIS PLAN SLOPES GREATER THAN 1 IN 3

DRAWN	HC	SCALE
		A1 1:2500
DESIGNED	CR	A3 1:5000
PROJECT No	DRAWING No	REVISION
1403	205	L

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ROADING



LEGEND

- 50.0
45.0
CONTOURS
- STAGE BOUNDARY
- SUBURBAN ROAD <800 du's (10% MAX GRADE)
- SUBURBAN ROAD <200 du's (12.5% MAX GRADE)
- SUBURBAN ROAD <20 du's (16% MAX GRADE)
- PRIVATE ACCESS <10 du's (20% MAX GRADE)

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PROJECT
**HALL FARM WEST OREWA -
SECTION 127 PLANS**

TITLE
**PROPOSED ROAD LAYOUT
PLAN**

DRAWN	HC	SCALE A1 1:2500
DESIGNED	CR	A3 1:5000
PROJECT No	DRAWING No	REVISION
1403	300	L

ROADING



LEGEND

- 50.0
45.0
CONTOURS
- RESIDENTIAL (PROPOSED THAB)
- NEIGHBOURHOOD CENTRE / COMMUNITY
- STAGE BOUNDARY
- SUBURBAN ROAD <800 du's (10% MAX GRADE)
- SUBURBAN ROAD <200 du's (12.5% MAX GRADE)
- SUBURBAN ROAD <20 du's (16% MAX GRADE)
- PRIVATE ACCESS <10 du's (20% MAX GRADE)

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PROJECT
HALL FARM WEST OREWA - SECTION 127 PLANS

TITLE
PROPOSED ROAD LAYOUT PLAN - SHEET 1 OF 5

DRAWN	HC	SCALE A1 1:1000
DESIGNED	CR	A3 1:2000
PROJECT No	DRAWING No	REVISION
1403	301	L

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ROADING

ROADING NOTES:

- 1. ROAD ENABLING PLANS SHOW PROPOSED LAYOUT TO PROVIDE ROAD ACCESS TO EACH SUPERLOT.
- 2. COMPLETED ROAD PLANS SHOW PROPOSED LAYOUT TO PROVIDE ACCESS TO EACH LOT WITHIN A STAGE.
- 3. FINAL DESIGN, DETAILS AND LEVELS TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.



LEGEND

- STAGE BOUNDARY
- SWALE/ STREAM/ STORMWATER CHANNEL

NOTES

- 1. ALL VEHICLE CROSSINGS TO BE 2.8m-3.0m BACK WIDTH AND SEPARATED BY 2.0m.

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PROJECT
HALL FARM WEST OREWA - SECTION 127 PLANS

TITLE
STAGE 2 - ROAD ENABLING PLAN

DRAWN	HC	SCALE A1 1:1000
DESIGNED	CR	A3 1:2000
PROJECT No	DRAWING No	REVISION
1403	311	G

ROADING



LEGEND

- STAGE BOUNDARY
- SWALE/ STREAM/ STORMWATER CHANNEL

NOTES

1. ALL VEHICLE CROSSINGS TO BE 2.8m-3.0m BACK WIDTH AND SEPARATED BY 2.0m.

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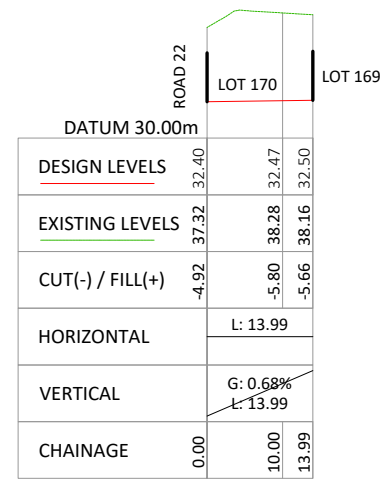
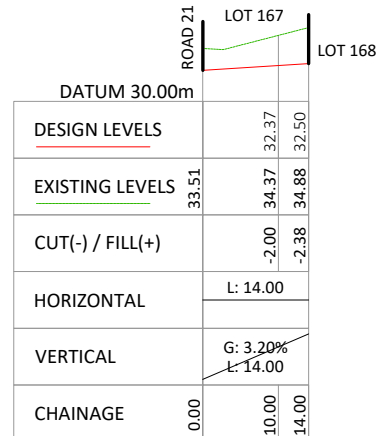
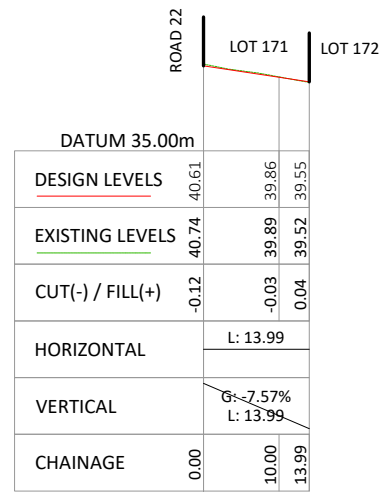
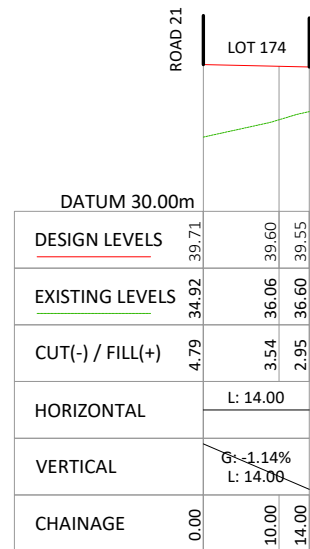
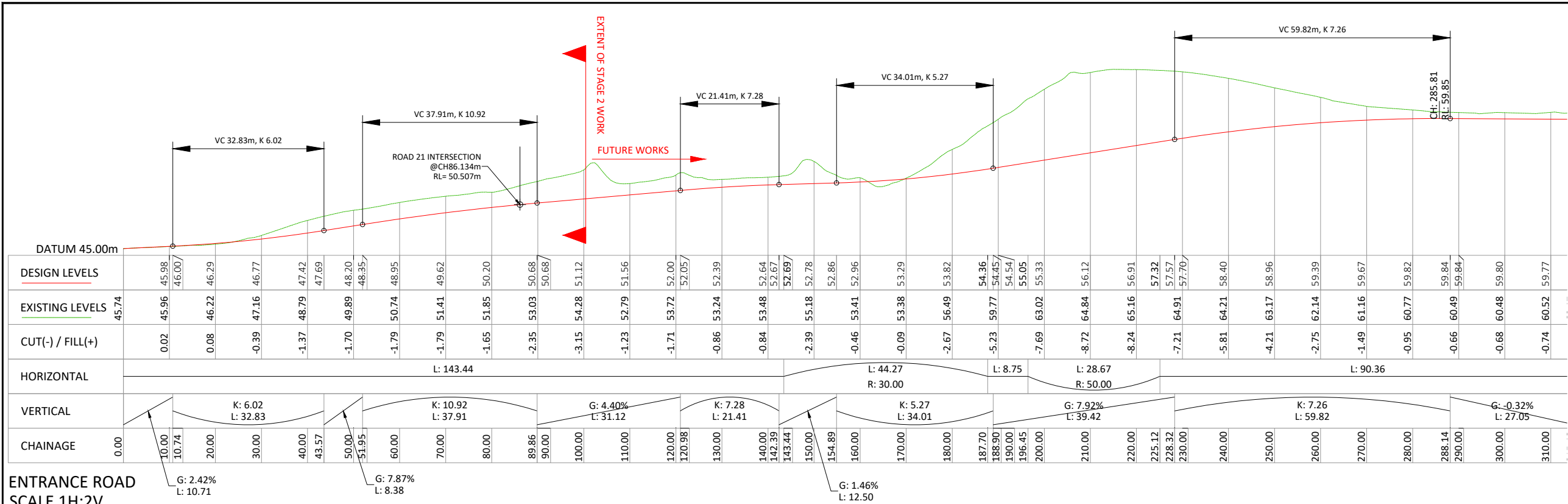
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TITLE
STAGE 2 - COMPLETED ROAD PLAN

DRAWN	HC	SCALE A1 1:1000
DESIGNED	CR	A3 1:2000
PROJECT No	DRAWING No	REVISION
1403	312	G



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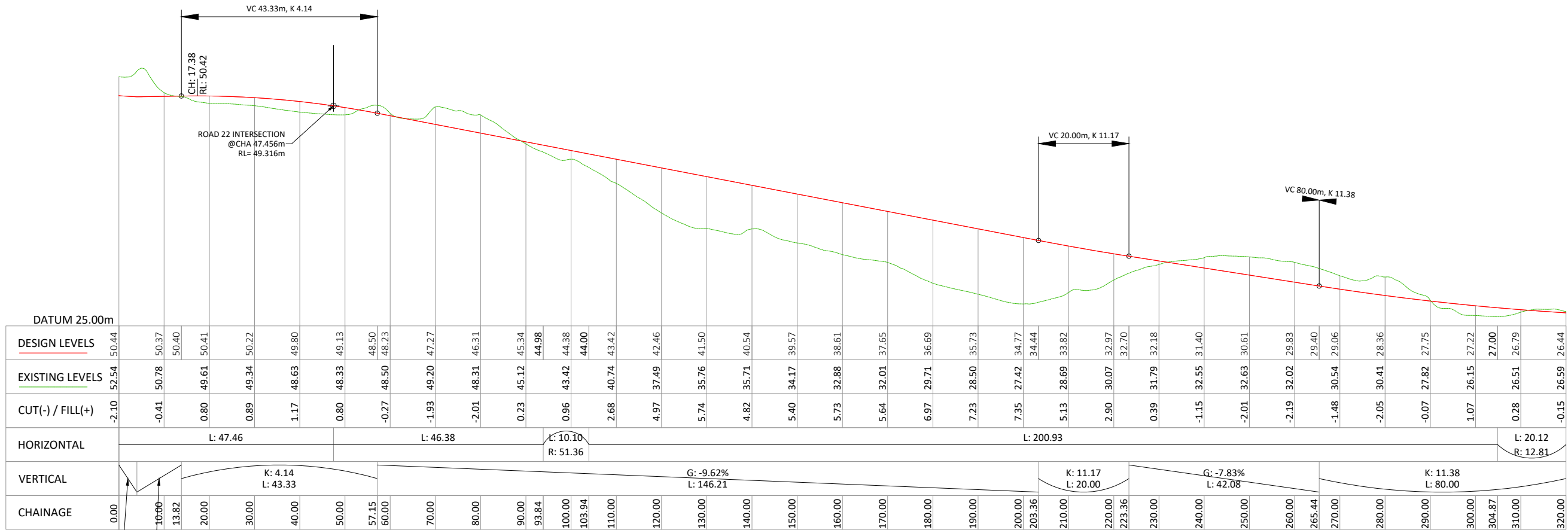
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PROJECT
HALL FARM WEST OREWA - SECTION 127 PLANS

TITLE
STAGE 2 - ENTRANCE ROAD LONG SECTION & ACCESSES LONG SECTIONS

DRAWN	HC	SCALE A1 1:500
DESIGNED	CR	A3 1:1000
PROJECT No 1403	DRAWING No 313	REVISION E

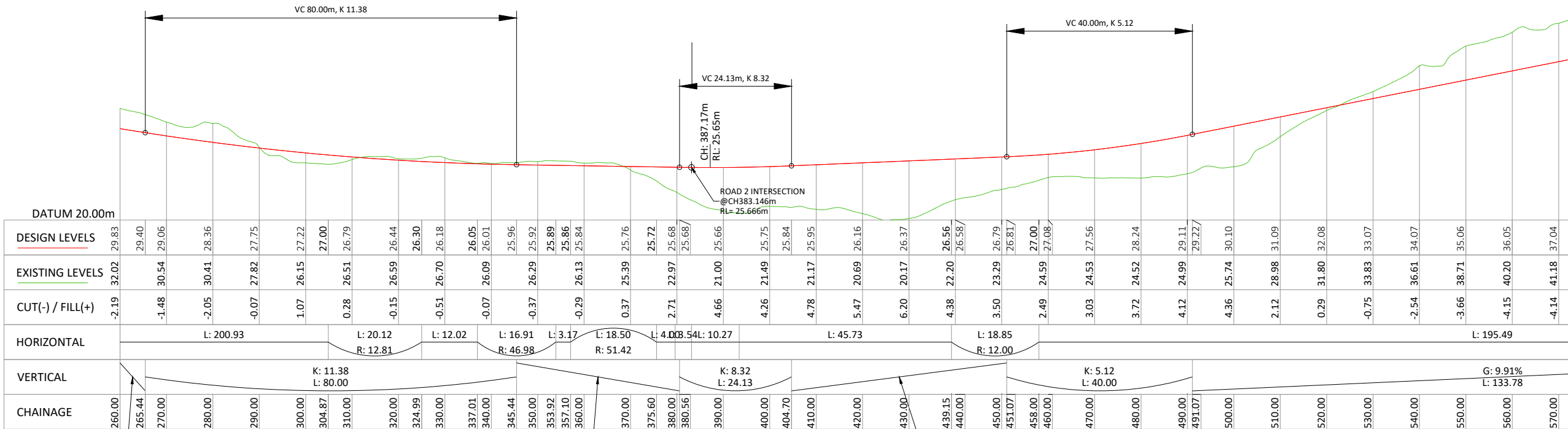
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ROAD 21
SCALE 1H:2V

G: -3.00%
L: 3.99

G: 0.86%
L: 9.83



ROAD 21
SCALE 1H:2V

G: -7.83%
L: 42.08

G: -0.79%
L: 35.12

G: 2.11%
L: 46.38

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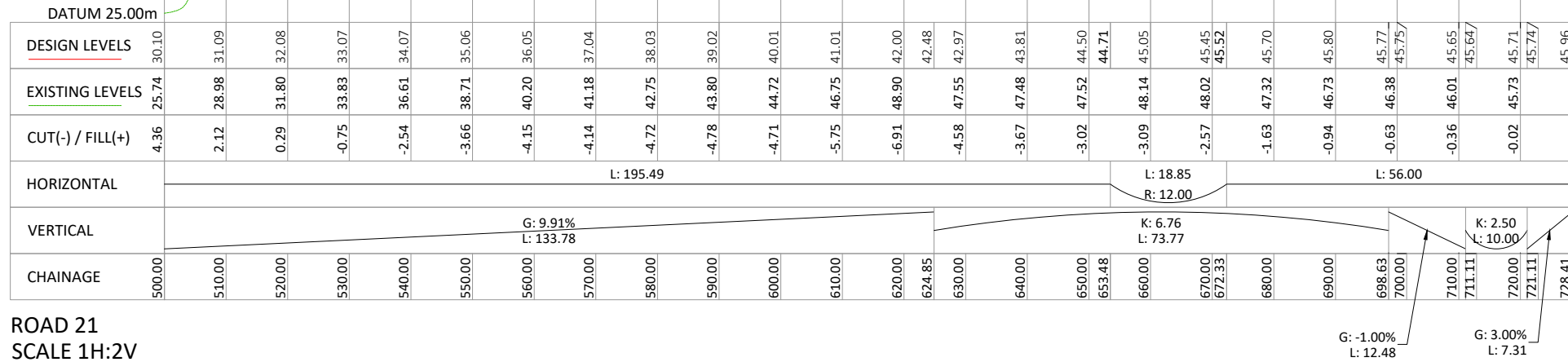
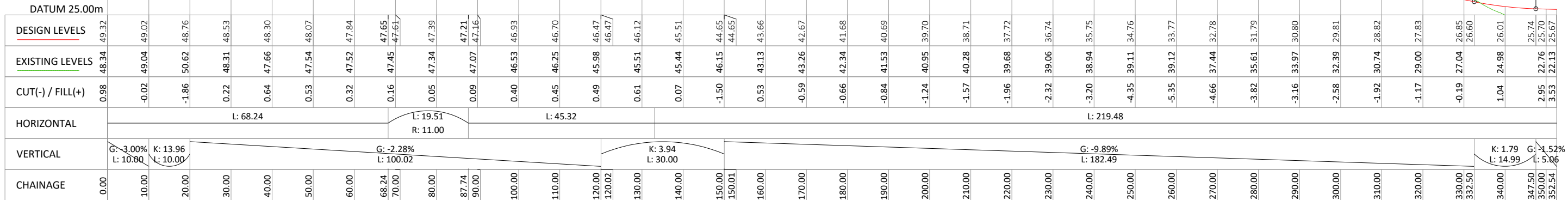
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PROJECT
HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE
STAGE 2 - ROAD 21 LONG
SECTIONS

DRAWN	MD	SCALE A1 1:500
DESIGNED	CR	A3 1:1000
PROJECT No 1403	DRAWING No 314	REVISION E



ROAD 21
SCALE 1H:2V

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PROJECT

HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE

STAGE 2 - ROAD 21 & 22 LONG SECTIONS

DRAWN MD		A1 SCALE 1:500
DESIGNED CR		A3 1:1000
PROJECT No 1403	DRAWING No 315	REVISION E

STORMWATER

STORMWATER NOTES:

1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946)
2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
3. CONTOURS INTERVALS ARE:
 - 3.1. 5.00m - MAJOR
 - 3.2. 1.00m - MINOR
4. STORMWATER TREATMENT DEVICES ARE TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL TP10 STANDARDS.
5. ALL LOTS WILL REQUIRE RAINWATER RETENTION & DETENTION TANKS TO MITIGATE IMPERMEABLE AREAS. REFER TO CALCULATIONS FOR SIZING.
6. FULL DESIGN DETAILS TO BE PROVIDED FOR THE ENGINEERING PLAN APPROVAL FOR EACH STAGE.



LEGEND

-
-  50.0
 51.0
PROPOSED CONTOURS
-  50.0
 51.0
EXISTING CONTOURS
-  STORMWATER - UNTREATED
 STORMWATER - TREATED
 OPEN WATERCOURSE
 WETLAND/BIORETENTION DEVICE
-  10YR FLOOD EXTENT
 100YR FLOOD EXTENT (50% CULVERT BLOCKAGE)



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PROJECT	
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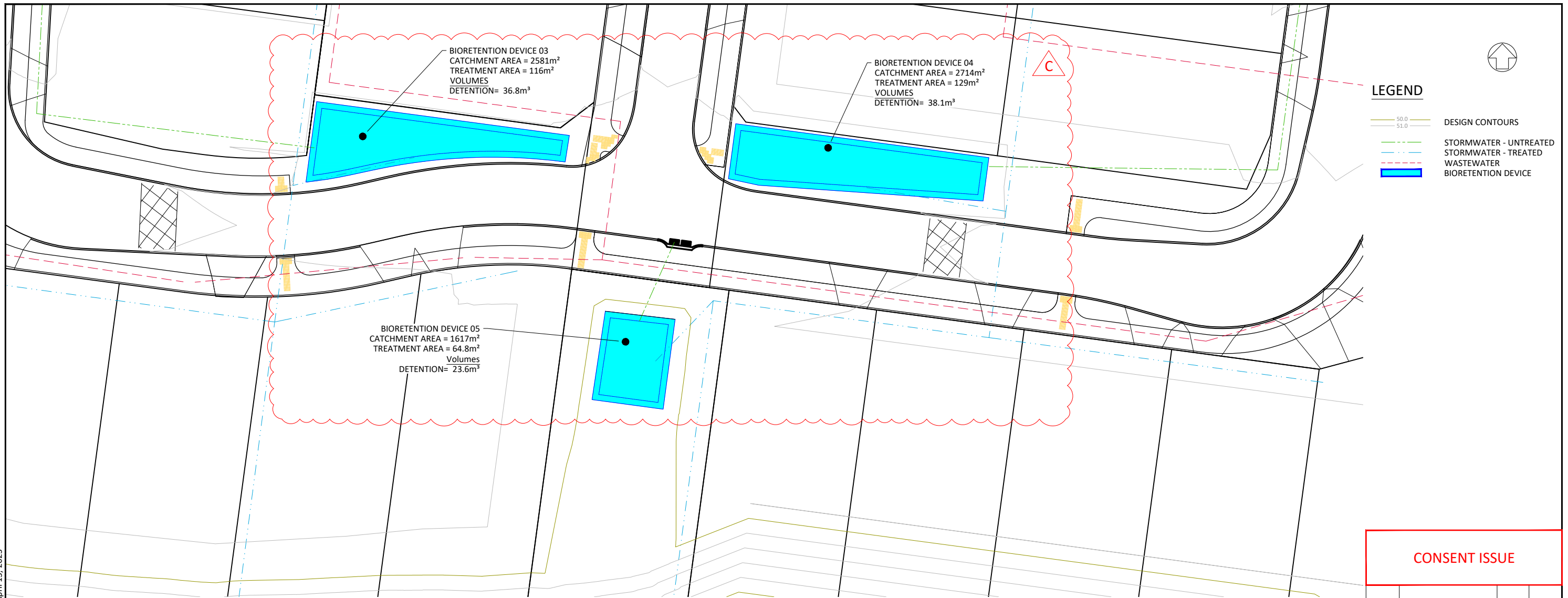
HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE

PROPOSED STORMWATER LAYOUT & FLOOD PLAN

DRAWN		HC	A1	SCALE 1:2500
DESIGNED		CR	A3	1:5000
PROJECT No 1403	DRAWING No 400	REVISION K		

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LEGEND

50.0	DESIGN CONTOURS
51.0	
---	STORMWATER - UNTREATED
---	STORMWATER - TREATED
---	WASTEWATER
---	BIORETENTION DEVICE

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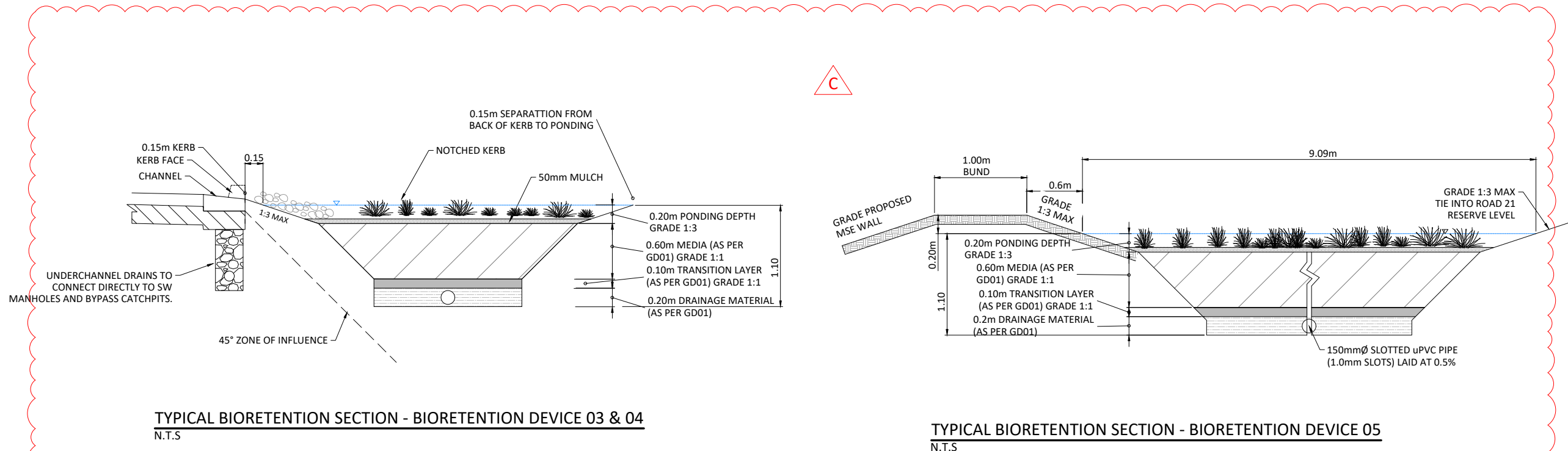
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PROJECT

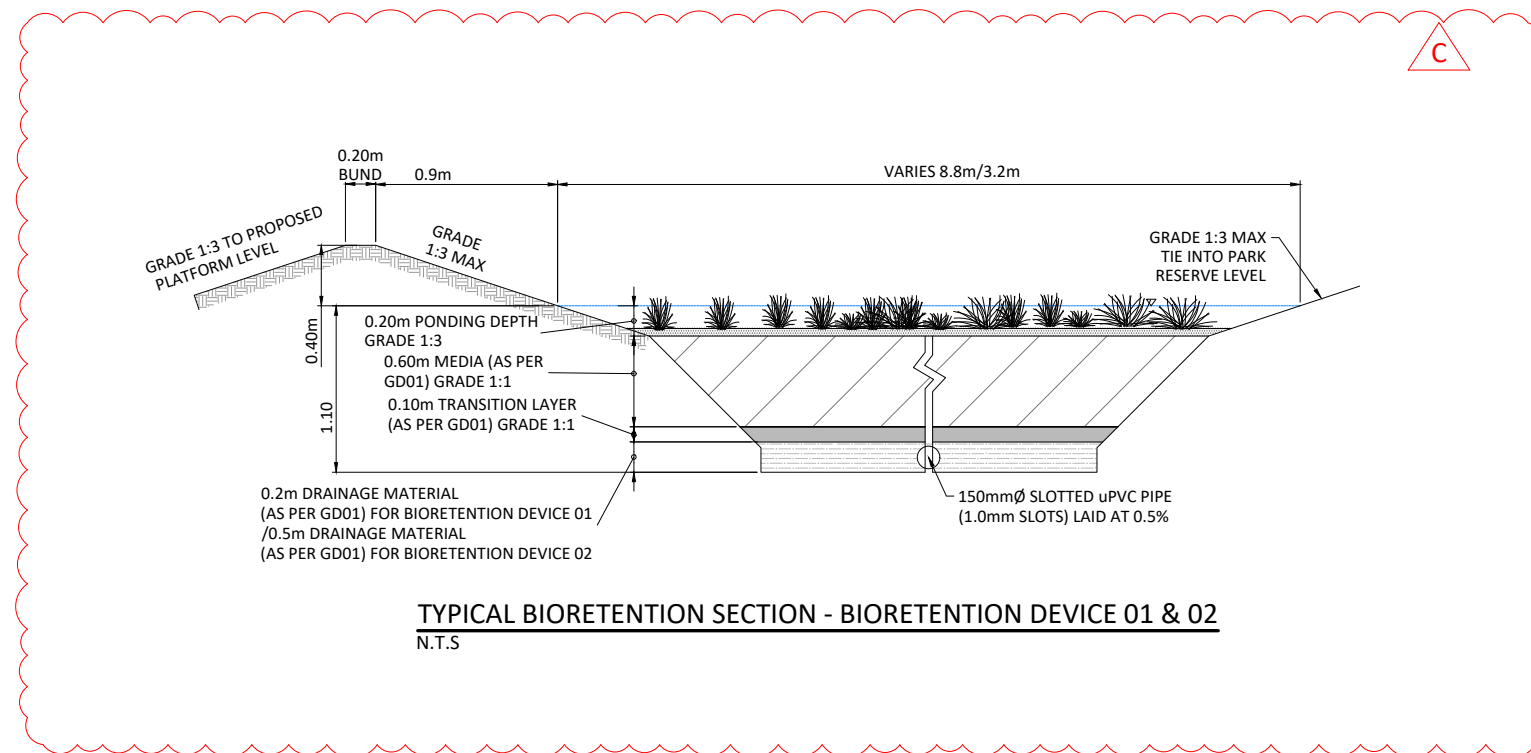
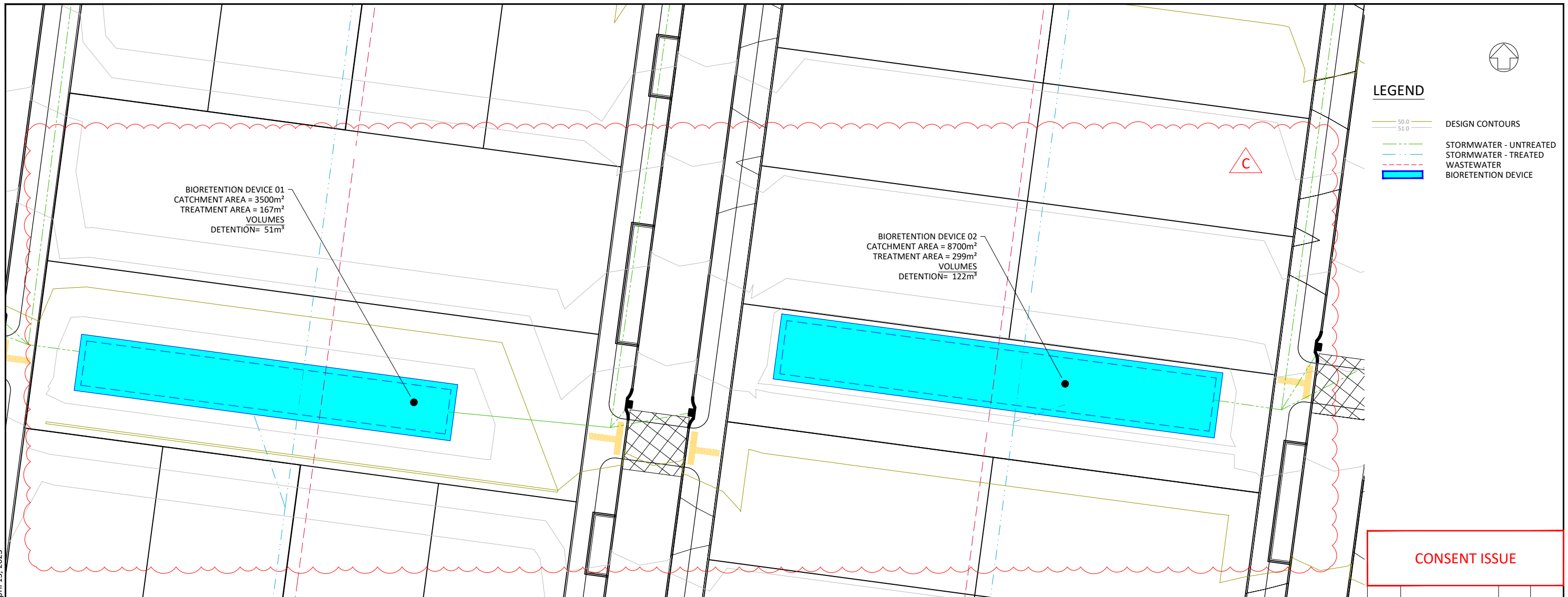
HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE
BIO-RETENTION DETAILS
(SHEET 1 OF 2)

DRAWN	HC	SCALE A1 1:200
DESIGNED	CR	A3 1:400
PROJECT No	DRAWING No	REVISION
1403	408	C



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TYPICAL BIORETENTION SECTION - BIORETENTION DEVICE 01 & 02
N.T.S

LEGEND

- DESIGN CONTOURS
- STORMWATER - UNTREATED
- STORMWATER - TREATED
- WASTEWATER
- BIORETENTION DEVICE

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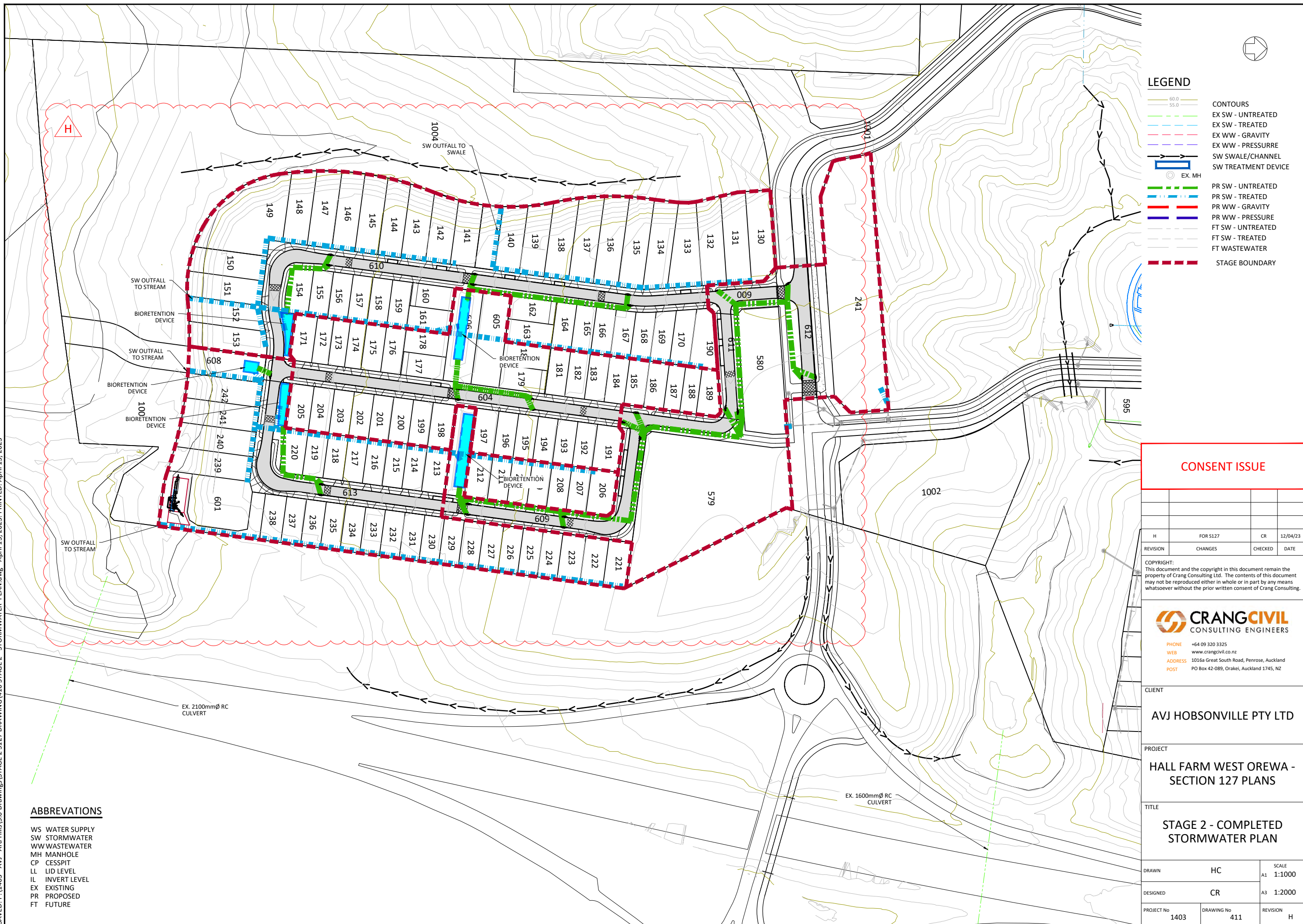
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PROJECT
**HALL FARM WEST OREWA -
SECTION 127 PLANS**

TITLE
**BIO-RETENTION DETAILS
(SHEET 2 OF 2)**

DRAWN	HC	SCALE A1 1:200
DESIGNED	CR	A3 1:400
PROJECT No 1403	DRAWING No 409	REVISION C

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ABBREVIATIONS

WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

LEGEND

CONTOURS
EX SW - UNTREATED
EX SW - TREATED
EX WW - GRAVITY
EX WW - PRESSURE
SW SWALE/CHANNEL
SW TREATMENT DEVICE
EX. MH
PR SW - UNTREATED
PR SW - TREATED
PR WW - GRAVITY
PR WW - PRESSURE
FT SW - UNTREATED
FT SW - TREATED
FT WASTEWATER
STAGE BOUNDARY

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PROJECT
**HALL FARM WEST OREWA -
SECTION 127 PLANS**

TITLE
**STAGE 2 - COMPLETED
STORMWATER PLAN**

DRAWN	HC	SCALE A1 1:1000
DESIGNED	CR	A3 1:2000
PROJECT No 1403	DRAWING No 411	REVISION H

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ABBREVIATIONS

WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

LEGEND

60.0	CONTOURS
55.0	
---	EX SW - UNTREATED
---	EX SW - TREATED
---	EX WW - GRAVITY
---	EX WW - PRESSURE
---	SW SWALE/CHANNEL
---	SW TREATMENT DEVICE
---	EX. MH
---	PR SW - UNTREATED
---	PR SW - TREATED
---	PR WW - GRAVITY
---	PR WW - PRESSURE
---	FT SW - UNTREATED
---	FT SW - TREATED
---	FT WASTEWATER

CONSENT ISSUE

K	FOR S127	CR	12/04/23
REVISION	CHANGES	CHECKED	DATE

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PROJECT

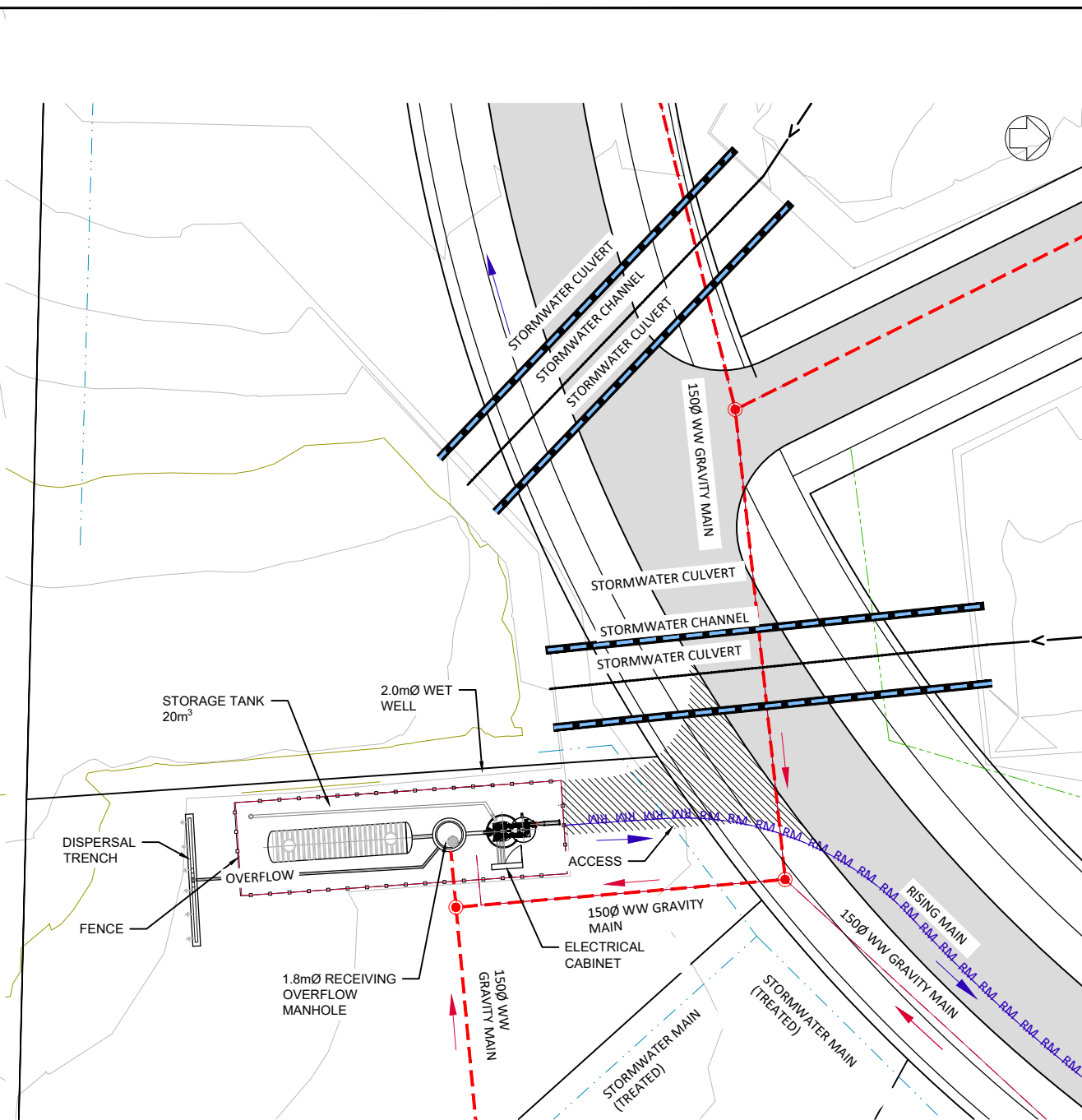
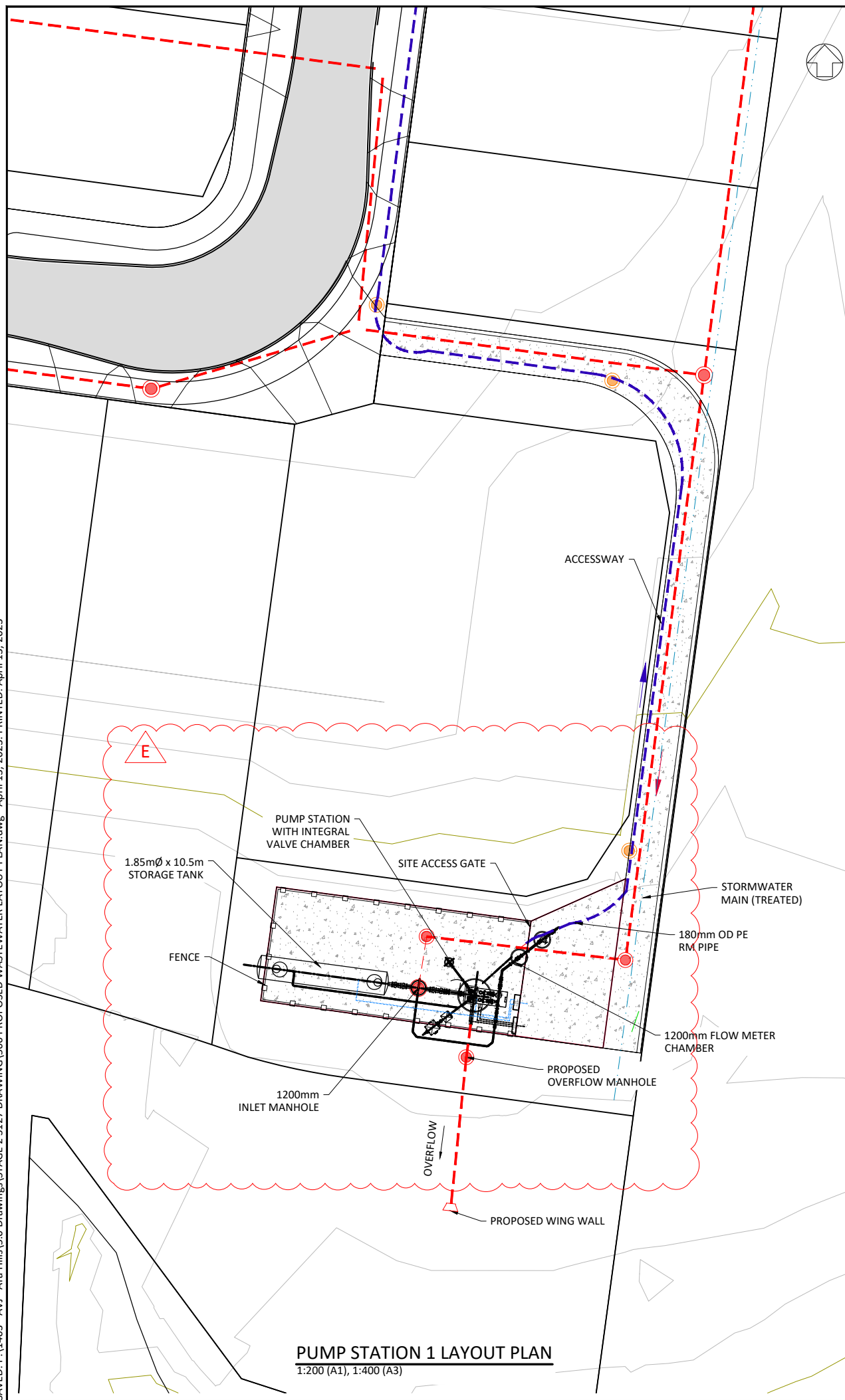
HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE

PROPOSED WASTEWATER
LAYOUT PLAN

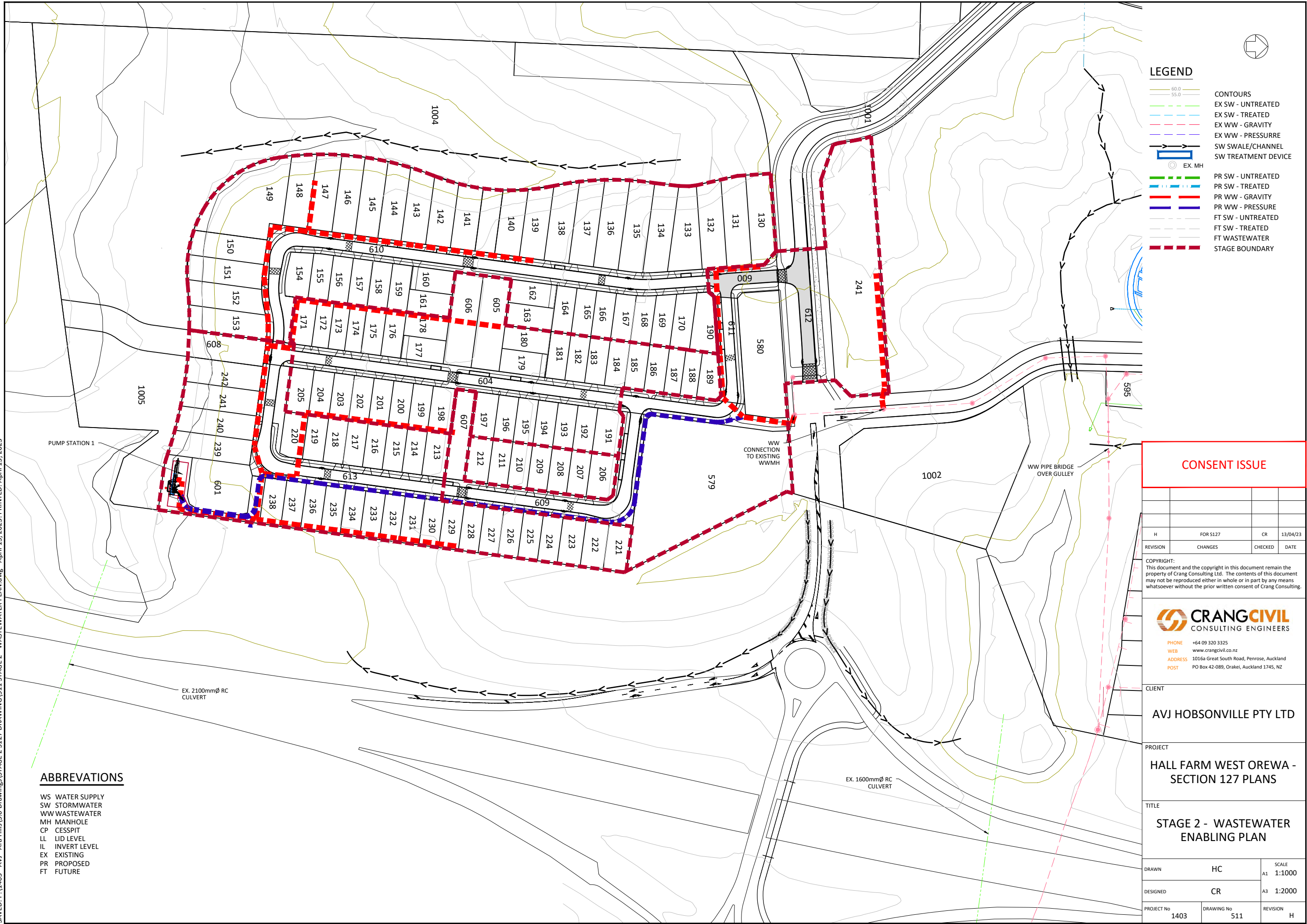
DRAWN	HC	SCALE
DESIGNED	CR	A1 1:2500
PROJECT No	1403	A3 1:5000
DRAWING No	500	REVISION
		K

SAVED: P:\1403 - AVJ - Ara Hills\5.0 Drawings\STAGE 2 S127 DRAWING\500 PROPOSED WASTEWATER LAYOUT PLAN.dwg - April 13, 2023. PRINTED: April 13, 2023



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PROJECT HALL FARM WEST OREWA - SECTION 127 PLANS				
TITLE PRELIMINARY WASTEWATER PUMP STATION LAYOUT PLANS				
DRAWN	HC	SCALE A1 1:200		
DESIGNED	CR	A3 1:400		
PROJECT No	1403	DRAWING No	501	REVISION E

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ABBREVIATIONS

WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

LEGEND

- CONTOURS
EX SW - UNTREATED
EX SW - TREATED
EX WW - GRAVITY
EX WW - PRESSURE
SW SWALE/CHANNEL
SW TREATMENT DEVICE
EX. MH
PR SW - UNTREATED
PR SW - TREATED
PR WW - GRAVITY
PR WW - PRESSURE
FT SW - UNTREATED
FT SW - TREATED
FT WASTEWATER
STAGE BOUNDARY

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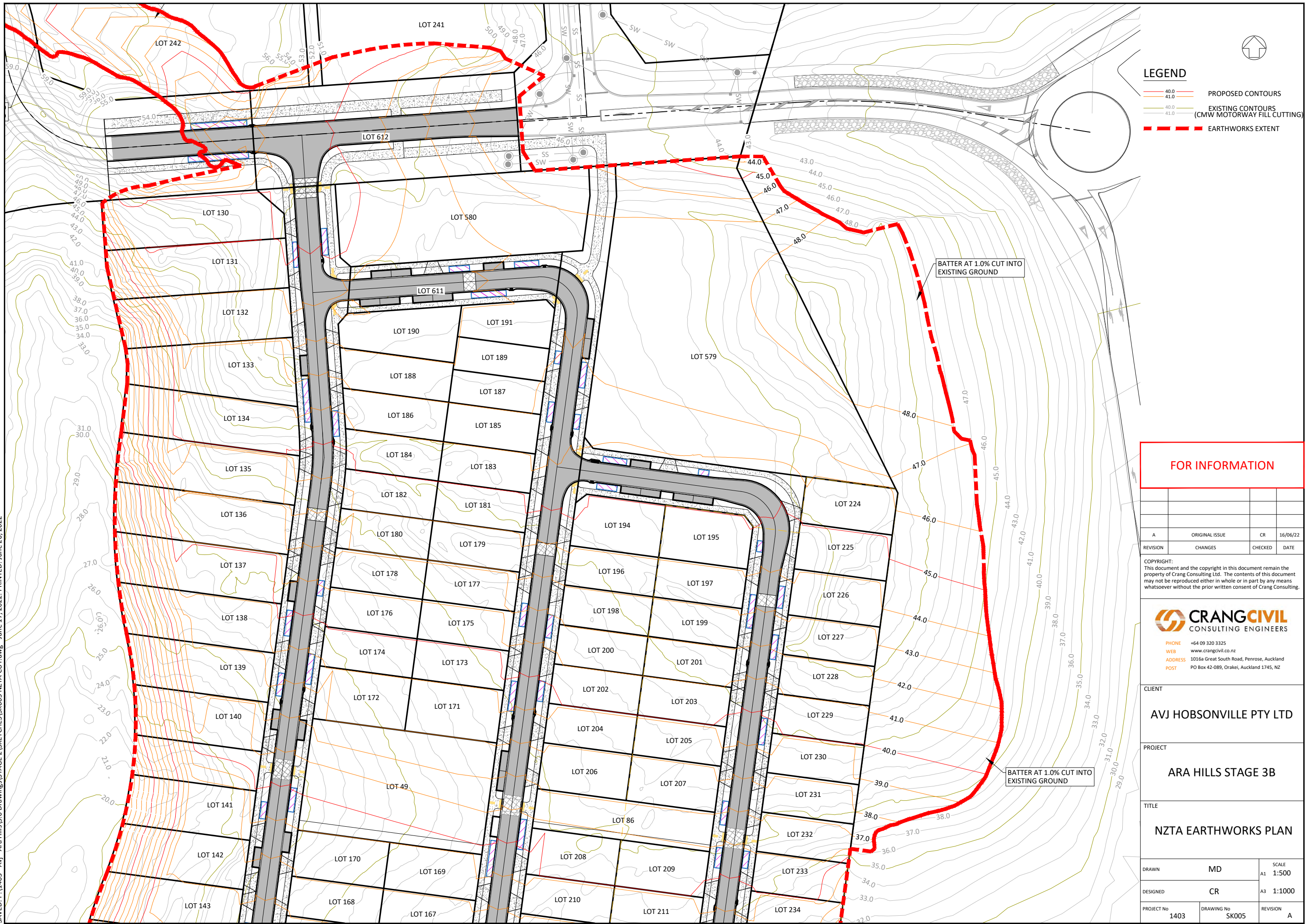
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PROJECT
HALL FARM WEST OREWA -
SECTION 127 PLANS

TITLE
STAGE 2 - WASTEWATER
ENABLING PLAN

DRAWN	HC	SCALE A1 1:1000
DESIGNED	CR	A3 1:2000
PROJECT No 1403	DRAWING No 511	REVISION H

SAVED: P:\1403 - Avj - Ara Hills\5.0 Drawings\STAGE 2\SKETCHES\SK005 NZTA CUT.dwg - June 17, 2022. PRINTED: June 20, 2022



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PROJECT

ARA HILLS STAGE 3B

TITLE

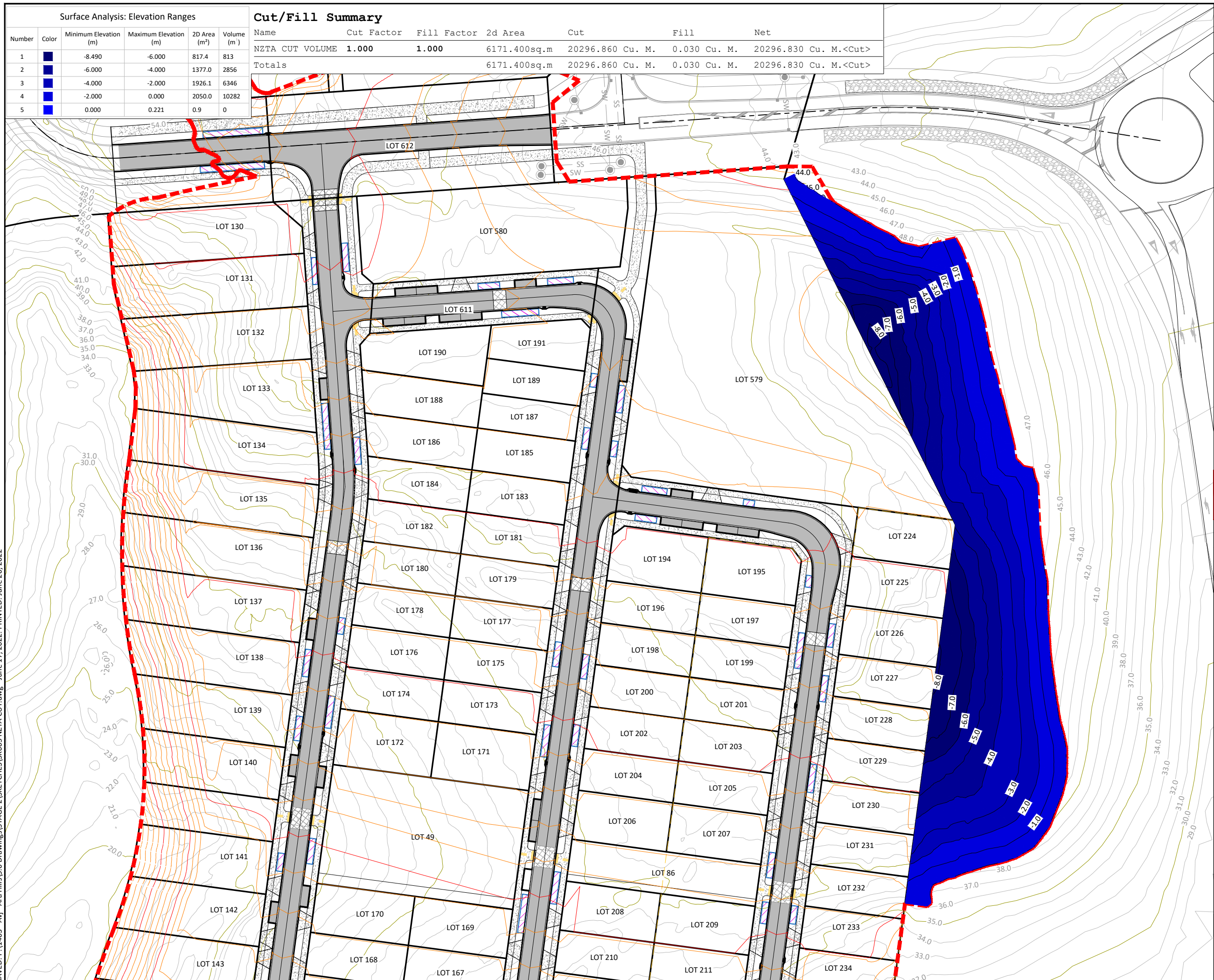
NZTA EARTHWORKS PLAN

DRAWN	MD	SCALE
		A1 1:500
DESIGNED	CR	A3 1:1000
PROJECT No	DRAWING No	REVISION
1403	SK005	A

Surface Analysis: Elevation Ranges					
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)	2D Area (m²)	Volume (m³)
1	Blue	-8.490	-6.000	817.4	813
2	Blue	-6.000	-4.000	1377.0	2856
3	Blue	-4.000	-2.000	1926.1	6346
4	Blue	-2.000	0.000	2050.0	10282
5	Blue	0.000	0.221	0.9	0

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
NZTA CUT VOLUME	1.000	1.000	6171.400sq.m	20296.860 Cu. M.	0.030 Cu. M.	20296.830 Cu. M.<Cut>
Totals			6171.400sq.m	20296.860 Cu. M.	0.030 Cu. M.	20296.830 Cu. M.<Cut>



LEGEND

- 40.0
 41.0
PROPOSED CONTOURS

 40.0
 41.0
EXISTING CONTOURS
(CMW MOTORWAY FILL CUTTING)

 **EARTHWORKS EXTENT**

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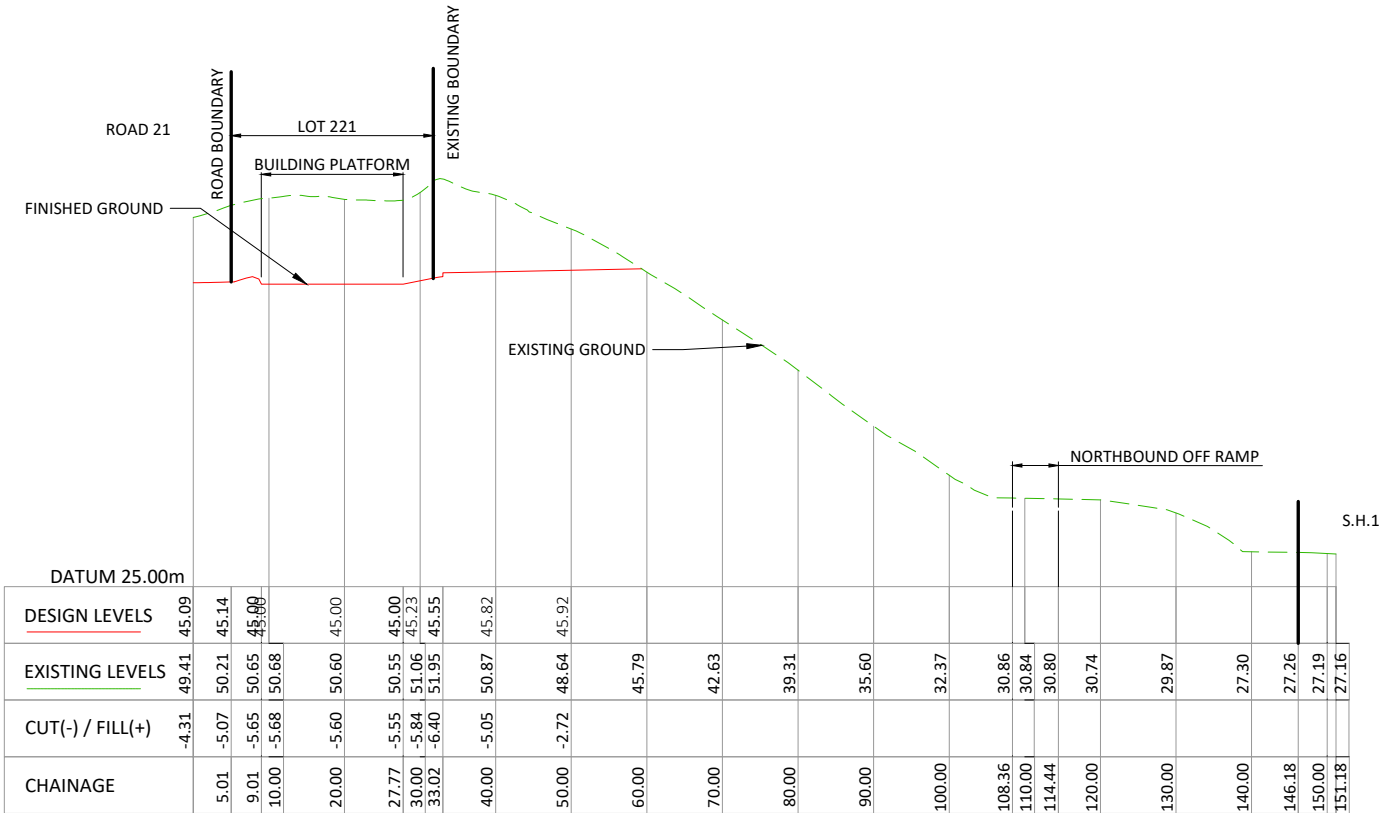
PROJECT	
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ARA HILLS STAGE 3B

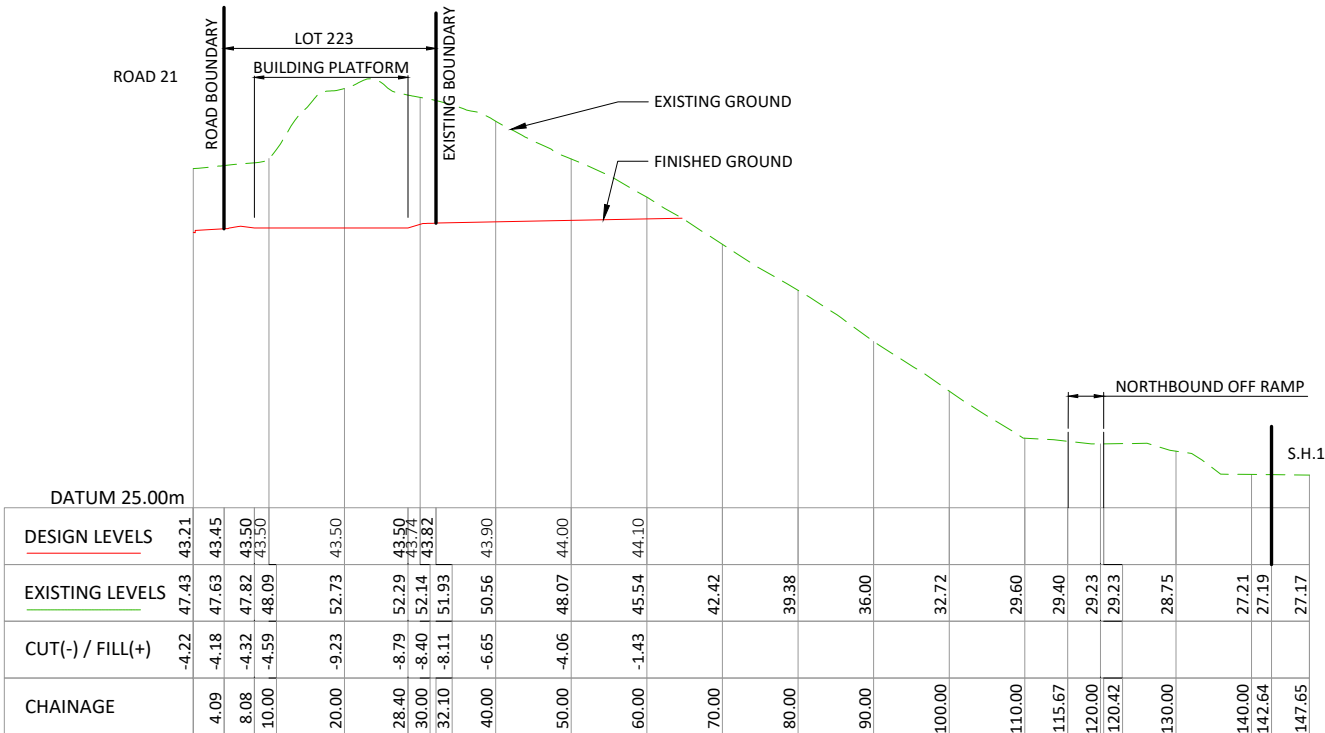
TITLE

NZTA CUT PLAN

DRAWN		MD	A1	SCALE 1:500
DESIGNED		CR	A3	1:1000
PROJECT No 1403	DRAWING No SK006	REVISION A		



CROSS SECTION A
SCALE 1H:2V



CROSS SECTION B
SCALE 1H:2V

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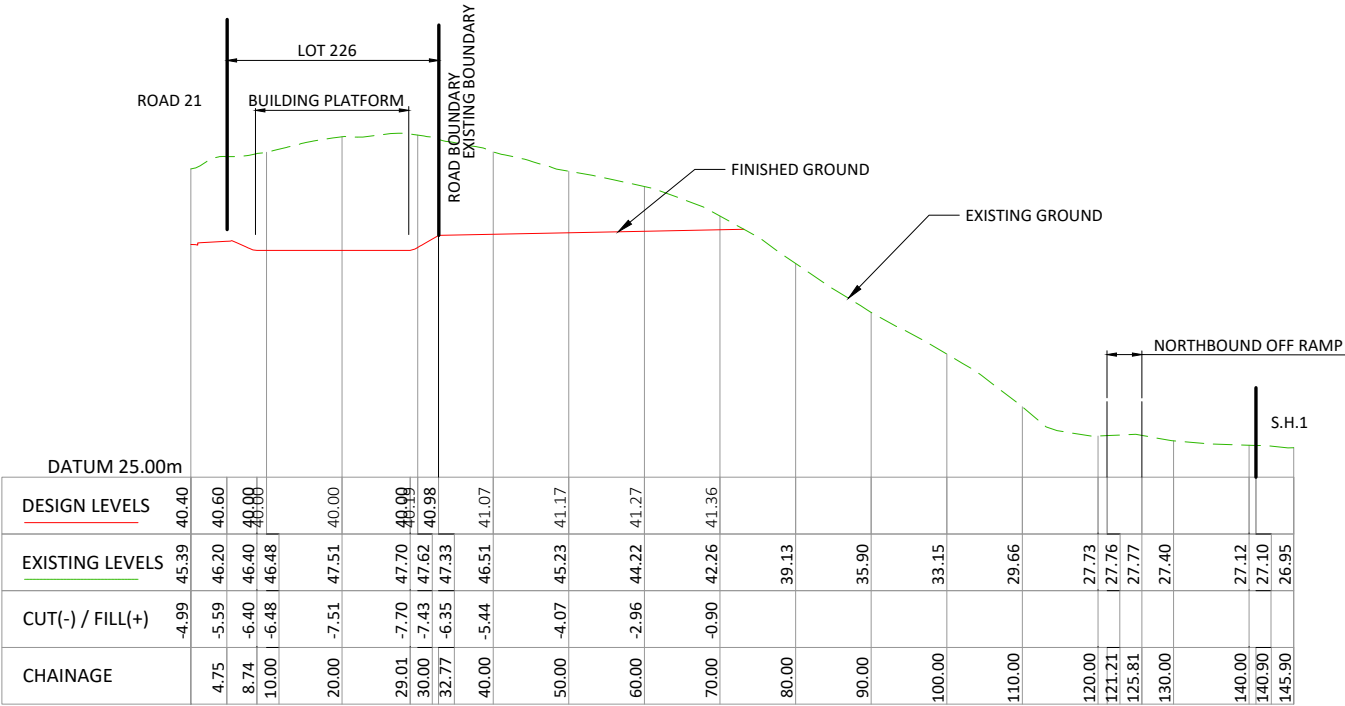
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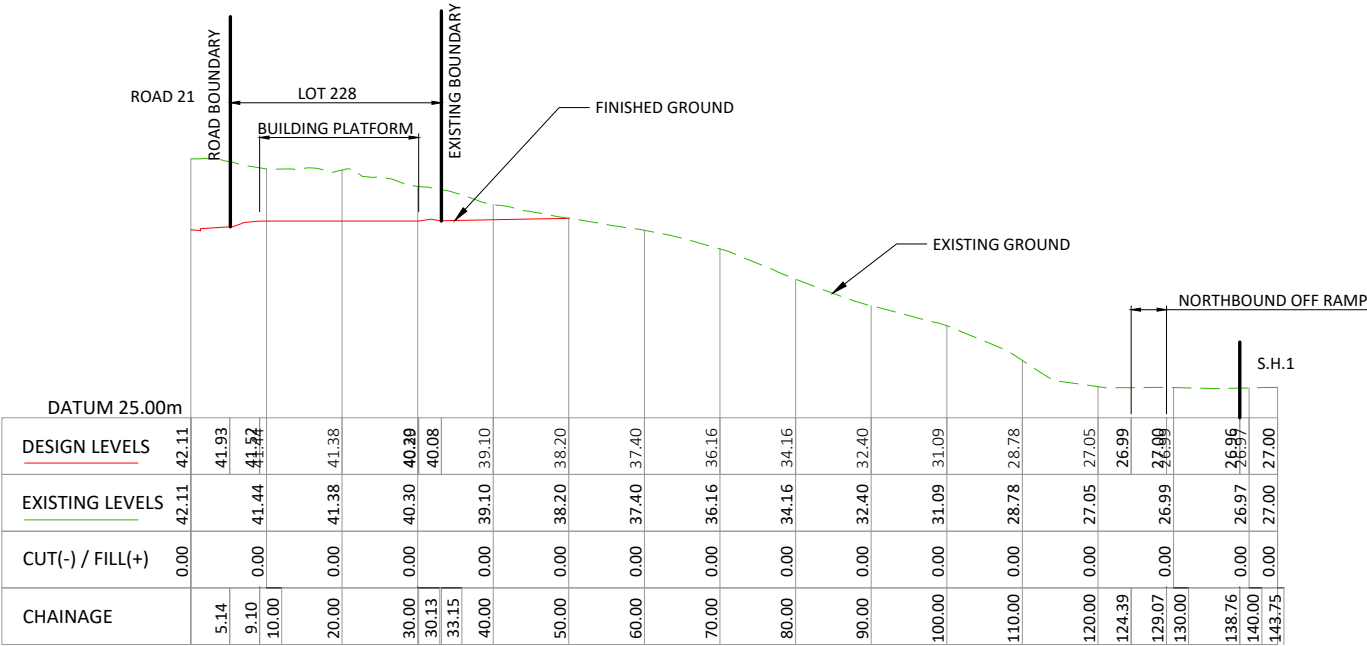
PROJECT
ARA HILLS STAGE 2

TITLE
WAKA KOTAHI DESIGN
CROSS SECTIONS SHEET 1

DRAWN	HC	SCALE A1 1:500
DESIGNED	CR	A3 1:1000
PROJECT No 1403	DRAWING No SK021	REVISION A



CROSS SECTION C
SCALE 1H:2V



CROSS SECTION D
SCALE 1H:2V

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REVISION	CHANGES	CHECKED	DATE

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PROJECT

ARA HILLS STAGE 2

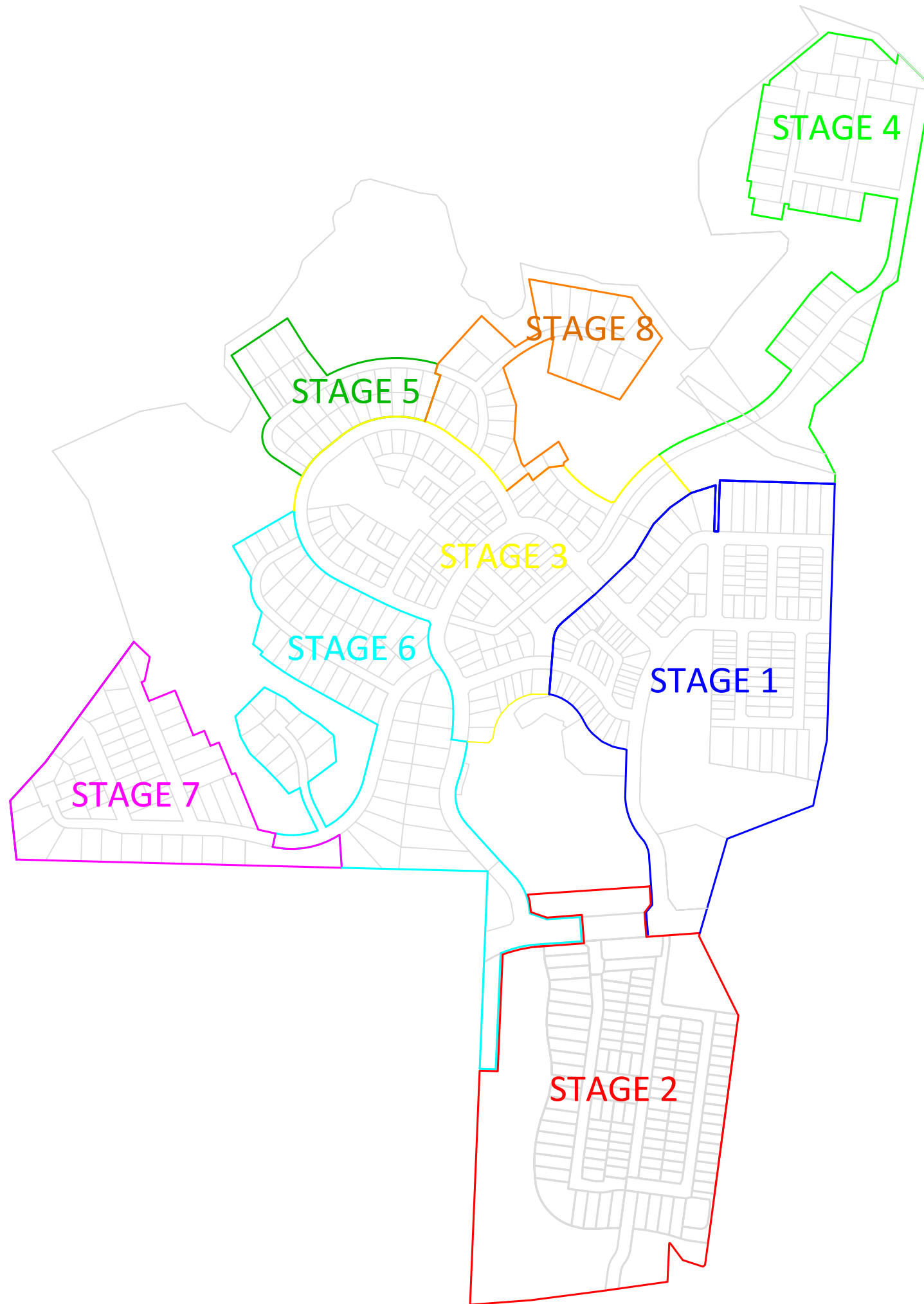
TITLE

WAKA KOTAHI DESIGN
CROSS SECTIONS SHEET 2

DRAWN	HC	SCALE A1 1:500
DESIGNED	CR	A3 1:1000
PROJECT No 1403	DRAWING No SK022	REVISION A

PLOT DATE: 6/13/2023 10:06 am

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2C.DWG



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DESIGNED					
DRAWN	BH	13.04.23			
CHECKED					
APPROVED					

REV	CHANGES	CHKD	DATE
A	ORIGINAL ISSUE	BH	17.03.23
B	LAYOUT CHANGE	BH	29.03.23
C	RESERVE/DRAINAGE ANNOTATION REMOVED	BH	13.04.23

NOTES:

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PROJECT

ARA HILLS
STAGE 2

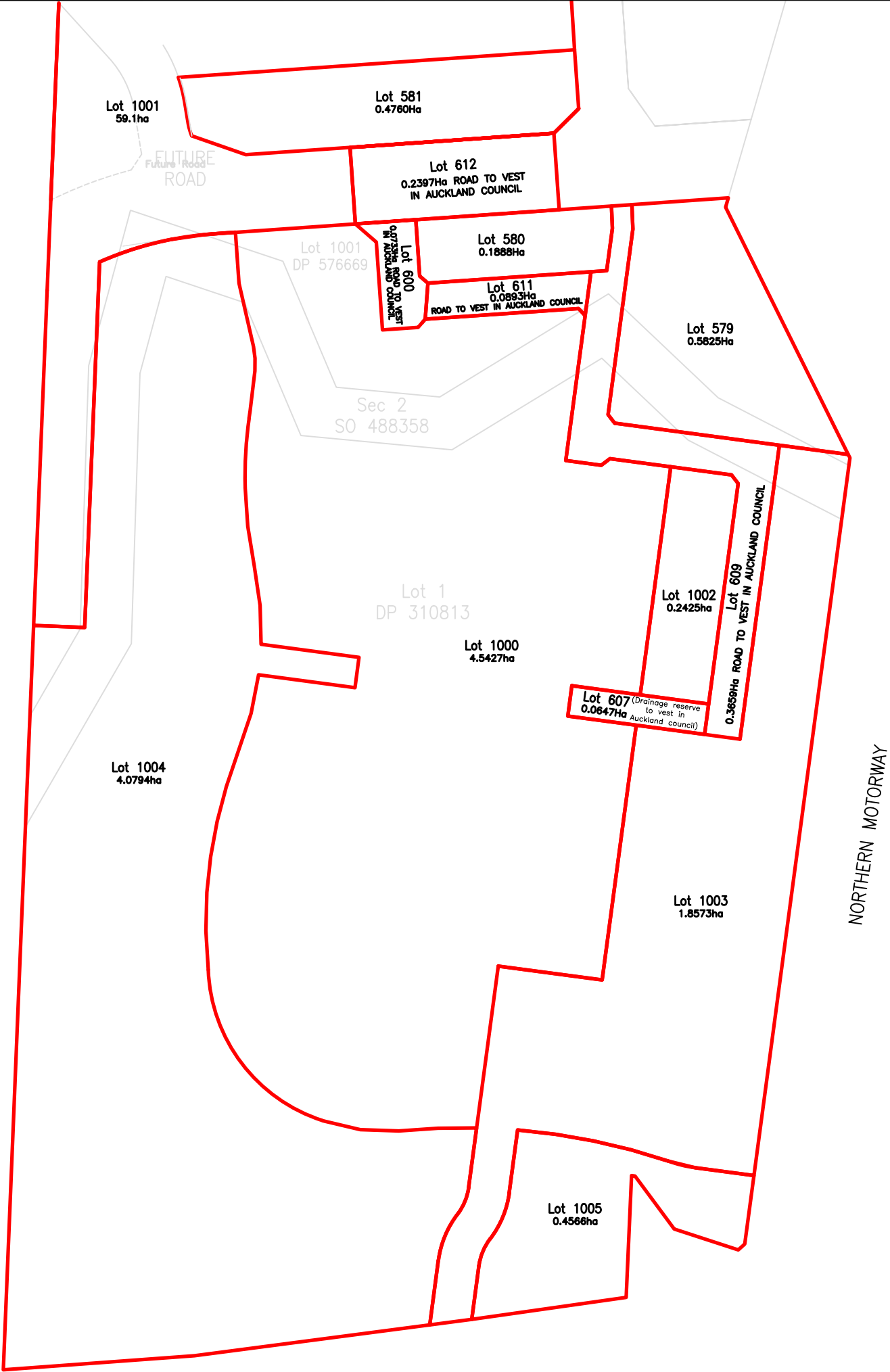
TITLE

SCHEME PLAN
OVERALL

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

SCALE	1:500 (A1)	1:1000 (A3)
DRAWING No	SP494_2	SHEET 1 of 10
		REVISION C

AMALGAMATION CONDITIONS
That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith



SURVEYED				APPROVED		DATE
DESIGNED						
DRAWN						
CHECKED						
APPROVED						
REV	CHANGES				CHKD	DATE

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- Abuttal Boundaries

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LASER SCANNER: LEICA RTC360 / LEICA P90

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STAGE 2

TITLE

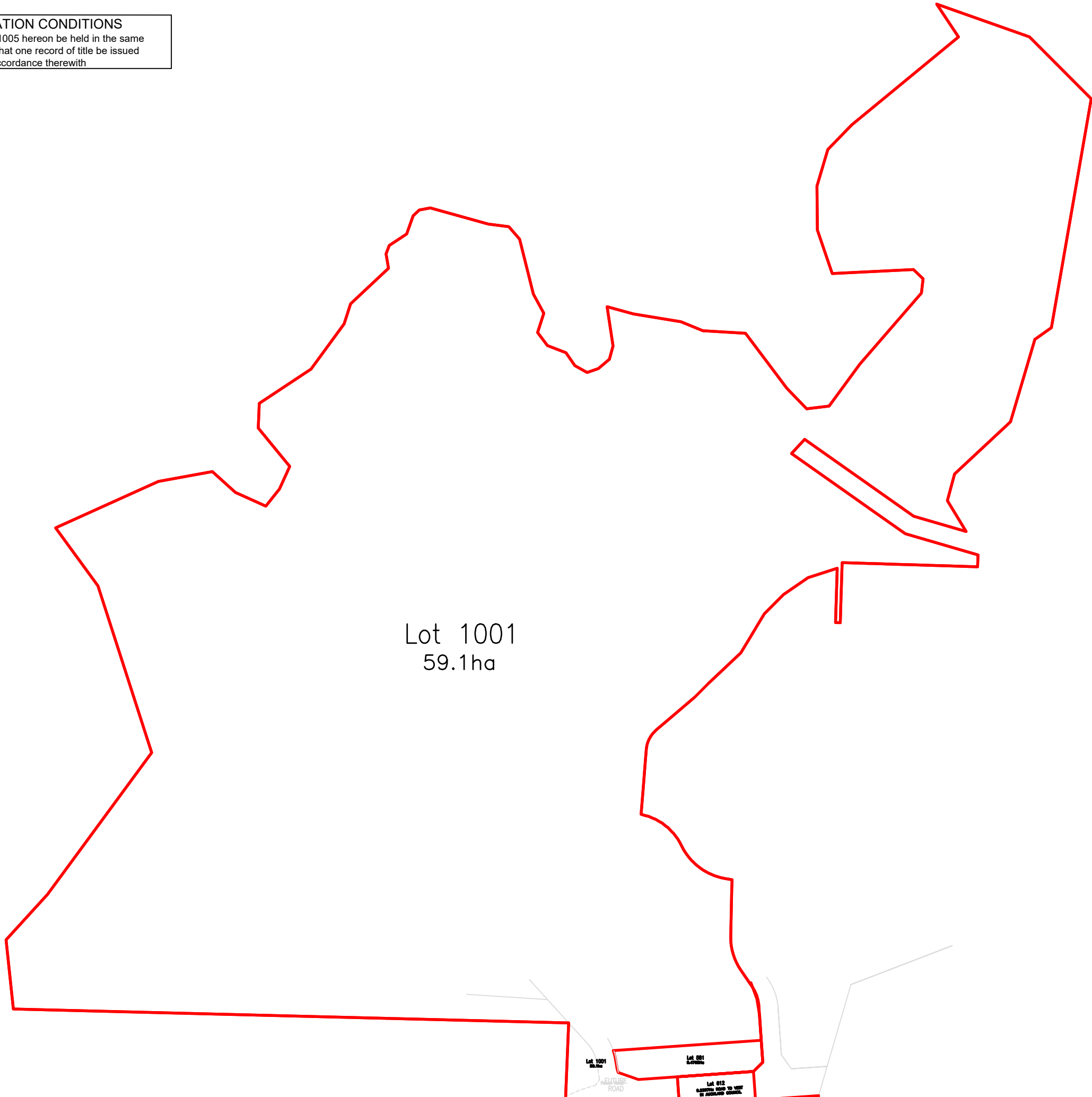
SCHEME PLAN
STAGE 2A

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

SCALE	1:1000 (A1)	1:2000 (A3)
DRAWING No	SP494_2	SHEET 2 of 10
REVISION	C	

Auckland Council | Approved Resource Consent Plan | LUC60010513-H & SUB60035991-G | 23/06/2023 | Page 31 of 49

AMALGAMATION CONDITIONS
That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith



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DRAWN					
CHECKED					
APPROVED					
REV	CHANGES			CHKD	DATE

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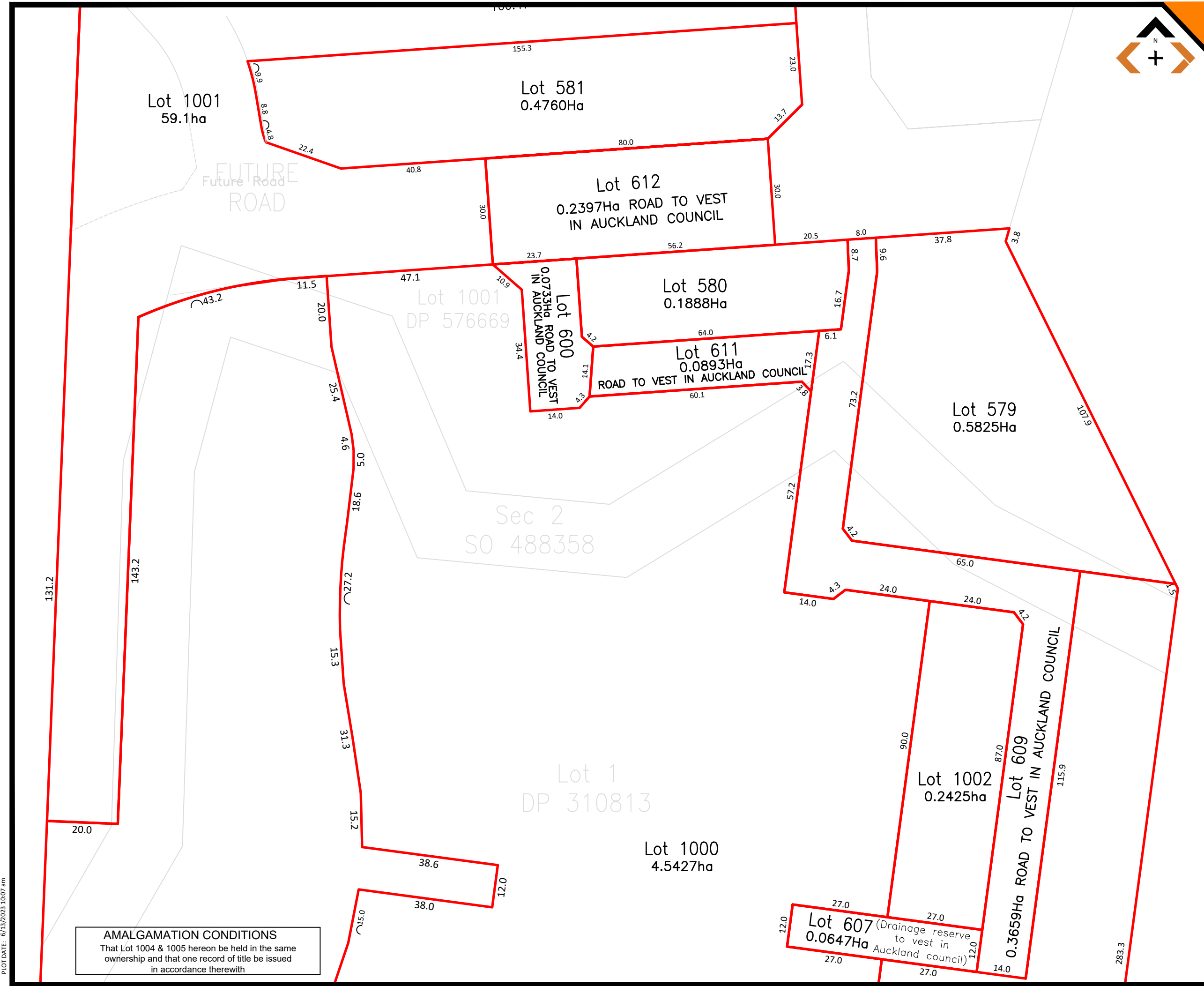
ARA HILLS
STAGE 2

TITLE

SCHEME PLAN
STAGE 2A

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

SCALE	1:2100 (A1)	1:4200 (A3)
DRAWING No	SP494_2	SHEET 3 of 10
REVISION	C	



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DRAWN						
CHECKED						
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REV	CHANGES				CHKD	DATE

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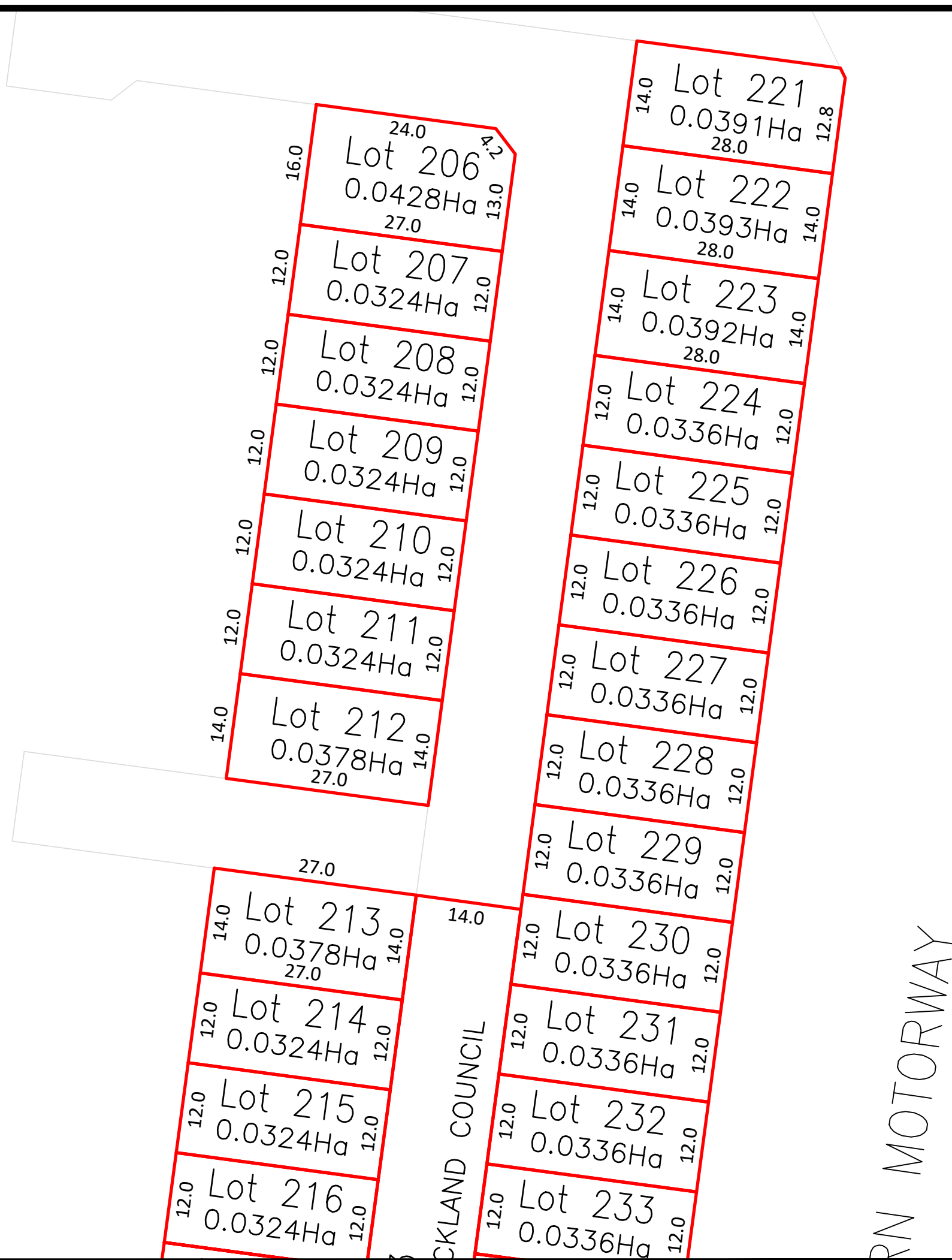
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CLIENT	AVJennings
PROJECT	ARA HILLS STAGE 2
TITLE	SCHEME PLAN STAGE 2A PLAN OF PROPOSED SUBDIVISION OF LOT 1 DP 310813, SEC 2 SO 488358 & LOT 1001 DP 576669
SCALE	1:500 (A1) 1:1000 (A3)
DRAWING No	SP494_2
SHEET	4 of 10
REVISION	C

PLOT DATE: 6/13/2023 10:07 am

PLOT DATE: 6/13/2023 10:06 am

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PROJECT

ARA HILLS
STAGE 2

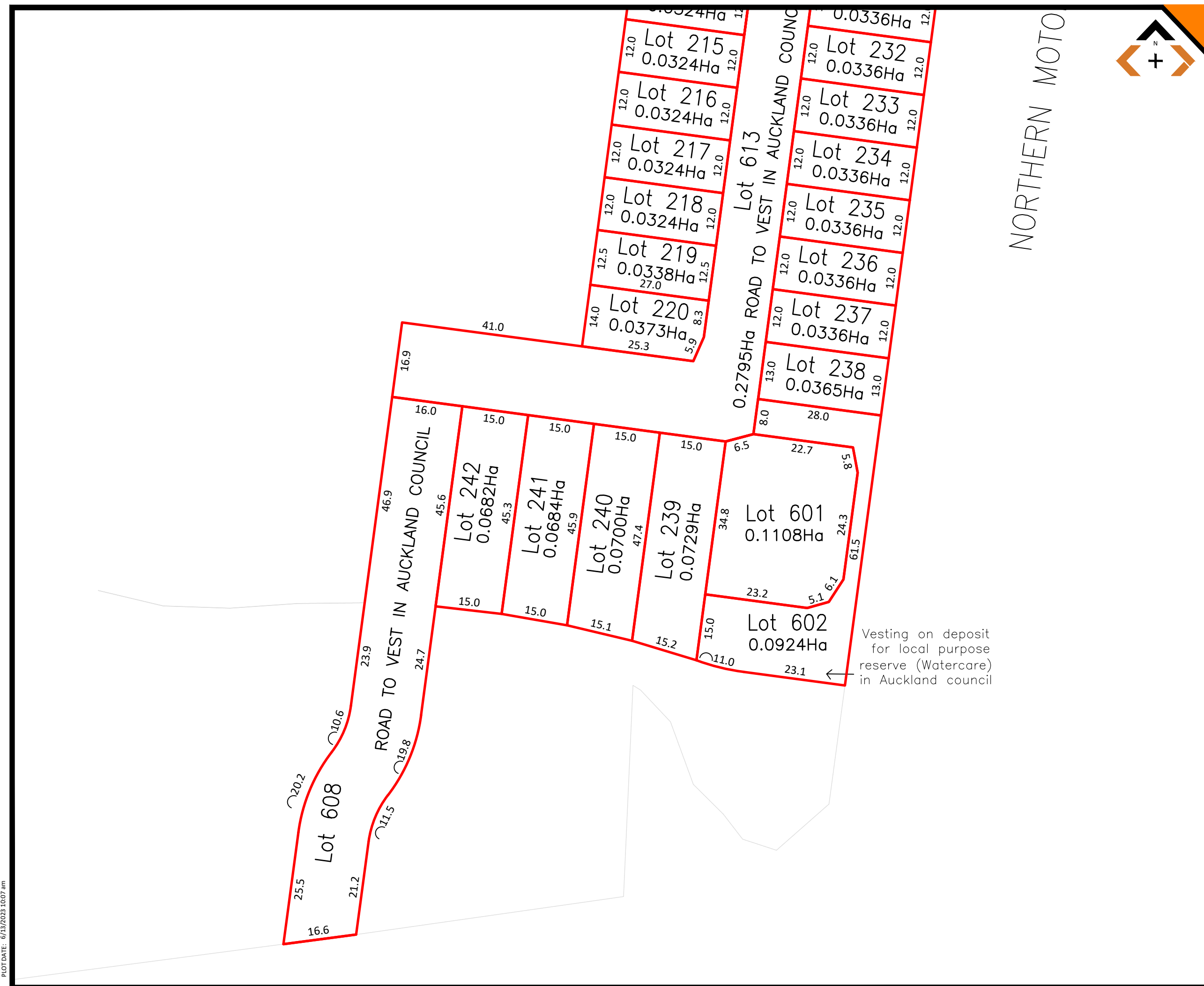
TITLE

SCHEME PLAN
STAGE 2B

PLAN OF PROPOSED SUBDIVISION
OF LOT 1002&1003 (STG2A)

SCALE 1:300 (A1) 1:600 (A3)

DRAWING No SP494_2 **SHEET** 5 of 10 **REVISION** C

[illegible]

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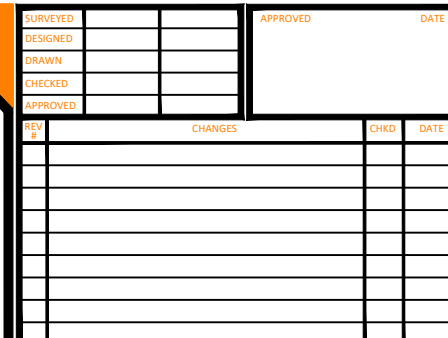
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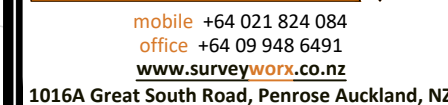


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VERTICAL PLUMMING: FOIF DZ12 LASER PLUMMIT
LASER SCANNER: LEICA RTC360 / LEICA P30.



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ARA HILLS
STAGE 2SCHEME PLAN
STAGE 2C

PLAN OF PROPOSED SUBDIVISION
OF LOT 1000 (STG2A)

➤ SCALE 1:300 (A1) 1:600 (A3)

➤ DRAWING No	➤ SHEET	➤ REVISION
SP494 2	6 of 10	C

PLOT DATE: 6/13/2023 10:06 am

PLOT DATE: 6/13/2023 10:07 am

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2C.DWG

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way, Right to convey telecommunications electricity & water	A	Lot 179	Lot 180
	B	Lot 177	Lot 178



SURVEYED

DESIGNED

DRAWN

CHECKED

APPROVED

APPROVED

DATE

CHANGES

CHKD

DATE

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➤CLIENT

AVJennings

➤PROJECT

ARA HILLS
STAGE 2

➤TITLE

SCHEME PLAN
STAGE 2C

PLAN OF PROPOSED SUBDIVISION
OF LOT 1000 (STG2A)

➤SCALE 1:400 (A1) 1:800 (A3)

➤DRAWING No SP494_2

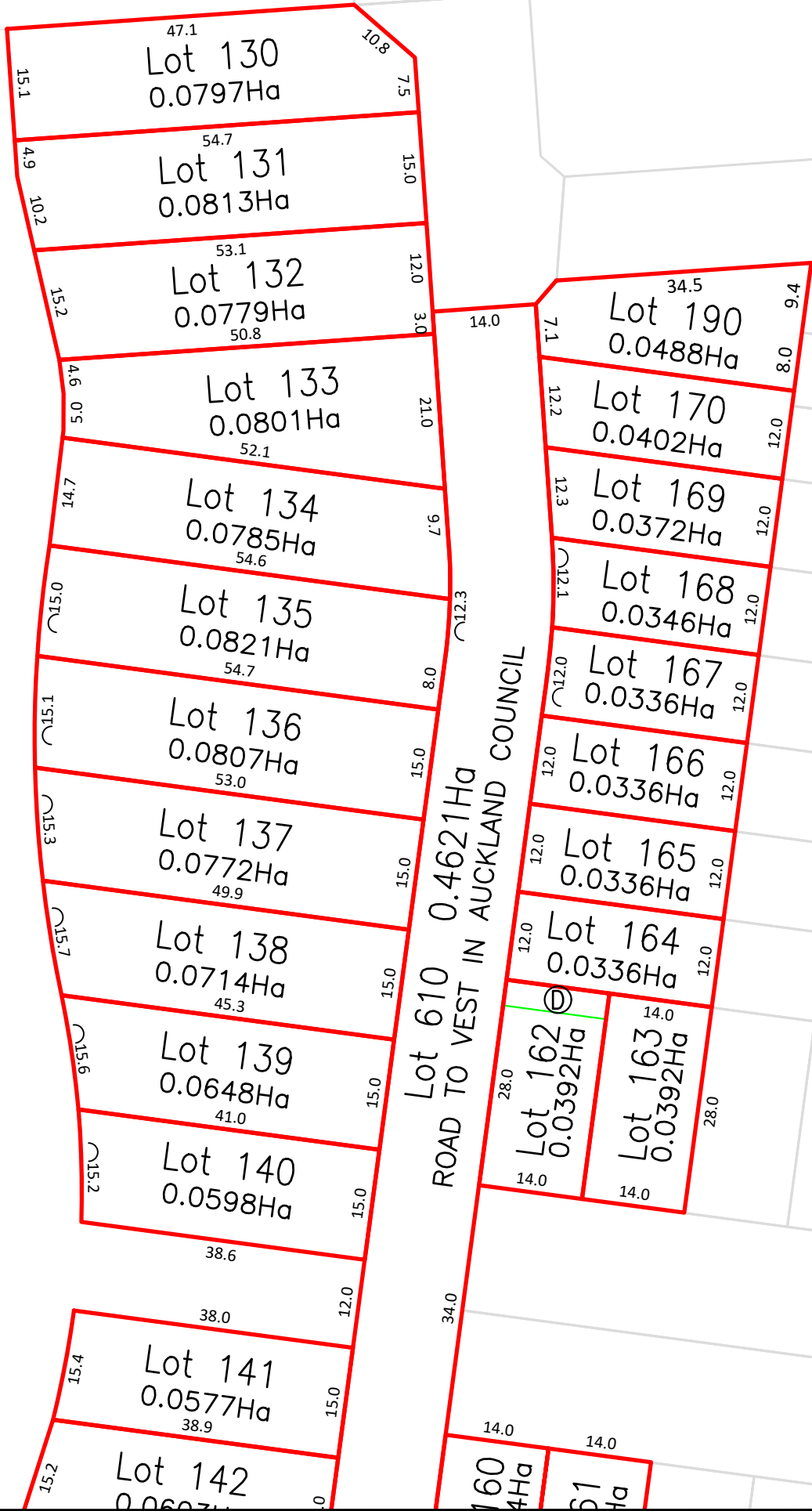
➤SHEET 7 of 10

➤REVISION C

PLOT DATE: 6/13/2023 10:06 am

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way Right to convey telecommunications electricity & water	C	Lot 160	Lot 161
	D	Lot 162	Lot 163

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2C.DWG



SURVEYED		APPROVED		DATE	
DESIGNED					
DRAWN					
CHECKED					
APPROVED					
REV	CHANGES			CHKD	DATE

NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT. EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
- Proposed Easement Boundaries
- Abutment Boundaries

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VERTICAL PLUMBING: FOIF D22 LASER PLUMMIT
LASER SCANNER: LEICA RTC360 / LEICA P90



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CLIENT

AVJennings

PROJECT

ARA HILLS
STAGE 2

TITLE

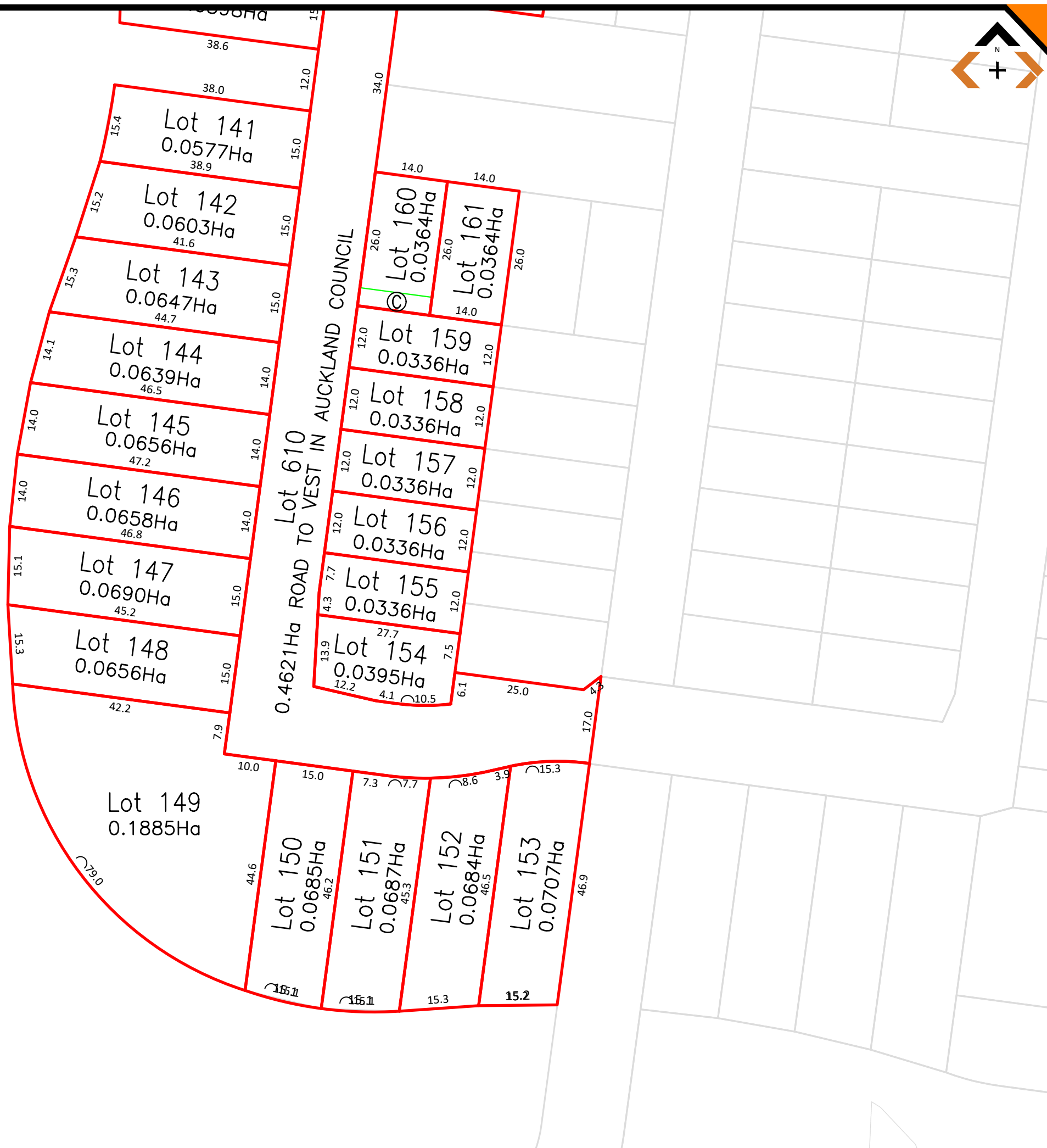
SCHEME PLAN
STAGE 2D

PLAN OF PROPOSED SUBDIVISION
OF LOT 1006 (STG2C)

SCALE 1:400 (A1) 1:800 (A3)

DRAWING No SP494_2 SHEET 8 of 10 REVISION C

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way Right to convey telecommunications electricity & water	C	Lot 160	Lot 161
	D	Lot 162	Lot 163

[illegible]

➤NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT. EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
 Proposed Easement Boundaries
 Abuttal Boundaries

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➤ CLIENT

AVJennings

➤PROJECT

ARA HILLS
STAGE 2

TITLE

SCHEME PLAN STAGE 2D

PLAN OF PROPOSED SUBDIVISION
OF LOT 1006 (STG2C)

➤ SCALE 1:400 (A1) 1:800 (A3)

➤ DRAWING No	➤ SHEET	➤ REVISION
SP494 2	9 of 10	C

ARA HILLS STAGE 2

LANDSCAPE PACKAGE FOR S127

24 MARCH 2023 REV D

DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2021. *Ara Hills Stage 2, LANDSCAPE DESIGN PACKAGE FOR S127*. Report by Boffa Miskell Limited for AV Jennings.

PREPARED BY:	Dana Hills Landscape Architect Boffa Miskell Ltd
REVIEWED BY:	Kieran Dove Senior Landscape Architect Boffa Miskell Ltd
STATUS:	Revision / version: D Issue date: 31 March 2023

File ref: A18125E_Ara_Hills_Stage_2

Cover photograph:© Boffa Miskell, 2020

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LANDSCAPE STATEMENT

The project site sits within the growing suburb of Orewa, which is approximately 34km north from Auckland’s city centre. Located on the sloped land of Orewa, the project site has great views of native vegetation to the north with access to a number of walkways. The development is structured as a mixture of detached housing, townhouses and apartments with a central open space accessway and local park connection to the nearby forest walkway.

STREETSCAPE FRAMEWORK

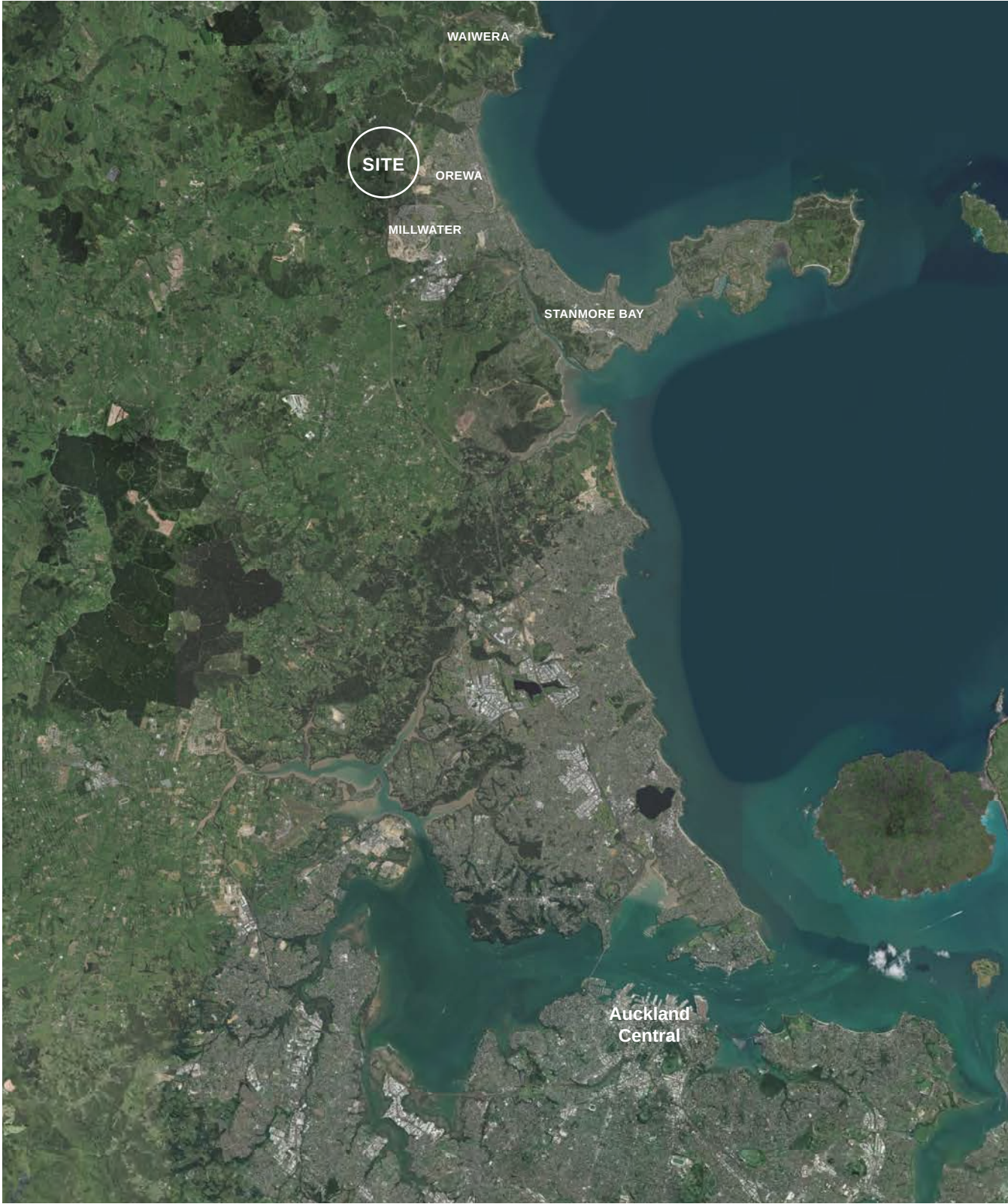
The primary road is lined with Pohutukawa to link up with the street trees of Stage 1, creating a sense of continuity in the main streets. Puriri trees provide a variation for the side street for this stage of works. Footpaths are continuous on both sides of the street with a combination of low planting, street trees and parking to create an attractive street outlook for pedestrians and houses fronting these streets.

PEDESTRIAN NETWORK

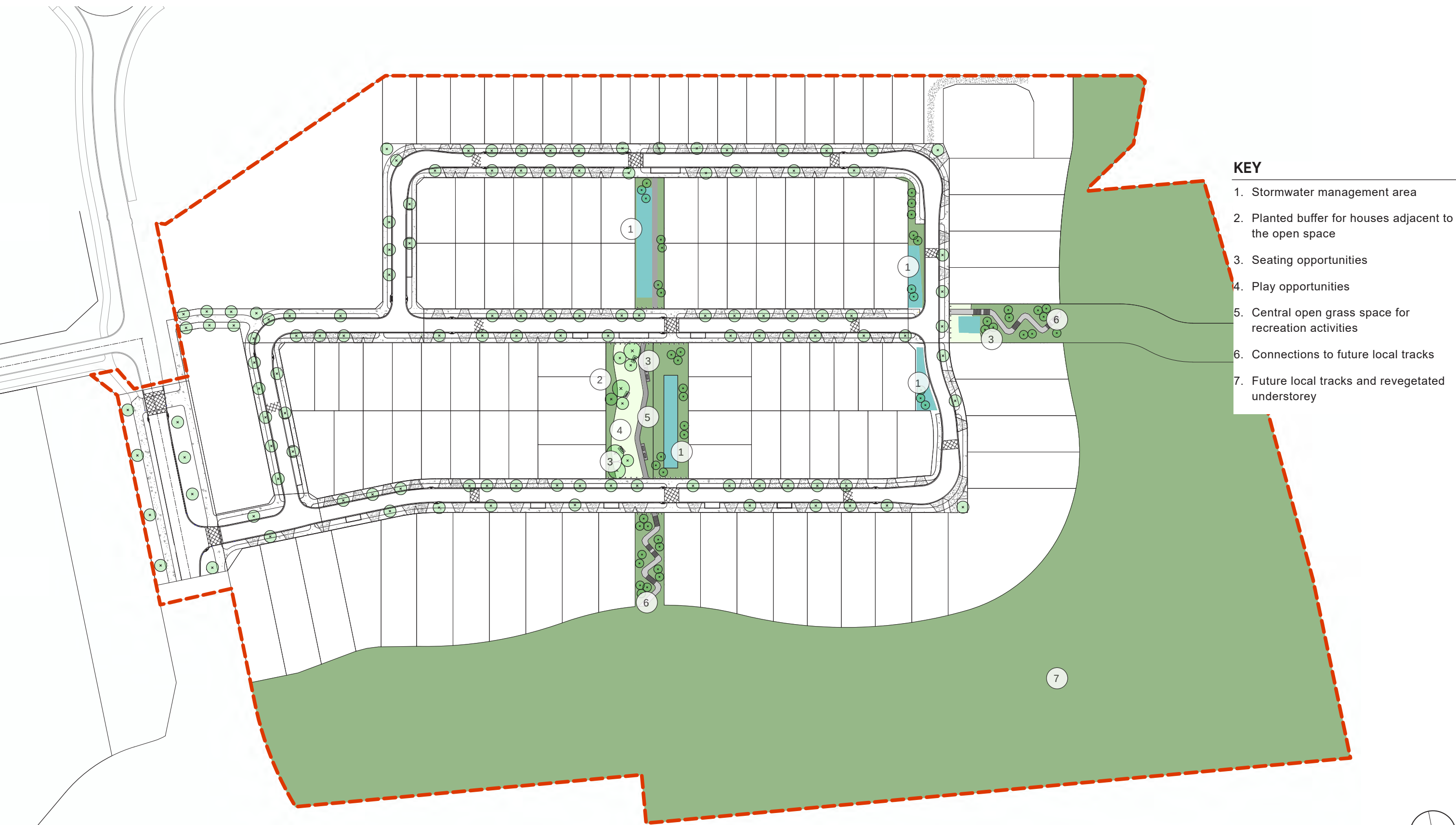
An extensive pedestrian network has been designed through the development. This network creates connections from the internal street matrix to the open space network, stream corridors and further on to the existing walking circuits.

OPENSOURCE

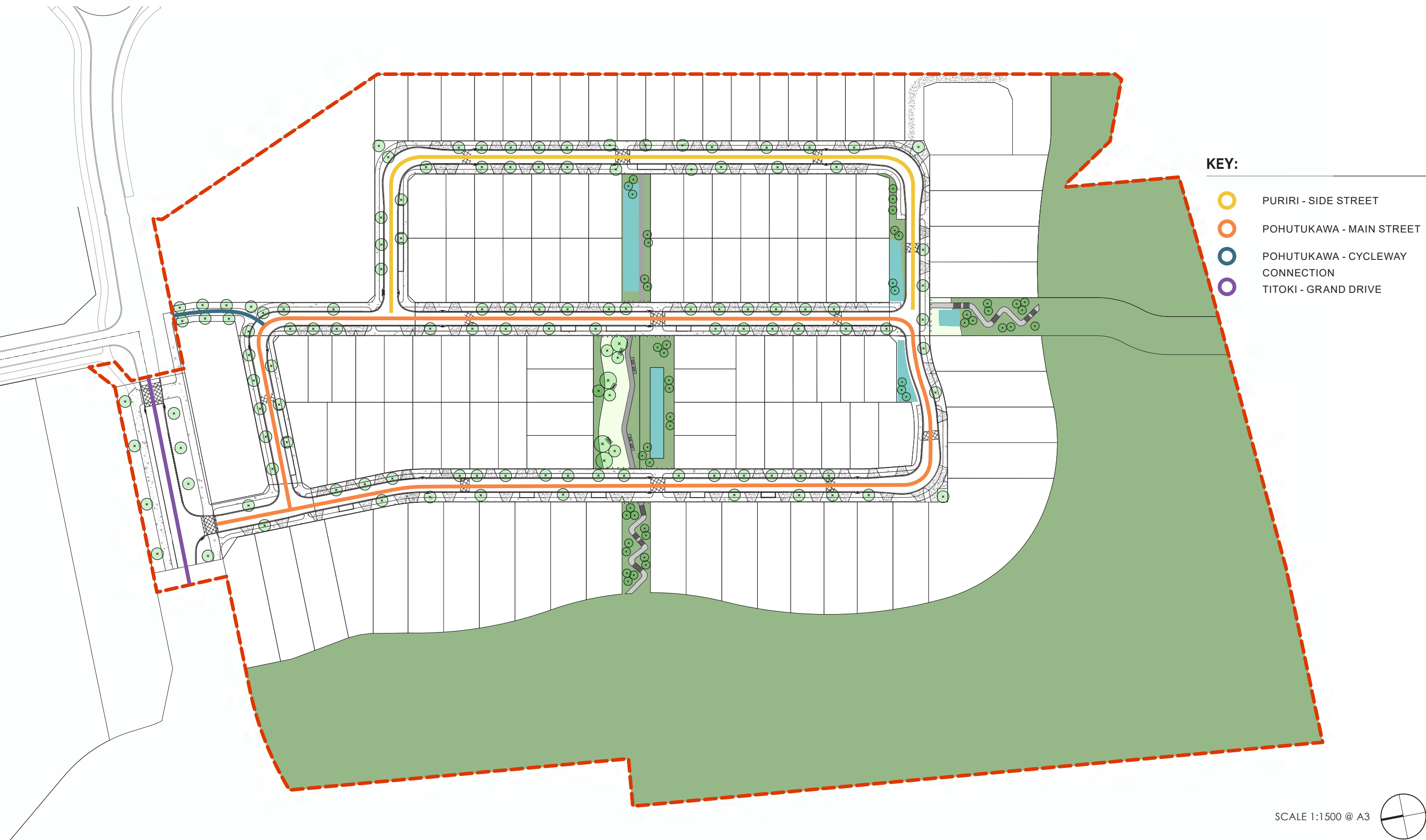
A linear park runs through the development, creating both an open recreation space for people to enjoy and a pedestrian connection through the site. The hilly nature of the site has given the opportunity for this stage of works to have outlooking views and connections into planted gullies and existing forested vegetation bordering the site. Walking tracks in these forested areas can be accessed by the linear park connections through the site.



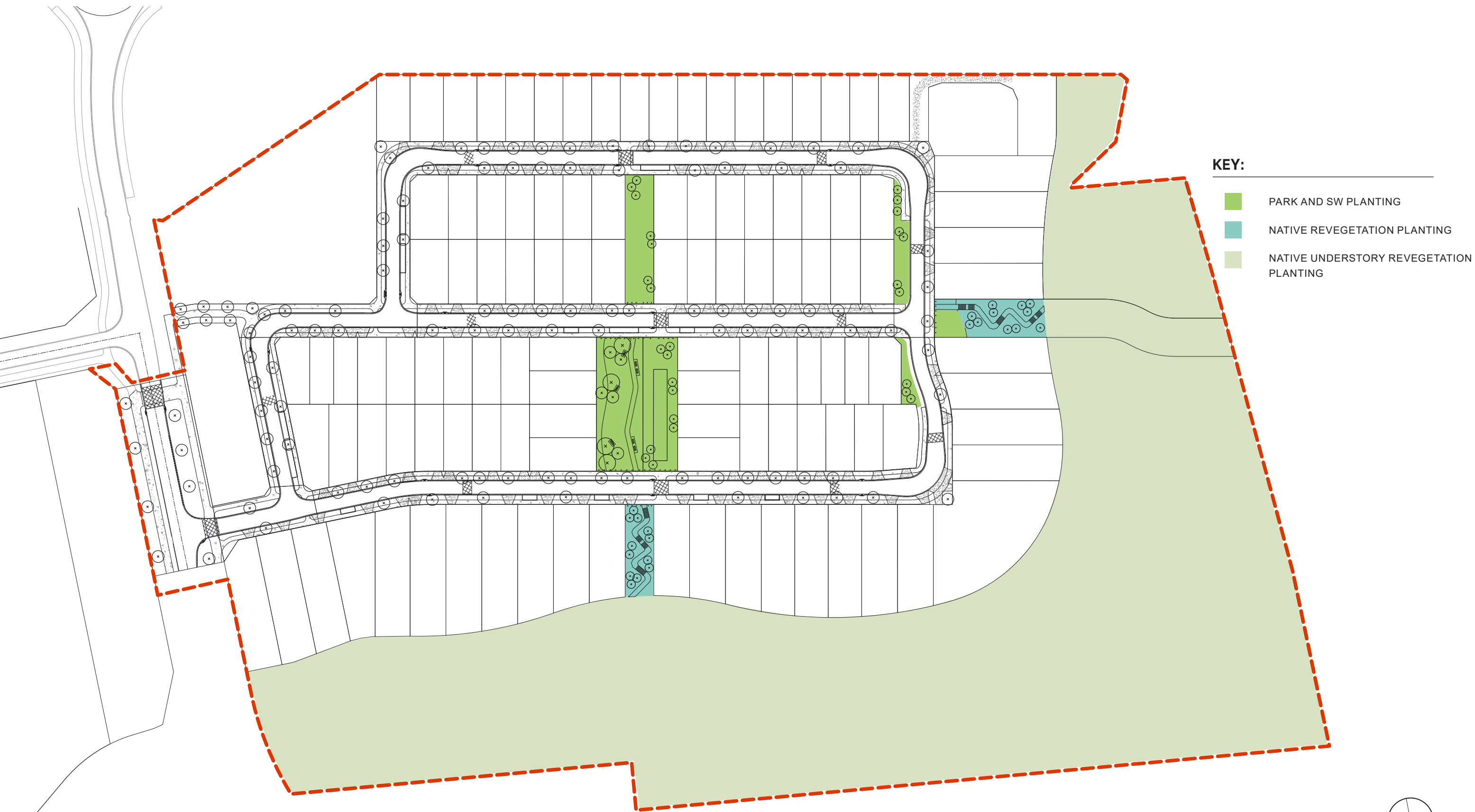
STAGE 2 LANDSCAPE OVERVIEW



STREET PLANTING STRATEGY



OPEN SPACE PLANTING STRATEGY



Side Street Planting



Vitex lucens



Arthropodium cirratum 'Matapouri Bay'



Pyrus calleryana



Quercus palustris



Pseudopanax crassifolius



Cordyline australis



Muehlenbeckia complexa



Beilschmiedia taraira



Coprosma acerosa



Libertia ixioides



Apodasmia similis



Libertia grandiflora



Phormium tenax



Rhopalostylis sapida 'Nikau'



Coprosma robusta



Kunzea ericoides



Phormium cookianum var. *hookeri*



Hebe 'Wiri Mist'



Carex dissita



Blechnum novae-zelandiae



Phormium tenax



Pittosporum crassifolium

Main Street Planting



Metrosideros excelsa



Libertia grandiflora



Muehlenbeckia axillaris



Coprosma repens 'prostrata'



Carex secta



Apodasmia similis



Pseudopanax crassifolius



Cordyline australis



Phormium cookianum var. *hookeri*



Muehlenbeckia axillaris



Austroderia sp.



Rhopalostylis sapida 'Nikau'

Native Understory Revegetation Planting



Muehlenbeckia complexa



Beilschmiedia taraira



Carex virgata



Blechnum novae-zelandiae



Coprosma robusta



Kunzea ericoides



Carex lessoniana



Dicksonia squarrosa



Phormium tenax



Pittosporum crassifolium



Carex secta



Asplenium bulbiferum



Pseudopanax crassifolius



Cordyline australis



Cyperus ustulatus



Piper excelsum subsp. psittacorum



Austroderia sp.



Rhopalostylis sapida 'Nikau'



Coprosma propinqua



Asplenium oblongifolium

Rain Garden Planting



Coprosma repens 'Poor Knights'



Apodasmia similis



Carex secta



Ficinia nodosa

Grand Drive Planting

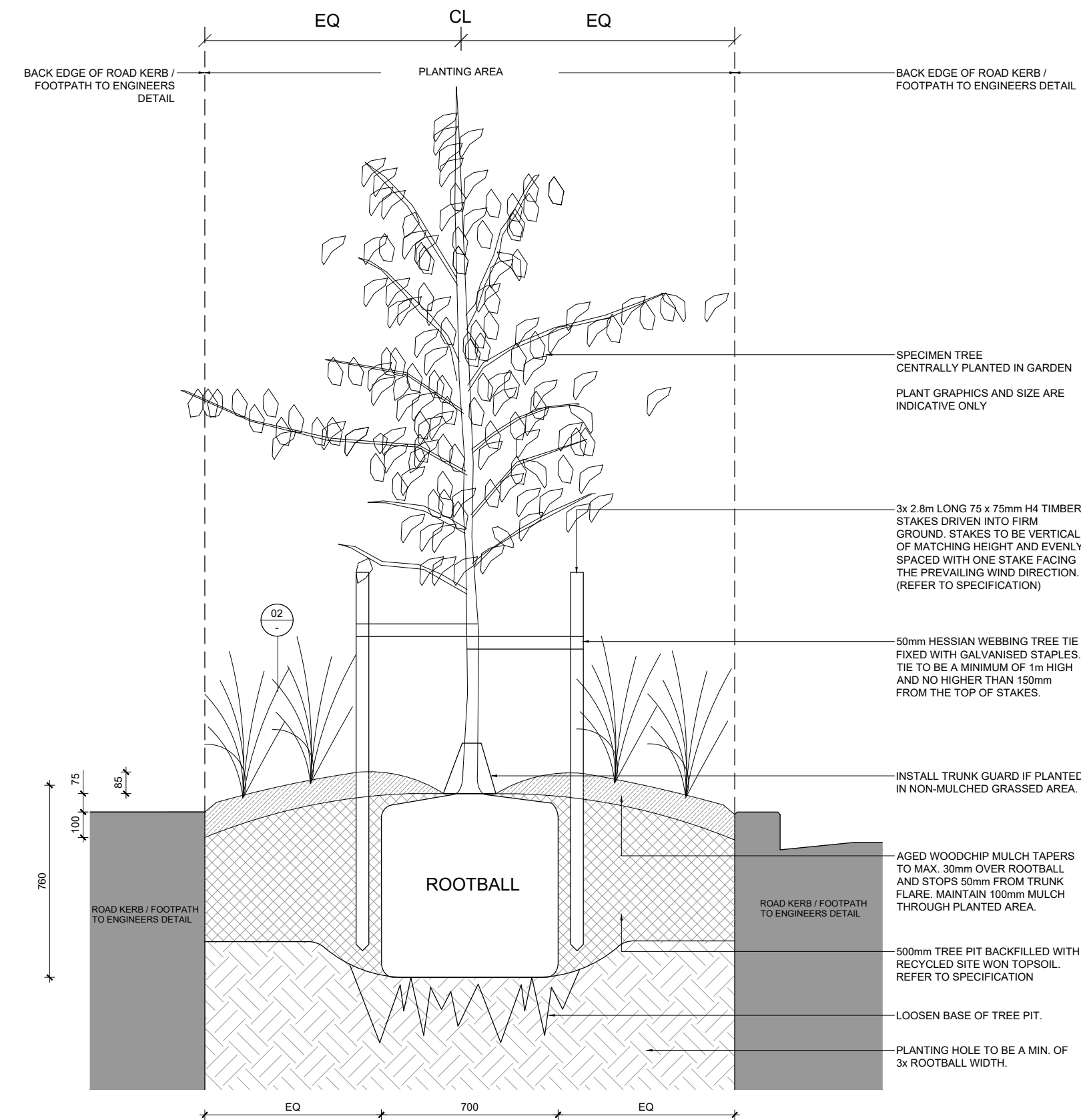


Coprosma repens 'Poor Knights'



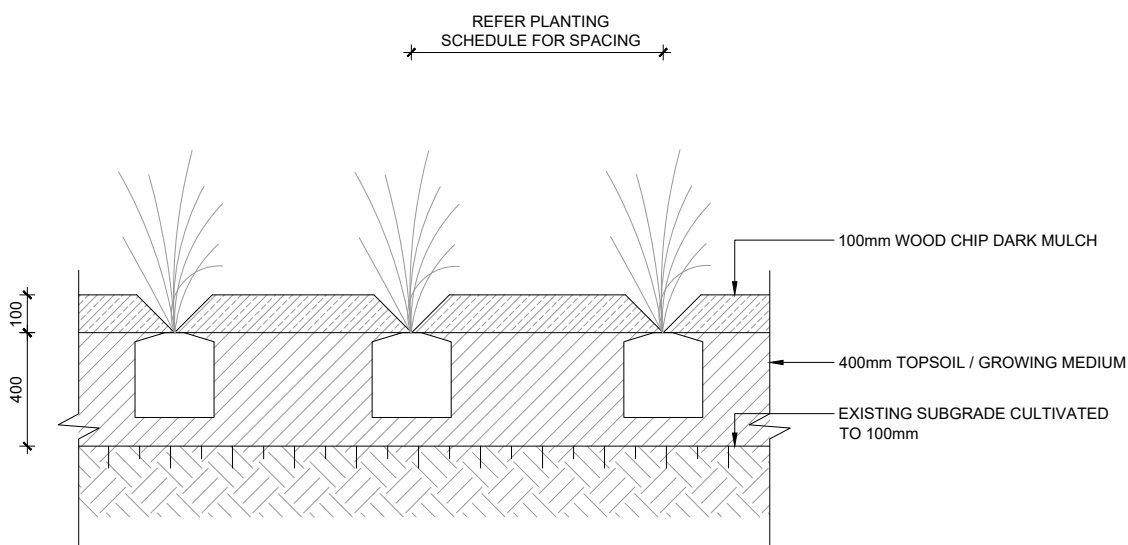
Carex virgata

TYPICAL DETAILS - SPECIMEN TREES AND SHRUBS

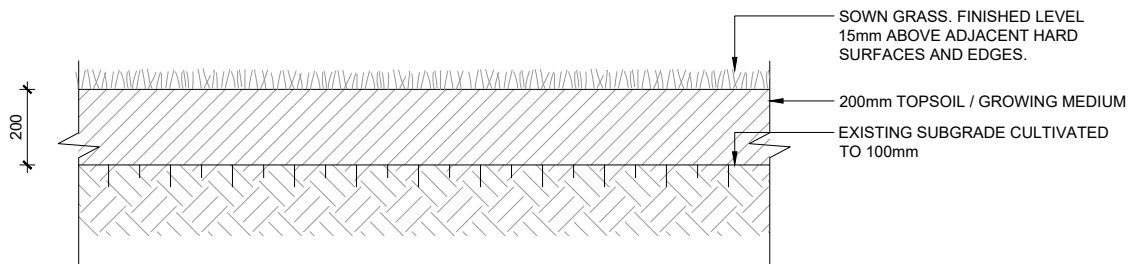


160L TREEPIT: 1.5m WIDE X 1m DEEP

01 TYPICAL STREET TREE INSTALLATION
Scale: 1:10 @ A1 1:20 @ A3



02 TYPICAL PLANTING SECTION
Scale: 1:10 @ A1 1:20 @ A3



03 GRASS BERM TYPICAL SECTION
Scale: 1:10 @ A1 1:20 @ A3

Decision on an application to change/cancel conditions of a resource consent under section 127 of the Resource Management Act 1991



Discretionary activity under section 127(3)

Application number: SUB60035991-H

Original consent numbers: BUN20441333 (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048335, LUS60048380 and WAT60051016)

Applicant: AV Jennings Hobsonville Pty Limited

Site address: 226 Grand Drive, Orewa 0931, 47 Ara Hills Drive, Upper Orewa 0992

Legal description: Lot 1 DP 310813, and Lot 1001 DP 582417, Lot 1003 DP 576136

Proposal:

To vary conditions of resource consent SUB60035991-G under the original bundled consent BUN20441333 to reflect changes to the revised subdivision boundaries of sub-stages 2B and 2C within Stage 2 in the Ara Hills Development.

Conditions to be varied are 1, 2, and 9; as well as relevant scheme plans within Appendix 1.

Note: For the avoidance of doubt, any reference in this decision to 'vary' or 'variation application' shall be taken to mean an application to change or cancel consent conditions under s127 of the RMA.

This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to the following conditions of consents SUB60035991-G under the original bundled consent BUN20441333 involving the following amendments (with ~~strike through~~ for deletion, **bold** and underline for insertions):

Changes to condition 1

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, **SUB60035991-H**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, **SUB60035991-H**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016);

....

Changes to condition 2

Application Plans and Materials

- 2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, **SUB60035991-H**, DIS60048302-A, DIS60048302-B, and DIS60048302-C.

Changes to condition 9

- 9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513 and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, **SUB60035991-H**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

....

Changes to Plans (Appendix 1)

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
...	...	...	...	...
Subdivision Plans				
Sheet 1 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Overall	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 2 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Stage 2A	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 3 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Stage 2A	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 4 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Stage 2A	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 5 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Stage 2B	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 6 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Stage <u>2C</u> 2B	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 7 <u>of</u> <u>7</u>	<u>E</u> G	Scheme Plan Stage <u>2D</u> 2B	Survey Worx	13 April 2023 <u>24 May 2024</u>
Sheet 8	G	Scheme Plan Stage 2C	Survey Worx	13 April 2023
Sheet 9	G	Scheme Plan Stage 2D	Survey Worx	13 April 2023
Sheet 10	G	Scheme Plan Stage 2D	Survey Worx	13 April 2023
...	...	...	...	...

Decision

I have read the application, supporting documents, and the report and recommendations on the application for variation. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 127, 104, 104B, 106 and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
 - a. The effects on the receiving environment with regards to the proposed changes are negligible as the proposed variation seeks to realign the boundaries of sub-stages 2B and 2C. The changes are proposed to align the sub-stages within Stage 2 with the construction and installation of infrastructure works. The proposed variation to the subdivision component of the bundled consent seeks to reduce the extent of Stage 2B by seven lots (Lots 219-220, 239-42 and 608). These lots are moved into Stage 2C. No changes are proposed to the total number of lots within this Stage and no changes to individual lot boundaries.
 - b. No further changes are proposed or sought under this variation to the works methodology or extend of consented earthworks and associated roading and servicing. As such there are no physical or consenting changes needed in relation to all other aspects of the original bundled consent and as subsequently varied.
 - c. There are no additional effects arising from the proposed changes on the receiving environment and the proposed variation does not increase the scale and intensity of adverse effects over and above what has been already granted and accepted with the previous variations.
 - d. All developable lots within the revised Stage 2 of the Ara Hills Development can be adequately serviced and accessed.
 - e. The proposed revision of the sub-staging boundaries of Stage 2 will not materially change the overall layout and design of the consented development. The sub-staging will maintain the overall anticipated residential character, open space provisions, and amenity values expected in the area.
 - f. In terms of positive effects, it will enable the development of the Ara Hills Development area to carry out the approved subdivision in stages as revised in a more efficient way and the proposal will provide additional housing in the area.
 - g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA, the variation is consistent with the relevant statutory documents including the assessment criteria, objectives and policies contained in Chapters E38, E39 and H18 of the Auckland Unitary Plan (Operative in part). The underlying zone for the subject sites is currently Future Urban which seeks to retain the rural use of the land and to avoid urbanisation until the land has been rezoned for urban purposes (H18.2 (1), (4); H18.3 (1)). Development of the Future Urban Zone should also not result in fragmentation that will compromise any future urban

development, including the provision of infrastructure, built form, and transport network (H18.2 (3); H18.3 (4), (6)).

Under bundled consent application BUN20441333, the wider area is effectively rezoned residential. The proposed variation is consistent with the layout and design of the underlying residential development of the subject site, through the realignment of subdivision boundaries of sub-stages 2B and 2C within Stage 2. This variation is consistent with the outcomes as granted under the original consent in terms of the anticipated residential character and form; and the development can be adequately serviced accessed. The proposed variation is considered not to be contrary to the objectives and policies of the relevant chapters of the Auckland Unitary Plan (Operative in part).

4. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, no other matters are considered relevant.
5. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the varied conditions below.
6. In the context of this variation application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall, the proposal is consistent with the relevant statutory documents and will have adverse effects on the environment that are acceptable.

Conditions

Under sections 108 and 108AA of the RMA, this variation is subject to the amendments as detailed in the application proposal section above with no further conditions considered necessary to impose.

Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*
2. *The consent holder is reminded that the decision on this section 127 application does not affect the lapse period for the resource consent.*
3. *This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.*

Delegated decision maker:

Name: Steve Seager

Title: Team Leader, Resource Consents

Signed:

A handwritten signature in black ink, appearing to be 'S Seager', written over a light grey rectangular background.

Date: 6 June 2024

Attachment 1: Consolidated conditions of consent as amended

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016);
- (d) “Consent Holder” means the applicant, AV Jennings Hobsonville Pty Limited, at Auckland;
- (e) “Council” means the Auckland Council;
- (f) “engineering works” includes, but is not limited to:
 - Earthworks and sediment control;
 - The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
 - Street lights, landscaping or structures on land; and
 - Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

(g) "RMA" means the Resource Management Act 1991;

(h) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, DIS60048302-A, DIS60048302-B, and DIS60048302-C.
3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan titled "Proposed Road Layout Plan", drawing no.: 300, Rev L prepared by Crang Civil Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

Monitoring Charges

4. The Consent Holder shall pay the Council an initial consent compliance monitoring charge of \$1500 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the Consent Holder.

Lapse of Consent

5. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:
- The consent is given effect to (i.e. a survey plan or plans for all stages of the subdivision have been submitted to Council for approval under section 223 of the RMA), but shall thereafter lapse if the survey plan or plans are not deposited in accordance with section 224 of the RMA; or
 - The Council extends the period after which the consent lapses

Review of Conditions

6. At least 7 days prior to any work commencing in relation to this consent, the Consent Holder shall notify the Council's RMA Compliance Administrator by telephone (0800 426 5169) of the expected date of work commencing.

Access to property

7. Until all the conditions of this consent have been completed to the satisfaction of the Team Leader, Resource Consenting and Compliance, servants or agents of the Council are to be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples while adhering to the Consent Holder's Health and Safety Policy.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, including sub-stages where relevant, 59 super-lots and 575 finished lots.
9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513 and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Advice Note:

For the purposes of completing Stage 3-A3, the vesting of "wetland 5 – Lot 1005" and the stopping of the paper road (legal road) that goes through the wetland, the consent holder must apply and be granted consent to have the legal status of that paper road changed to a freehold title. The road-stopping process is governed by either the Local Government Act 1974 or the Public Works Act 1981. The sections of road to be stopped must go through a legal road

stopping process. There are no guarantees that a road can be stopped, and the process includes public notification and the ability for objectors to appeal to the Environment Court. Information and application forms can be found on the Auckland Transport website: <https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/changing-the-legal-status-of-a-road/>

Engineering Plan Approval

10. Prior to commencement of any construction work for each stage, or prior to lodgement of the survey plan pursuant to section 223 of the RMA for that stage, whichever is earlier, the Consent Holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) for the works to be completed in that stage of the development to the Team Leader for approval ("EPA").
11. No construction activity shall commence on site until written confirmation of approval of the engineering plans and associated management plans has been obtained from the Team Leader and all measures identified as required to be established prior to commencement of works have been established to the satisfaction of the Team Leader.
12. Details of the chartered professional engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for EPA. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.
13. The engineering plans are to include the following:
 - (a) Details of the extent of works to be undertaken in the stage and the extent of stabilisation to be completed at the end of the stage and/or construction season.
 - (b) A Construction Management Plan ("CMP") for the stage containing sufficient detail to address the following matters (where relevant):
 - Who the site or project manager is and contact details (phone, facsimile, postal address).
 - The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
 - Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
 - Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places
 - The location and design of all hoardings and gantries.
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - Control procedures for delivery and removal of construction materials from public roads or places.

- Location of workers conveniences (e.g. portaloos).
 - Ingress and egress to and from the site for construction vehicles.
 - Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).
 - Construction noise management.
- (c) Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified person, shall be prepared and submitted to the Team Leader – Northern Monitoring, No earthworks on the subject site shall commence until written approval from the Team Leader has been provided confirming that the ESCP is satisfactory. The ESCP shall include but is not limited to:
- staging details with specific erosion and sediments control works including location, dimensions and drawing in A3 format. All controls should be in line with Industry Best Practice as well as in general GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05));
 - details of the site's stabilised construction entrance(s);
 - timing and duration of construction and operation of control works;
 - details relating to the management of exposed areas (e.g. grassing, mulching or placing of hard fill);
 - the maximum exposed areas proposed and/or confirmation that an area no greater than 15ha will be exposed at any one time throughout the duration of the earthworks;
 - monitoring and maintenance requirements for the proposed erosion and sediment controls; and
 - measures for the management and measurement of dust in accordance with GD05 and the MfE Good Practice Guide for Assessing and Managing Dust.
- (d) Erosion and sediment control measures shall be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher standard is detailed in the documents referred to in the conditions elsewhere, in which case the higher standard shall apply. For the purposes of clarity, the following additional standards are to be included:
- sediment retention ponds (SRP) are to be sized to meet, and where possible exceed the minimum volume of 3% (300m³ of storage for each 1ha of contributing catchment);
 - The decant systems in the SRPs are to have devices to enable the raising of these decants;
 - SRPs are to have forebays with a minimum volume of 10% of the pond's volume;

- Floating booms are to be installed in the SRPs where appropriate to trap and floating debris (such as mulch) to minimise blockages of the decants;
- Decanting earth bunds (DEBs) are to be sized to a minimum of 3% (90m³ of storage capacity for each 3,000m² of contributing catchment);
- DEBs shall have a minimum length to width ration of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3l/sec/ha of contributing catchment, a stabilised emergency spillway, a minimum of 2m in width;
- All sediment control fencing utilised during earthworks shall be constructed as super silt fences in accordance with GD05;

Advice Note:

In the event that minor amendments to the ESCP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the erosion and sediment controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

- (e) Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 13 (c) of this consent.

Certified controls shall include the sediment retention ponds, the decanting earth bunds, chemical treatment arrangements, super silt fences and diversion channels/bunds. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- Contributing catchment area;
- Shape of structure (dimensions of structure);
- Position of inlets/outlets; and
- Stabilisation of the structure.

Advice Note:

Perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

Advice Note:

Certified controls may include sediment treatment devices, any decanting earth bunds and diversion channels/bunds.

- (f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan 12516-01S127 300 Rev E prepared

by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

Advice Note:

Road 1 follows the alignment determined by Auckland Transport as a future arterial road. Although condition 13(f) requires the design of a local road, if Auckland Transport constructs the arterial road, a formal Infrastructure Funding Agreement (“IFA”) will be required. The IFA will set out how the costs of the road construction to arterial road standards are to be shared.

- (g) Details of the location and design of all rubbish collection points.
- (h) Design of footpaths to be constructed on each street designed to be vested as a public road, including along Road 1. Such design to be generally in accordance with Auckland Transport’s Code of Practice. Footpaths shall be provided on both sides of the road. Provision for footpaths is not required for any public ‘shared zone’ streets but for the ‘shared zone’ streets, pedestrians must be able to walk along these streets safely. For all other private roads, a 1.8m wide footpath shall be installed on at least one side. The details of these footpaths shall be determined at the EPA stage.
- (i) Detailed design of all street and accessway lighting and any other structures/facilities on the roads to be vested in the Council which are to be designed in accordance with Auckland Transport’s Code of Practice. The type of light fittings shall be acceptable to the electricity network supplier responsible for the area.
- (j) Detailed design of private accessways to be constructed as vehicle crossings, with the footpath continuous in grade, width, colour and cross-fall. The accessways shall also ensure a 5m platform no steeper than 1 in 20 prior to the footpath.
- (k) Detailed design of all new public accessways in accordance with Auckland Transport’s Code of Practice. Detailed design of pedestrian and cycle trails within the common areas of the site, generally in accordance with Fig. 27 of the Boffa Miskell Pedestrian and Cycle Strategy Diagram Rev. B and in accordance with the guidelines set out in the NZ Cycle Trail Design Guide (4th Edition).
- (l) Detailed design of a new left turn lane to be constructed on the northbound offramp at the approach to the western interchange roundabout, generally as per Traffic Solutions Ltd Dwg.712/1. Detailed engineering design plans shall be submitted to NZTA prior to construction, and implemented in accordance with NZTA requirements. The slip lane shall be constructed and operational upon completion of Section 224(c) for Stage 1.
- (m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited or an amended design approved by the NZ Transport Agency. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto

the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted by 31 August 2022, or an alternative date as agreed in writing by Council.

- (n) Deleted.
- (o) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for item 13(m) above for Stage 2 by 31 August 2022, or an alternative date as agreed in writing by Council.
- (p) At the time of detailed engineering design for the final stage of the development, or at the time Road 1 becomes a regional arterial road, whichever occurs first, the Consent Holder shall undertake an assessment of the safety and effectiveness of the crossing points referred to in Condition 13(o) for the review of the NZ Transport Agency. If the NZ Transport Agency determines that a crossing treatment at these locations (such as a zebra crossing or signals to assist pedestrians and cyclists to safely cross the road) is necessary, the cost of these works shall be met by the Consent Holder.
- (q) The Consent Holder will consult with the Department of Conservation regarding the provision of additional connections from the development to the Nukumea Scenic Reserve and to the walking and cycling network.
- (r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring prior to stage 2 s224c as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:
 - Landowner's approvals from Auckland Transport for works in the road reserve land.
 - A road stopping or road exchange process.
 - Further analysis to determine whether the road reserve space between Road 1 and Lots 573 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.
 - Further analysis to determine the design of the intersection of the RTN Station access road/ Road 1 arterial for example whether it is a roundabout or a signalised intersection.

- Further analysis to assess the interaction of the future RTN Station access road/ Road 1 intersection with the Grand Drive interchange and to determine whether the arterial road and SH1 interchange will operate effectively under the proposed layout. It is expected that this analysis will occur over the next 5 years as part of the Supporting Growth programme.
- Further analysis to assess the internal circulation of traffic flows within the residential sub-division and the interaction of local access traffic with commuter traffic entering/ exiting the proposed park and ride.

Advice Notes:

Auckland Transport may request additional infrastructure be included in the IFA and it is recommended that further discussions are held with Auckland Transport.

The Consent Holder will ultimately be required to complete Auckland Transport's Road Stopping process to remove the paper road status from the two sections of existing paper road through the land towards the southern end of the site. It should be noted that the process for legally stopping a road can take some time and therefore this process should be initiated as soon as possible to reduce potential delays.

All signage and markings for traffic controls within the development shall be made legally enforceable.

The consent holder is advised that all regulatory controls, such as no stopping restrictions, give way or stop controls, must be officially resolved by AT's Traffic Control Committee. Any controls within the existing road reserves may require consultation. All costs related to the implementation of regulatory controls are to be borne by the applicant.

- (s) Details of how the public stormwater system will be constructed. Full design calculations, detailed drawings and maintenance schedules shall be provided with the engineering plans to cover the expected ongoing requirements for all stormwater treatment devices.
- (t) Full design details and calculations demonstrating options for the collection, treatment and utilisation of roof collected water. The report shall also provide stormwater storage, attenuation and discharge details for a range of impermeable surfaces.
- (u) Detailed design, for each stage, of the reticulated water supply network, to be provided in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (v) Details of how development of roads and access ways will enable access for emergency vehicles for firefighting purposes in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (w) Details of fire hydrants to be installed. Should fire hydrants be incorporated as part of the reticulated network, they must be placed on the footpath to enable unimpeded access for the New Zealand Fire Service and must be located within 135m of all lots in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note:

Should the applicant wish to undertake alternative methods of providing water supply for firefighting purposes such as sprinkler systems or water tanks, it is strongly recommended the NZFS are consulted prior to such concepts.

Advice Note:

The applicant is reminded that they will need to obtain an encroachment

licence from Auckland Transport for the proposed private water supply lines within public roads.

- (x) Detailed design of a car park to be constructed at the northern end of the site, physically separate from the adjoining reserve. The separation shall be suitable to prevent access to the reserve by motor vehicles including motor cycles, but enable access for pedestrians.
- (y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.
- (z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

In the event that the road becomes private then the consent holder would need to reconsider the location of the water mains and ensure hydrant distances complied which may necessitate amendments to the EPA.

- (aa) The termination of Road 4 in stage 1 shall incorporate a hammer head to be designed in accordance with Auckland Transport's Code of Practice.
- (bb) Unless otherwise agreed with Auckland Transport at EPA stage, the removal of the proposed parking bays directly outside Lots 507, 516, 517 and 518, and the removal of one parking bay adjacent to Lot 513 and one parking bay adjacent to Lot 568.
- (cc) Unless otherwise agreed with Auckland Transport at EPA stage, the shortening of the parking bay outside Lot 406 to provide space for a kerb crossing to the north of the future stage intersection.
- (dd) Intersection designs in accordance with the Transport Design Manual standards, including kerb crossings on all legs of all intersections except unless otherwise agreed with Auckland Transport at EPA stage.
- (ee) Detailed design of the safe crossing point for pedestrians and cyclists travelling crossing Road 1 and connecting with the pedestrian walkway between Road 1 and Road 10 within Stage 2 as shown on Drawing 301 Rev 1 Titled 'Proposed Roads Layout Plan 0-Sheet 1 of 5' prepared by Airey Consultants Ltd.
- (ff) Wayfinding signage details on both ends of paths between Road 10 and Road 1 to be vested to Auckland Transport within Stage 2 as shown on Drawing 301 Rev 1 Titled

'Proposed Roads Layout Plan 0- Sheet 1 of 5' prepared by Airey Consultants Ltd, along with plans showing drainage along the path.

14. As part of the application for Engineering Plan Approval for each stage, a chartered professional engineer must:
- (a) Certify that the public stormwater system has been designed in accordance with the requirements of the Council's Code of Practice for Land Development and Subdivision Chapter 4 (Stormwater) to serve all lots within the stage of development.
 - (b) Certify that all water supply and wastewater systems have been designed in accordance with the *Water and Wastewater Code of Practice for Land Development and Subdivision*, May 2015 prepared by Watercare Services Limited.
 - (c) Certify that the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 have been met.
 - (d) Certify that all public road and associated structure/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.
 - (e) Confirm that all practical measures are included in the design to facilitate safe working conditions.
15. Any variation or changes to the approved engineering plans shall be submitted for approval to the Team Leader as an amendment and approval received thereto prior to construction of the varied works.
16. A Road Safety Audit (RSA) shall be undertaken on the detailed design of the roading within the development and for any works within the existing road reserve. Separate RSAs shall be undertaken for each stage of development. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.
17. An independent safety audit shall be prepared and provided to the NZ Transport Agency for proposed Road 1 and its connection to within the existing western roundabout of the Grand Drive interchange. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

Advice Note:

The New Zealand Transport Agency may have additional safety audit requirements for works within its designation.

18. Where an approach to an intersection results in a K value less than 4, advance warning for the intersection shall be provided by way of signage, markings or additional speed calming.

Temporary Traffic Management Plan

19. Prior to the commencement of any works, the Consent Holder shall submit a Temporary Traffic Management Plan ("TTMP") to the Team Leader for approval. The TTMP shall:
- (a) Address the effects of temporary works associated with the western Grand Drive Interchange roundabout.

- (b) Address the effects of heavy vehicle movements to and from the site, particularly associated with removal or importation of fill materials and topsoil (as required by any other specific condition of this consent) and for all works associated with the western Grand Drive Interchange roundabout and within the State Highway 1 motorway corridor and designation.
20. The TTMP shall meet Council's and NZTA requirements (refer s.109.2 of the "Standards for Engineering Design and Construction") and shall be provided to the NZ Transport Agency for consideration and approval.
21. The Consent Holder shall obtain written approval and an 'agreement as to works' from the NZ Transport Agency for all works within the State highway 1 motorway corridor and designation.

Advice Note:

Prior to the commencement of construction, any works to be carried out on NZ Transport Agency property requires its land owner approval.

Vegetation Removal Plan

22. Prior to commencement of any works the Consent Holder shall submit a Vegetation Removal Plan ("VRP") to the Team Leader for approval. No vegetation removal shall occur outside the property boundary. i.e. no vegetation shall be removed from the adjacent Nukumea Reserve. The Consent Holder shall undertake all efforts to retain as much vegetation as possible on site.

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

- (a) Provide for the use of native, eco-sourced, vegetation from as close as possible, including fruiting and flowering trees and plants.

Advice note:

This is to ensure continuity and connectivity with Nukumea Scenic Reserve, enhancing the overall environment for native biodiversity (taonga). Appropriate plants should be used in the varying habitats to provide the natural, native foods and refuges for the differing species e.g. fruiting plants for forest birds, reptile friendly plants, habitat for fernbirds, protection and enhancement of wetland areas for swamp birds.

- (b) Provide for the use of appropriate species (that will be restricted in height at maturity) for the higher contoured areas at the western boundary of the site for a distance of at least 20m below the unformed legal road.
- (c) Show planting of native species around the northern perimeter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 17 December 2021.

- (d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 17 December 2021. The planting shall be comprised of a mixture of bush and tree species.
 - (e) Provide for a weed and pest animal control plan for all existing vegetation and planting areas.
 - (f) Provide for the planting of all fringe areas of the site currently dominated by gorse and woolly nightshade (and other weeds) with appropriate native species, including the long-term management of these plantings.
 - (g) Show the specific planting works to be undertaken in each stage of the development, ensuring that the boundary screen planting proposed in (f) above shall be completed as part of Stage 2 of the development.
 - (h) Include a maintenance schedule and programme for all site areas to be planted.
24. The Consent Holder shall carry out all planting in the stages identified and in accordance with the approved PMP. The Consent Holder will advise Council when planting for each stage is initiated.
25. Plant maintenance in accordance with the approved PMP shall occur for five years or until 75% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the weed and pest animal control plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.
26. The Consent Holder shall submit a Planting Monitoring Report to the Team Leader for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not limited to the following information in respect of each lot:
- (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (b) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Details on the condition of, and recommendations for maintenance of, the fencing.
 - (e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.
27. If remediation work is recommended in accordance with condition 26, the Consent Holder shall:

- (a) Undertake this remediation work within six months from the start date.
 - (b) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.
28. Once Council has provided a practical completion certificate the Consent Holder may enter into a surety bond of a sum calculated to be 1.5 times the cost of maintenance and 10% the cost of planting or \$3000 per hectare (whichever is the greater sum) to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the Team Leader. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting areas.

Streamworks and Riparian Planting and Management Plan

29. Prior to commencement of any works the Consent Holder shall submit a Streamworks and Riparian Planting and Management Plan ("SRPMP") to the Team Leader for approval. The plan shall follow best practice methodology and shall include:
- (a) Specific erosion and sediment controls for instream work.
 - (b) Specific details regarding the placement of the culvert under Road 1.
 - (c) Methodology for the reclamation and installation of the counterfort drainage to be placed in the upper middle stream.
 - (d) Details of how flows will be managed during this time.
 - (e) Provision for a minimum of 10 metres from the bank edge of intermittent streams, and 20 metres from the bank edge of permanent streams to be planted in native vegetation.
 - (f) The specific planting works to be undertaken in each stage of the development.
 - (g) A planting and maintenance schedule
30. The Consent Holder shall carry out riparian planting in accordance with the approved SRPMP. Any weeds present in the riparian area shall be controlled prior to planting in accordance with the weed and pest animal control plan.

Lizard Management Plan

31. Prior to the commencement of any vegetation removal works the Consent Holder shall submit and have certified by the Team Leader (North/West) Biodiversity, a Lizard Management Plan ("LMP") prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP shall have two objectives:
- (a) The population of each species of native lizard present on the site shall be maintained or enhanced, either on site or at an appropriately translocated; and
 - (b) The habitats on the site or at the translocation site post development support viable native lizard populations for all species present pre-development.

32. The LMP shall address the following (as appropriate):
- (a) Credentials and contact details of the ecologist/herpetologist who will implement the plan.
 - (b) Timing of the implementation of the LMP.
 - (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols, nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.
 - (d) A description of the relocation site(s); including discussion of:
 - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
 - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
 - any weed and pest management to ensure the relocation site is maintained as appropriate habitat;
 - monitoring methods, including but not limited to: baseline surveying within the site; baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites; ongoing annual surveys to evaluate translocation success; pre and post – translocation surveys; and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
 - A post-vegetation clearance search for remaining lizards.
33. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP shall certify that the lizard related works have been carried out according to the approved LMP within two weeks of completion of the vegetation clearance works.
34. Upon completion of works, all findings resulting from the implementation of the LMP shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme (“ARDS”) Card. A copy shall be sent to the Team Leader (North/West) Biodiversity.
35. All works on site must comply with the certified LMP.

Advice note:

Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for gecko's following felling of trees and shrubs and to rescue any skinks from ground cover vegetation and terrestrial retreats.

Fish Capture and Relocation Plan

36. Prior to the commencement of any works the Consent Holder shall submit a Fish Capture and Relocation Plan to the Team Leader for approval. The plan will detail, as a minimum:
- (a) The timing of fish capture in relation to works methods.
 - (b) Fish capture methods to be used.
 - (c) Requirement for a freshwater ecologist to supervise all stream channel dewatering.
 - (d) Proposed fish release sites.
 - (e) Requirement to prepare a fish relocation report, to be provided to Council at the completion of stream works.

Stream and Wetland Environmental Compensation Plan

37. Prior to any streamworks reclamation, the applicant will provide the following:

The Consent Holder shall submit a Stream and Wetland Environmental Compensation Plan ("SWECP") to the Team Leader for approval. The purpose of the SWECP shall be to identify and provide for suitable offsite mitigation and/or compensation for streamworks undertaken as part of the consent. The plan will detail, as a minimum:

- (a) Final location details of the compensation site(s).
- (b) Full calculations (including all supporting documentation) to determine the required amount of offsetting, including onsite and offsite SEV and ECR calculations, in accordance with TR2011/009, and TP148.
- (c) A complete quantified and qualified assessment and robust offsetting package for wetland loss.
- (d) Plans that identify the onsite impact and offsite mitigation locations for both streams and wetlands which clearly depict the widths of all riparian margins, the length of stream proposed to be impacted and mitigated and the wetland areas proposed to be impacted and mitigated.
- (e) A description of, and justification for, the form the offset compensation will take. This will include (but is not limited to):
 - Riparian planting;
 - Daylighting or naturalisation; and
 - Instream habitat enhancement.
- (f) Where mitigation is carried out offsite, the inclusion of a planting and maintenance plan, in accordance with Appendix 16 AUP:OP.
- (g) Details of any of the provision(s) for fish passage at the offsetting sites.

- (h) A detailed programme for the implementation of the compensation works demonstrating how they will be completed within two earthworks seasons from the start of the reclamation.
- (i) Prior to streamworks commencing a native fish relocation plan shall be prepared and submitted to the Team Leader for certification.
- (j) A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required in condition 36 and be on site during dewatering to rescue and relocate and native fish present.
- (k) If fish relocation is carried out, the Team Leader shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.

Chemical Treatment Management Plan

38. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan ("ChTMP") shall be submitted for the written approval of the Team Leader. The plan shall include as a minimum:
- (a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds.
 - (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet).
 - (c) Details of optimum dosage (including assumptions).
 - (d) Results of initial chemical treatment trial.
 - (e) A spill contingency plan.
 - (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

The Consent Holder shall consider using environmentally sustainable or recyclable materials and products, including floccing products as part of its ChTMP.

In the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the Act. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

West Hoe Stream Arch Culvert

39. Prior to any streamworks in the West Hoe Stream catchment a West Hoe Stream Arch culvert design plan shall be submitted to the Team Leader for approval. The West Hoe Stream Arch culvert design plan shall include as a minimum:
- (a) Final location details of the siting of the Arch culvert.
 - (b) Final design of the Arch culvert, abutments and inlet and outlet features.
 - (c) Details of how the design has avoided or minimised impact on the stream and wetland associated with the final location.
 - (d) Staging of the construction of the Arch culvert.
 - (e) Timing of the construction and if occurring during the main fish migration season (September-January) how streamworks will be managed to avoid any impediments to the passage of fish.
 - (f) How the final design will provide for fish passage in subsequent years.
 - (g) How the final design will minimise impact on the area and functions of the natural wetlands of the West Hoe Stream.
 - (h) How the final design will minimise variations in flows upstream and downstream of the culvert location.
 - (i) The development of a monitoring plan to ensure that the final design does not affect the ecological values of the West Hoe Stream and associated wetland areas.

Common Areas Maintenance Plan

40. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:
- (a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.
 - (b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Design Guidelines

41. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by

Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Works in Progress Conditions

Pre-commencement meeting

42. Prior to the commencement of earthworks in each season, the Consent Holder shall hold a pre-start meeting to discuss the erosion and sediment control measures, the earthworks methodology and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. The meeting shall be:
- Located on the subject site.
 - Scheduled not less than five days before the anticipated commencement of earthworks.
 - Include Auckland Council officer[s].
 - Include representation from the contractors who will undertake the works.
43. The following information shall be made available at the pre-start meeting:
- Timeframes for key stages of the works authorised under this consent.
 - Resource consent conditions.
 - Approved Erosion and Sediment Control Plan, Construction Traffic Management Plan and Chemical Treatment Management Plan.
44. A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting please contact the Team Leader Northern Monitoring. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Hours of work

45. All construction /earthworks activities on the site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise, at all times. The use of any noise generating tools, motorised equipment, and vehicles associated with construction and/or earthworks activity on the site are therefore restricted to between the following hours to comply with this Standard: Summer (1 November – 30 April)

- Monday to Friday 7:00 am to 6:00 pm
- Saturday 7:30 am to 6:00 pm

Winter (1 May – 31 October)

- Monday to Friday 7:30 am – 5:00 pm
- Saturday 8:00 am – 1:00 pm

All access and work on site associated with the activity shall be prohibited on Sundays and public holidays and for a two week period over the Christmas period (23 December – 5 January inclusive).

Advice Note:

Works may be undertaken outside these hours only with the written approval of the Council. This will be granted only under special circumstances, for example in the event of urgent stabilisation works or inclement weather preventing work Monday to Saturday. Any work outside these hours will be subject to the approval of any neighbouring residents or other affected parties that may be identified by the Council's Manager, Resource Consenting and Compliance in his/her sole discretion.

Health and Safety

46. A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Construction Effects Management

47. All management plans approved with the EPA shall be implemented during the course of development works for each stage. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader to certify that the erosion and sediment controls have been constructed in accordance with the approved ESCP.
48. Beyond the boundary of the site where the activity is undertaken there shall be no noxious, dangerous, offensive or objectionable odour or dust. There shall be no burning of any material (including cleared vegetation) on site.
49. There shall be no more than 15ha of disturbance or earthworks on site at any one time.
50. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
51. Prior to the construction of any sediment retention ponds, super silt fences, or other approved devices shall be constructed below the sub-catchment of the sediment retention pond and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with GD05.

52. The Consent Holder shall, at all times, control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001). All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:
- The staging of areas of the works.
 - The retention of any existing shelter belts and vegetation.
 - The installation and maintenance of wind fences and vegetated strips.
 - Watering of all haul roads and manoeuvring areas during dry periods.
 - Spraying of load dumping operations.
 - Suspension of all operations if necessitated by the prevailing conditions.
53. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and not to be included within future building sites.
54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.
55. At all times during construction, provision shall be made for Ngāti Manuhiri to monitor the removal of topsoil at strategic locations, including ridgelines and streams (as they are more likely to be associated with archaeological sites). In addition, provision for Ngāti Manuhiri to inspect the silt / stormwater wetland treatment devices and sediment controls in place prior to major earthworks associated with each commences. If a severe adverse weather event occurs during earthworks, Ngāti Manuhiri shall be invited to inspect the integrity of the controls, such monitoring and inspection to be at the Consent Holder's expense.
56. Procedures for checking heavy machinery for leaks of fluids before the machinery is permitted to enter riparian areas and a prohibition on machinery refuelling near waterways shall be followed at all times during construction.

Heritage

57. The Consent Holder shall put procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project informs the project archaeologist, Heritage New Zealand Pouhere Taonga and the Cultural Heritage Implementation Team of any archaeological discoveries.
58. If koiwi tangata (human remains) are uncovered on the site during the implementation of this consent, work shall cease immediately in the immediate vicinity of the remains and the mana whenua, the New Zealand Police, the Auckland Council area-based Resource Consenting and

Compliance Team and Heritage New Zealand Pouhere Taonga shall be contacted so that appropriate arrangements can be made.

59. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then these sites shall be recorded by the Consent Holder for inclusion within the Auckland Council Cultural Heritage Inventory. The Consent Holder's project archaeologist shall prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

Advice Note:

That the CHI team leader be notified 48 hours before the commencement of works (Chris Mallows chris.mallows@aucklandcouncil.govt.nz).

Conditions relating to LUC60010513 (Earthworks)

Duration

60. Permit LUC60010513 shall expire ten years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
61. Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council technical publication GD05 shall be installed. These structures shall be maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.

Soil contamination

62. If evidence of soil contamination, which has not been previously identified, is discovered during the works, the Consent Holder shall immediately cease the works and notify the Team Leader, Northern Monitoring, Resource Consents, Auckland Council, and provide a site contamination report to the satisfaction of that Team Leader.
63. The Consent Holder shall ensure any soil removed from the site is disposed of in a managed or licensed landfill facility in accordance with the facility's soil testing requirements, and evidence of disposal is provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.
64. Imported fill materials shall be tested in compliance with cleanfill criteria as outlined in the Ministry for the Environment Guide for Managing Cleanfills (2002) and evidence thereof provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

Geotechnical certification

65. Earthworks including the placement and compaction of fill materials must be supervised by an appropriately qualified geotechnical engineering professional.
66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the

supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev A and the supplementary letter dated 21 August 2019 by CMW Geosciences referenced AKL2018-0066AQ Rev 0, and the supplementary letter dated 15 June 2021 by CMW Geosciences referenced AKL2020-0312AB Rev 0, and the Memo by Tetra Tech Coffey referenced 773-AKLGE290955AA-AF dated 14 October 2021, and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions*, by a Chartered Professional Engineer experienced in soil mechanics.

67. All earthworks and sediment control measures shall be carried out in accordance with Auckland Council's GD05.
68. Detailed earthworks plans with confirmed stabilisation and satisfactory factors of safety, as specified in the Standards, shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site. Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

Advice Note:

Council will not vest and maintain counterfort drains or any stabilisation drainage and its installation is permitted only if there is not anticipated to be any maintenance required. The installation of all stabilisation measures shall be carried out to such a standard that further development on each site will not be required to resort to section 72 notices at building consent stage.

Council reserves the right to request a peer review at any stage of the earthwork design, construction and certification documents.

- 68A Prior to the commencement of any earthworks at the site, an Adaptive Management Plan shall be submitted for the written approval of the Team Leader Northern Monitoring. The plan shall include as a minimum (unless agreed by the Team Leader Northern Monitoring):
- Fully automated and continuous water quality monitoring (limited to turbidity) of a minimum of one sediment retention pond discharge in each catchment; to be operational prior to earthworks commencing;
 - One fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Nukumea Stream and one fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Orewa estuary; to be operational prior to earthworks commencing in the respective catchment.
 - A water quality monitoring station site location plan shall be included within the AMP which will illustrate where the monitoring stations will be set up and installed.
 - Additional manual monitoring of discharge water clarity at the outlet of all sediment retention ponds during a trigger event.
 - Criteria for the discharge from the sites sediment retention ponds, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.
 - Criteria for the discharge from the site recorded by the downstream monitoring stations, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.

Advice Note:

A storm trigger event shall be defined as greater than 15mm of rainfall within one hour or greater than 25mm of rainfall within a 24-hour period. We recommend that a rainfall tipping bucket (or similar) is installed on site to measure rainfall and provide rainfall trigger alerts, otherwise the most appropriate Auckland Council rainfall monitoring station is the Orewa @ Treatment Ponds monitoring station.

Advice Note:

The water quality monitoring and sampling shall be undertaken by a suitably experienced person engaged by, but independent from, the project contractor.

- 68B. Any proposed revisions of the Adaptive Management Plan must be submitted to the Team Leader Northern Monitoring for written approval prior to formalising and implementing the revised Adaptive Management Plan.
- 68C. If in the Council's opinion, there are changes required to be made to the AMP as a result of observing influences on site or identified within the site reporting, Council may request that the AMP be updated to address these inefficiencies. If a request is made, the revised plan shall be submitted to the Team Leader Northern Monitoring within five working days of the request for written approval prior to implementation.

Advice Note:

The AMP is a live document and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

- 68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.
- 68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.
- 68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.
69. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer.
70. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader.

Advice Note:

Should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include:

- the use of mulching
- top-soiling, grassing and mulching of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

The ongoing monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05. Advice

Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- provision of a stabilised entry and exit(s) point for vehicles
- provision of wheel wash facilities
- ceasing of vehicle movement until materials are removed
- cleaning of road surfaces using street-sweepers
- silt and sediment traps
- catchpits or environpods

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

71. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include: □ the use of waterproof covers, geotextiles, or mulching

- top-soiling and grassing of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

72. All perimeter controls shall be operational before earthworks commence. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthworks areas via a stabilised system, so as to prevent surface erosion.

Advice Note:

Perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

73. All diversion drains shall be armoured where they are on grades that exceed two percent.
74. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Seasonal Restrictions

75. No earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to LUS60048380 (streamworks)

Duration

76. Permit LUS60048380 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.

Seasonal Restrictions

77. No streamworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to DIS60048302 (stormwater)

Duration

78. Stormwater diversion and discharge permit REG- 66078 shall expire 35 years from the date it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater works

79. The following stormwater management works shall be constructed for the following catchment areas and to the following design guidelines, and completed prior to discharges commencing from the site.

Works to be undertaken	Catchment area	Design guideline(s)
Rain Gardens and Bio-retention swales	Various – to be confirmed at detail design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Raingardens on Street or Accessway		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Rain gardens on street or accessway in Stage 1	Stage 1	As for raingardens. <i>Note: This is because there are no downstream treatment devices proposed in Stage 1.</i>
Roof material	All	No exposed unpainted metal surfaces
Reuse rain tanks	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.

Wetland Treatment devices	As shown on Airey Consultants plans, to be confirmed at detailed design.	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

80. As built drawings of the facilities including a site survey shall be provided to the Council upon completion. The stormwater wetland treatment devices serving each relevant stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.
81. All works impacting on land and assets within the NZTA Designation shall be designed and carried out in accordance with the NZ Transport Agency State Highway Stormwater Specification (P46).
82. All stormwater treatment works impacting on land and assets within the NZTA Designation shall be carried out in accordance with TP10 and reflecting the intent of Auckland Council's GD01 and GD04.
83. All stormwater culverts on land and assets within the NZTA Designation shall be fitted with security grills to minimise culvert safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
84. All stormwater ponds on the boundary of NZ Transport Agency land shall be fenced to minimise pond safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
85. If, at the detailed engineering design phase the Consent Holder and NZTA determine that there is an increased erosion or flooding risk profile on land and assets within the NZTA Designation (as a result of changes during detailed design of development layout), the Consent Holder shall provide options for erosion and flood management and agree on measures to be implemented in consultation with the NZ Transport Agency.
86. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:
 - Plans and drawings outlining the details of the modifications; and

- Supporting information that details how the proposal does not affect the capacity or performance of stormwater management system.

All information shall be submitted to, and verified by the Team Leader, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

Construction meetings

87. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite and at each stage of the development, that:
 - (a) is arranged five working days prior to the initiation of the construction of any stormwater devices on the site;
 - (b) is located on the subject area;
 - (c) includes representation from the Team Leader; and
 - (d) includes representation from the site stormwater engineer, contractors who will undertake the works and any other relevant parties.
88. The following information shall be provided at the pre-construction meeting:
 - (a) timeframes for key stages of the works authorised under this consent;
 - (b) erosion and sediment control measures during construction activities;
 - (c) updated wetland planting details;
 - (d) contact details of the site contractor and site stormwater engineer; and
 - (e) approved (signed/stamped) construction plans.
89. A post construction site meeting shall be held by the Consent Holder within 20 working days of completion of the stormwater management works at each stage of the development, that:
 - (a) is located on the subject area;
 - (b) includes representation from the Team Leader; and
 - (c) includes representation from the site stormwater engineer, contractors who have undertaken the works and any other relevant parties.

Certification of construction works

90. As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management

system, shall be provided to the Team Leader 5 days prior to the post-construction meeting required by this consent.

91. The As-Built plans shall include, but not be limited to:
- (a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
 - (b) location, dimensions and levels of any major overland flowpaths including cross sections and long sections;
 - (c) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure; and
 - (d) documentation of any discrepancies between the design plans and the As-Built plans.

Operation and maintenance

92. An Operation and Maintenance Plan shall be submitted to the Team Leader for approval 5 days prior to the post-construction meeting at each stage of the development required by this consent.
93. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:
- (a) a programme for regular maintenance and inspection of the stormwater management system;
 - (b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - (c) a programme for post storm inspection and maintenance;
 - (d) a programme for inspection and maintenance of the outfall, including maintenance contracts, where in place;
 - (e) any maintenance requirements including frequencies for all devices located within the floodplain of downstream culverts;
 - (e) general inspection checklists for all aspects of the stormwater management system, including visual checks;
 - (f) a program for inspection and maintenance of vegetation associated with the stormwater management devices; and
 - (g) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.
94. The stormwater management and treatment system shall be managed in accordance with the approved Operation and Maintenance Plan.

95. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader, in writing prior to implementation.
96. The stormwater management system shall be maintained to minimise erosion, risk of obstruction of the waterway and hazards to safety.

Overland flowpaths

97. For stormwater flows in excess of the capacity of the primary drainage systems, overland flow paths shall be provided and maintained to allow surplus stormwater from critical storms (up to the 100 year ARI event), to discharge with the minimum of nuisance and damage.
98. Roading, kerbs and channels constructed across overland flow paths shall be set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.
99. Minimum recommended habitable floor levels shall be stipulated for any lots that are affected by or adjacent to overland flow paths.

Outfall erosion

100. Any stormwater outfalls authorised by this Consent shall incorporate erosion protection measures to minimise the occurrence of bed scour and bank erosion in accordance with TP10/GD01.

Maintenance report

101. A maintenance report shall be provided to the Team Leader Northern Monitoring on request. The maintenance report shall include but not be limited to the following:
 - (a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - (b) Details of any maintenance undertaken;
 - (c) Details of what inspections were completed over the preceding twelve months;
 - (d) Details of all inspections and maintenance for the stormwater management system for the preceding three years shall be retained.

Conditions prior to s223 Approval

101. Approvals may be sought under s223 for the stages, super-lots and final lots identified in condition 9.
102. Any s223 approval sought must show all survey information relevant to the stage.
103. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

- (a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.
- (b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.
- (c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.
- (d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).
- (e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.
- (f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.
- (g) Apart from Stage 1, show all stormwater ponds identified within a separately identified lot.
- (h) Lot 603 (legal access) shall be held as to 24 undivided shares by the owners of lots 106, 107, 125-12+9, 583-85, 591-594, 610 and 611 as tenants in common in the said shares and individual computer registers (certificates of title) shall be issued.
- (i) Lot 606 (legal access) shall be held as to 11 undivided shares by the owners of lots 57-62 and 67-71 as tenants in common in the said shares and individual computer registers (certificates of title) shall be issued.
- (j) Party wall easements for the retaining walls on the shared boundaries of Lots 116 and 117, 118 and 119, 119 and 120, 120 and 121 and 121 and 122.
- (k) Party wall easements shall be provided for any retaining walls (including their drainage and foundations) which cross a common boundary and are located over two or more sites.

Advice Note:

It is recommended that retaining walls which cross common boundaries at right angles should be structurally discontinuous at the boundary unless party wall easements are provided for a reasonable length in each property to allow for potential future maintenance.

- (l) That Lot 7 and 8 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 502-514, 518 and 565-568. All owners of Lots 502-514, 518 and 565-568 shall become members of the Incorporated Society.

- (m) That Lot 4 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 543-545 and 557-558. All owners of Lots 543-545 and 557-558 shall become members of the Incorporated Society at the relevant stage.
 - (n) That Lot 3 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 529-531 and Lots 563-564. All owners Lots 529-531 and Lots 563-564 shall become members of the Incorporated Society at the relevant stage.
104. The Consent Holder shall suggest to the Council names, after consultation with Iwi, for the new roads shown on the Scheme Plan together with clearance from Land Information New Zealand, PO Box 5501 Wellington 6145, so that duplication of the name in any other part of the Auckland region is avoided. (Note: the Council shall determine the name having regard to any names so suggested and appropriateness to the area which the new roads will service.) When a name has been resolved by the Council the Consent Holder shall erect nameplates, in accordance with the Council's "Standards for Engineering Design and Construction".

Conditions prior to s224(c) Approval

Section 224(c) certificate

106. Certificates may be sought for the stages, super-lots and final lots as identified in condition 9.
107. All lots for certification must show compliance (for the relevant stage) with the following plans:
- (a) Engineering plans identified in condition 13.
 - (b) Vegetation removal plan in conditions 22.
 - (c) Planting management plan, conditions 23 to 28.
 - (d) Streamworks, riparian planting and management plan, conditions 29 and 30.
 - (e) Lizard management plan, conditions 31 to 35.
 - (f) Fish capture and relocation plan, condition 36.
 - (g) Stream and wetland environmental compensation plan, condition 37.
 - (h) Weed and pest animal control plan, condition 23(e).
 - (i) Chemical treatment management plan, condition 38.
 - (j) West Hoe Stream Arch Culvert, condition 39.
 - (k) Common areas maintenance plan, condition 40.
108. Prior to application for the s224(c) certificate, the Consent Holder shall provide an undertaking in writing from their solicitor that they have implemented the approved CAMP to provide for the

common ownership and future management and maintenance of the private utilities and planted areas.

109. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.
110. Prior to application for the first s224(c) certificate, the Consent Holder shall provide details to the satisfaction of the Team Leader that they have established an appropriate Panel to manage the implementation of the approved Design Guidelines, condition 41, for development on each of the lots. The Panel shall be responsible for ensuring building development is progressed in accordance with the Design Guidelines, including the approval of building proposals. Membership of the Panel shall be comprised of:
- (a) A representative of the legal entity established by the CAMP, condition 40.
 - (b) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.
- 110A. The consent holder shall provide to the council's Team Leader - Monitoring North for approval, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan for the relevant stage and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements for all the streets including:
- An annotated planting plan(s) which communicate the proposed location of street trees and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation.
 - A plant schedule based on the submitted planting plan and cross sections which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity
 - Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements for street trees.
 - An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, and location of vehicle crossings.
 - An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements
 - A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - Irrigation
 - Weed and pest control
 - Plant replacement
 - Inspection timeframes
 - Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and street cross sections and information referenced in condition 110A.

Advice Note: Terrace House design needs to ensure that living rooms are appropriately size for the potential number of inhabitants they can accommodate and should have a general width of at least 3.5m for practical and efficient use and internal amenity.

- 110B. Prior to the application for the s224c certificate the consent holder shall provide evidence of the number of completed dwellings on site (completion is defined as Council issuing the CCC). No further applications for s224 can be made if the shared cycle/footpath approved under condition 13(m) has not been constructed and more than 300 dwellings have been completed on site.
111. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.
112. Stormwater ponds will be maintained after 224(c) approval for 2 years or until 80% of the Lots (of the relevant stage) are developed.
113. All infrastructure servicing any stage is to be installed as per Council's standards.
114. All of the earthworks conditions for each stage shall be met including sign offs and provision of Earthworks completion reports.
115. Wastewater infrastructure shall be installed prior to 224(c) approval.

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:
- (a) The respective owners of areas held in common ownership shall pay the council monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. Such charge/s shall be paid as part of the resource consent fee and the Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.
 - (b) The areas of native bush and riparian planting to be protected on areas held in common ownership identified in accordance with the planting and management plan and riparian planting and management plan, conditions 23 to 30, shall be protected in perpetuity to the satisfaction of the Team Leader.
 - (c) The boundary planting on the western and southern boundaries is to be protected in perpetuity.
 - (d) The owners of the common areas or their successors in title, shall:
 - Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native bush and riparian planting to be protected.

- Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush and riparian planting to be protected.
 - Not do anything that would prejudice the health or ecological value of the areas of native bush and riparian planting to be protected, the long term viability and/or sustainability.
 - Control all invasive plants and control pest animals within the areas of native bush and riparian planting to be protected, in accordance with the approved weed and pest animal control plan, condition 23.
 - Not to be in breach of this covenant if any area of native bush or riparian planting to be protected dies as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.
 - Maintain an advocacy role with respect to educating and informing the community about the cat-free status of the lots.
- (e) If intact subsurface archaeological features or artefacts associated with māori are exposed during any works, it will be necessary to cease works in the vicinity and representatives of the Auckland Council area-based Resource Consenting and Compliance Team, Ngāti Manuhiri and Heritage New Zealand should be notified immediately of the discovery.
- (f) Deleted.
- (g) Deleted.
- (h) No buildings or other structures, including fences, shall be erected, nor shall the ground contour be changed in any way, that would impede the surface flow of stormwater within the overland flow path defined on the survey plan as area subject to land covenants.
- (i) All owners must comply with Council's private stormwater disposal standards.
- (j) Any buildings erected on all lots shall comply with such specific restrictions that arise as a consequence of recommendations in the Geotechnical Completion Report and Certification, or, when the completed subdivisional works are at variance with the "Standards for Engineering Design and Construction".
- (k) Unless otherwise approved by Council, all stormwater from buildings and paved areas on all lots shall be collected and disposed of in accordance with the Engineering and Infrastructure Report prepared by Airey Consultants Ltd 11712-01 November 2015. The rainwater tank to provide the extended detention volume and to provide the 10mm retention shall be installed at the same time as the erection of any buildings or creation of impermeable surfaces on the sites and shall thereafter be maintained to the specified capacity and standard in perpetuity.
- (l) If installed, any stability enhancing counterfort drains on or adjacent to affected lots shall be protected by the owner(s) in perpetuity. Any construction that intercepts the drains

shall maintain the integrity of the pipe and drainage medium, and shall reinstate the surface seal above the drainage medium.

- (m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	Stage 1 – Lots 8-16 and 78
	For stages 2 and 4 confirmation shall be provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dBL $_{Aeq(24h)}$. and therefore require compliance with 116(m) above.

Advice Note:

The lots identified for treatment are based on barrier mitigation being installed in accordance with the report prepared by Hegley Acoustics “Proposed Grand View Estate Subdivision, Hall Farm West, Assessment of Road Traffic Noise”, dated December 2015.

- (n) If windows must be closed to achieve the design noise level in condition 116(m), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
- Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
- (o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

- (p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
Lots 259, 261, 268-305, 307, 308, 317-323, 325, 332, 334, 373-380, 386-389, 413-450, 459-474, 481, 482 and 491-497	A	E	K	-	N, O
Lots 243-258, 261-267, 326-331, 381-385, 390-412, 451-458, 475-480, 483-490, 498-501	A	F	K	-	
Stage 1 - Lots 1-107, 113-129, 583-586, 591-595 Stage 3 Lots 309-316, 502-518, 529-531, 543-545, 565-575, 598, 599	A	G	K	-	
Stage 2A – Lot 579 Stages 2B, 2C and 2D – Lots 130-242 and 601	A	H	K	-	
Stage 2A – Lots 580 and 581	B	I	K	-	
Lots 130, 579, 580 and 581				L	
All Lots	-	-	-	M	

- A. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.
- C. Deleted.
- D. Deleted.

- E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.
- H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.
- I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- J. Deleted.

- K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.

- L. There shall be no direct vehicle access onto Road 1 (entrance road) from the lot.
- M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
- N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
- O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.
- (q) The owners of Lots identified in Table 1 within condition 116(p) above, shall at all times when registered as proprietors of the lots:
 - be and remain members of any legal entity set up by condition 40; and
 - comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.
- (r) Subject to the terms of the approved CAMP, the titles to each of the Lots in Table 1 within condition 116(p) will be subject to encumbrances granted in favour of the legal entity and

Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Conditions relating to DIS60048335 (wastewater overflow discharge)

117. Wastewater overflow discharges shall be managed in accordance with the conditions of discharge permit R/REG/2013/3743 (overflows to land and water) and R/REG/2013/3755 (overflows to the coastal marine area) held by Watercare Services Limited with the addition of Appendix 2.

Conditions relating to WAT60051016 (water take permit)

Authorised Quantities

118. Permit WAT60051016 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.
119. The abstraction shall not exceed:
- (a) 650 cubic metres per day.
 - (b) 159,000 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).

Installation of Water Meter

120. A water meter shall be installed and maintained at the head of the production bore to the satisfaction of the Team Leader – Consents & Compliance, Water Allocation. The water meter and recording device/system shall:
- (a) be fit for the purpose and water it is measuring;
 - (b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
 - (c) be tamper-proof and sealed; and
 - (d) be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

121. The water meter, and any device or system used to record water take volume, shall be verified insitu as accurate by a suitably qualified professional at the following times:
- (a) Prior to exercise of this permit.
 - (b) Within 5 working days of the water meter being serviced or replaced.

- (c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

122. The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 (or any equivalent regulations that may replace them) and a copy of verification shall be provided to the Team Leader – Water Allocation within 10 working days of the meter/devices being verified as accurate.

Water Meter Readings

123. A water meter reading shall be taken from the production bore at weekly intervals consistently at one of these times:

- (a) Before pumping starts for the day.
- (b) At the end of pumping for that day.

The time, date and water meter readings shall be recorded and supplied to the Council in accordance with the reporting condition below.

Advice Note:

If no water is taken during any period the current meter reading must still be recorded.

Water Level Readings

124. Groundwater levels in the production and monitoring bores shall be measured and recorded at fortnightly intervals during October, and between February-April each year. The water levels shall be measured from the top of the casing, and shall be recorded to the nearest centimetre. The bores should not be pumped for at least 24 hours prior to the water level measurement being taken.

The time and date of the water level reading shall be recorded and supplied to the council in accordance with the reporting condition below.

Water Quality

125. A water sample shall be taken from the production and monitoring bore before the exercise of this consent in the first year to establish a saline trigger level and monitor for saline water intrusion, and thereafter on an annual basis during the months of February, March, April and October each year.

126. The initial sample (i.e. the sample taken prior to the exercise of the consent) shall be analysed for the following parameters:

- (a) Conductivity at 25°C (mS/m);
- (b) Chloride (Cl);
- (c) Sulphate (SO₄);

- (d) Temperature of water at the head of the bore;
- (e) pH;
- (f) Potassium (K);
- (g) Silica (SiO₂);
- (h) Nitrate nitrogen (NO₃N);
- (i) Total Alkalinity (CaCO₃);
- (j) Calcium Hardness (CaCO₃);
- (k) Sodium (Na);
- (l) Boron (B);

And any other parameters required to obtain an ion balance for the sample of between 95% and 105%.

127. The periodic annual samples shall be analysed for the following parameters:

- (a) Conductivity at 25° (mS/m).
- (b) Chloride (Cl).
- (c) Sulphate (SO₄).

128. Before the water is sampled, water shall be purged from the bore by pumping for sufficient time to allow the volume of water contained in the bore to be completely replaced three times by water from the aquifer. Records shall be kept of the length of time and approximate rate of pumping required to purge the bore and records shall be provided to the Team Leader – Water Allocation, on request. For the annual sampling, the samples should be collected towards the end of a day's pumping, during the peak maximum seasonal pumping. Samples shall be collected and analysed in accordance with "Standard Methods for the Examination of Water and Wastewater" (latest Edition), a joint publication of the American Public Health Association, Water Environmental Federation and the American Water Works Association, or the equivalent as approved in writing by the Team Leader – Water Allocation.

Saline intrusion

129. If any water quality sample exceeds 70mg/l of Chloride, then:

- (a) The Team Leader – Water Allocation shall be notified as soon as possible and no later than 2 working days from receipt of the sample analysis.
- (b) Sampling of the production and monitoring bores shall be undertaken weekly with the results reported to the Team Leader – Water Allocation within 5 working days of the sample being taken. The weekly monitoring and reporting shall continue until the saline intrusion issue is resolved in accordance with the condition "d" below.

- (c) If the saline levels are still being exceeded 21 working days after the initial breach, then within 42 working days of the initial breach a Groundwater Exceedance Report prepared by a suitably qualified hydrogeological professional shall be submitted to the satisfaction of the Team Leader – Water Allocation. The Groundwater Exceedance Report shall assess the reasons for and significance of the exceedance in terms of saline intrusion of the aquifer and shall include a review of all available data, including groundwater levels, groundwater use and groundwater quality. The report shall recommend a programme of remedial actions and timeframes for these actions.
- (d) All recommendations specified in the Groundwater Exceedance Report (if such is required), and any other actions directed by the Team Leader – Water Allocation, shall be implemented to the satisfaction of the Team Leader – Water Allocation and shall continue for as long as the groundwater monitoring is considered to be indicative of saline intrusion and/or on-going declining groundwater levels by the Team Leader – Water Allocation.

Water Reporting

130. The following information is to be entered, at the frequency and date specified, to the Council's Water Use Data Management System or to any replacement database identified in writing by the Team Leader – Water Allocation.

Information	Due Dates for reporting
Water meter reading including date	By the 15 th day of March, June, September and December
Water level reading including time and date	By the end of the month of March, for that respective year*
Water quality including time and date	By the end of the month of March, for that respective year**

*Preferably send water meter and water level information at the same reporting period

**If trigger levels breached for water quality, please send analysis with notification of breach.

Advice Note:

The web address for Council's on-line Water Use Data Management System is:
<http://maps.arc.govt.nz/hydrotel/cgi-bin/WUDMSWebServer.cgi/login>

Please contact the Team Leader Consents and Compliance – Water Allocation to obtain your customer number and password. An on-line manual explaining how to enter and submit your readings is available at the web address specified above.

Environmental Monitoring Report

131. An environmental monitoring report shall be submitted to the satisfaction of the Team Leader – Water Allocation before the month of June 2020, 2025, 2030 and 2035. This report shall provide a summary and analysis of the water use, water level and water quality monitoring for

the previous five years required by the conditions above. The report shall assess the effects of the water take on the aquifer and on other users of the aquifer and the efficient use of the water.

Water Management Plan

132. Prior to the exercise of the consent, a Water Supply Demand Management Plan (WSDMP) shall be prepared by the Consent Holder and submitted to the Team Leader – Water Allocation for approval. The WSDMP shall contain but not necessarily be limited to:
- (a) Network efficiency plan.
 - (b) Water Conservation management plan in accordance with the requirements of the relevant plan provisions (currently Policy E.2.3.(4) of the AUP (OP)).

Review Condition

133. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Team Leader at the Consent Holder's cost:
- (a) In June 2020 and subsequently at intervals of not less than five years thereafter in order to:
 - Deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - Vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water use efficiency; water availability, including alternative water sources; actual and potential water use; water flow and level regimes; water quality; and the relationship of Māori with water.
 - In the case of a coastal, water or discharge permit, to provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.
 - In the case of a coastal, water or discharge permit, to provide compliance with any relevant National Environmental Standard that has been made since the commencement of consent.
 - At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply a more appropriate condition.

Advice Note:

The Consent Holder is advised that water supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), the Health

Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements.

Advice notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The Consent Holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.
3. Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.
4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
5. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage New Zealand Pouhere Taonga New Zealand Heritage List/Rārangi Kōrero, Historic Areas, Wahi Tapu and Wahi Tapu Areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (Consent Holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.
6. If required, the Consent Holder shall obtain a permit from the Department of Conservation to move any native lizards, skinks or geckos found on the property during development. The Department of Conservation will consult with iwi in determining whether a Wildlife Act Authority Application for a permit is granted.

7. The following shall be undertaken in accordance with the Cultural Impact Assessment received from Fiona McKenzie, Manuhiri Kaitiaki Charitable Trust dated November 2013:
- a) Prior to works commencing Ngāti Manuhiri shall be given the opportunity to perform a sod turning or blessing ceremony to acknowledge the place and to protect those working on the development. This could be in conjunction with, or in addition to, a pre-construction site meeting.
 - b) Environmentally sustainable or recyclable materials and products can contribute to good cultural and environmental outcomes and should be used wherever practicable. For example consider natural floccing products.
 - c) That recognition of the cultural values associated with the area be incorporated into the subdivision. Ngāti Manuhiri shall be given the opportunity to put forward traditional names for the new roading and/or track network and/or reserves as a means to reflect their cultural footprint as Mana Whenua.
 - d) Considerable riparian and infill planting is proposed for the subdivision. Details of any sub-contract planting (fencing, weeding or other) work shall be made available to Ngāti Manuhiri in good time to allow for the preparation of a tender. Such opportunities allow the Trust to provide employment to rangatahi (young people).
 - e) Consideration shall be given to establishing a Pā Harakeke and to commissioning a cultural marker (pou) or sculpture within the development.
8. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The Consent Holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Compliance Administrator, Orewa Service Centre, at ResourceConsentAdmin@aucklandcouncil.govt.nz and include the following details:
- name and telephone number of the project manager and the site owner;
 - site address to which the consent relates;
 - activity to which the consent relates; and
 - expected duration of works.
9. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to council within 15 working days of notification of the decision.
10. The granting of this resource consent does not in any way allow the Consent Holder to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the Consent Holder, and is a private agreement that does not involve council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To

obtain signoff for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of council.

11. Compliance with the consent conditions will be monitored by council (in accordance with section 35(1)(2)(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will council issue a letter on request of the Consent Holder.
12. Ongoing inspections of the covenanted area will be carried out from time to time by council ecologists. These inspections will assess how the covenant is being managed and if the consent conditions are complied with. A report will be produced for the landowner to assist them in the management of the covenant. The inspections are charged at a rate in accordance with the council's schedule of fees.
13. Copies of the approved Weed and Pest Animal Control Plan shall be held at the offices of the council, 50 Centreway Road, Orewa, 0931.
14. A list of all current pest plants and animals can be found in the Auckland Regional Pest Management Strategy (ARPS 2007-2012 or any successive ARPS), available from council, which includes all plants identified in the National Pest Plant Accord (MAF).
15. Any activity pertaining to maintenance of covenant areas, including any required or ancillary structure(s), i.e. culvert or fish passage, may require lodgement for a Resource Consent.
16. Where significant weed and animal populations persist, the Consent Holder may wish to consider Local Landcare Groups, or the employment of a professional contractor to assist with the ongoing management of the protected area.
17. If the ownership or control of the site is to change, the Consent Holder is advised that this consent to divert and discharge stormwater should be transferred to the new owner or operator by notifying Auckland Council on prescribed form.
18. The Consent Holder is advised that any noxious, dangerous, offensive or objectionable odours beyond the property boundary as a result of the treatment and storage of wastewater, or if the number of people serviced by the wastewater plant exceeds 1000 people (municipal sewage), an air discharge consent may be required under Rule 4.5.1(a) of the Auckland Council Regional Plan (Air, Land and Water).
19. Any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991 and any additional charge required pursuant to Section 36(3) of the Act in respect of this consent shall be paid to Auckland Council.
20. The Resource Consent Holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.

Appendix 1: Consolidated plans as amended

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
100	Rev I	Proposed Site Plan and Aerial Photograph	Crang Civil	13/04/23
101	Rev L	Proposed Staging Plan	Crang Civil	13/04/23
105	Rev I	Scheme Plan Comparison with Consented Development	Crang Civil	13/04/23
200	Rev L	Proposed Finished Contour Plan	Crang Civil	13/04/23
201	Rev I	Proposed Cut-Fill Plan	Crang Civil	13/04/23
205	Rev L	Proposed Slope Analysis Plan Slopes Greater than 1 in 3	Crang Civil	13/04/23
210	Ref F	Stage 2 – Earthworks & Sediment Control Plan	Crang Civil	13/04/23
220	Rev E	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2019
222	Rev B	Proposed Earthworks within NZTA Land	Crang Civil	13/04/23
230	Rev E	Stage 3 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
240	Rev E	Stage 4 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
250	Rev E	Stage 5 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
260	Rev E	Stage 6 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
270	Rev E	Stage 7 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
280	Rev E	Stage 8 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
300	Rev L	Proposed Road Layout Plan	Crang Civil	13/04/23
301	Rev L	Proposed Road Layout Plan – Sheet 1 of 5	Crang Civil	13/04/23
302	Rev F	Proposed Road Layout Plan – Sheet 2 of 5	Airey Consultants Ltd	02/06/21
303	Rev F	Proposed Road Layout Plan – Sheet 3 of 5	Airey Consultants Ltd	02/06/21
304	Rev F	Proposed Road Layout Plan – Sheet 4 of 5	Airey Consultants Ltd	02/06/21
305	Rev B	Proposed Road Layout Plan – Sheet 5 of 5	Airey Consultants Ltd	02/06/21

Drawing No.	Rev/ Ref	Title	Prepared by	Date
310	Rev F	Footpath Enabling Plan	Airey Consultants Ltd	November 2018
311	Rev G	Stage 2 – Road Enabling Plan	Crang Civil	13/04/23
312	Rev G	Stage 2 – Completed Road Plan	Crang Civil	13/04/23
313	Rev E	Stage 2 – Entrance Road Long Section	Crang Civil	13/04/23
314	Rev E	Stage 2 – Roads 10 & 12 Long Sections	Crang Civil	13/04/23
315	Rev E	Stage 2 – Road 13 Long Section	Crang Civil	13/04/23
316	Rev B	Stage 2 – Road 13 Long Section Chainages 600m-END	Airey Consultants Ltd	29 Nov 2018
320	Rev F	Stage 1 – Road Enabling Plan	Airey Consultants Ltd	May 2019
321	Rev F	Stage 1 – Completed Road Plan	Airey Consultants Ltd	May 2019
322	Rev C	Stage 1 – Entrance Road Long Section	Airey Consultants Ltd	30 Nov 2018
323	Rev D	Stage 1 – Road 1A & Road 2 Long Section	Airey Consultants Ltd	30 Nov 2018
324	Rev D	Stage 1 – Roads 3 4 & 5 Long Section	Airey Consultants Ltd	30 Nov 2018
325	Rev C	Stage 1 – Road 6 7 & 8 Long Sections	Airey Consultants Ltd	30 Nov 2018
330	Rev E	Stage 3 – Road Enabling Plan	Airey Consultants Ltd	02/06/21
331	Rev E	Stage 3 – Completed Road Plan	Airey Consultants Ltd	02/06/21
332	Rev D	Stage 3 – Road 1 & 40 Long Sections	Airey Consultants Ltd	02/06/21
333	Rev D	Stage 3 – Road 50 & Access 30 Long Sections	Airey Consultants Ltd	02/06/21
334	New Sheet	Stage 3 – Roads 32-33 and Accessways 35-37 Long Sections	Airey Consultants Ltd	02/06/21
340	Rev D	Stage 4 – Road Enabling Plan	Airey Consultants Ltd	02/06/21
341	Rev D	Stage 4 – Completed Road Plan	Airey Consultants Ltd	02/06/21
342	Rev C	Stage 4 – Road 40 Long Section	Airey Consultants Ltd	02/06/21
343	Rev C	Stage 4 – Road 40 & 41 Long Sections	Airey Consultants Ltd	02/06/21
344	Rev B	Stage 4 – Road 42 & 43 Long Sections	Airey Consultants Ltd	30 July 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
350	Rev C	Stage 5 – Road Enabling Plan	Airey Consultants Ltd	July 2018
351	Rev C	Stage 5 – Completed Road Plan	Airey Consultants Ltd	July 2018
352	Rev B	Stage 5 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
353	Rev C	Stage 5 – Road 50 Long Section	Airey Consultants Ltd	30 July 2018
354	Rev A	Stage 5 – Access 51, 52 & 53 Long Sections	Airey Consultants Ltd	30 July 2018
360	Rev C	Stage 6 – Road Enabling Plan	Airey Consultants Ltd	July 2018
361	Rev C	Stage 6 – Completed Road Plan	Airey Consultants Ltd	July 2018
362	Rev B	Stage 6 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
363	Rev B	Stage 6 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
364	Rev B	Stage 6 – Road 61 & 62 Long Sections	Airey Consultants Ltd	30 July 2018
370	Rev C	Stage 7 – Road Enabling Plan	Airey Consultants Ltd	July 2018
371	Rev C	Stage 7 – Completed Road Plan	Airey Consultants Ltd	July 2018
372	Rev B	Stage 7 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
373	Rev B	Stage 7 – Road 70 & 71 Long Sections	Airey Consultants Ltd	30 July 2018
380	New Sheet	Stage 8 – Road Enabling Plan	Airey Consultants Ltd	May 2021
381	New Sheet	Stage 8 – Completed Road Plan	Airey Consultants Ltd	May 2021
382	New Sheet	Stage 8 – Road 50 and Access 80 Long Sections	Airey Consultants Ltd	31/05/21
400	Rev K	Proposed Stormwater Layout & Flood Plan	Crang Civil	13/04/23
401	Rev B	Wetland 1 Details	Airey Consultants Ltd	December 2018
402	Rev B	Wetland 2 Details	Airey Consultants Ltd	02/06/21
403	Rev C	Wetland 3 Details	Airey Consultants Ltd	December 2018
404	Rev C	Wetland 4 Details	Airey Consultants Ltd	December 2018
405	Rev B	Wetland 5 Details	Airey Consultants Ltd	02/06/21

Drawing No.	Rev/ Ref	Title	Prepared by	Date
406	Rev B	Proposed Raingarden Typical Details	Airey Consultants Ltd	6 August 2018
407	Rev B	Arch Bridge Typical Detail	Airey Consultants Ltd	6 August 2018
408	Rev C	Bio-Retention Details (Sheet 1 of 2)	Crang Civil	13/04/23
409	Rev C	Bio-Retention Details (Sheet 2 of 2)	Crang Civil	13/04/23
410	Rev H	Stage 2 – Stormwater Enabling Plan	Crang Civil	13/04/23
411	Rev H	Stage 2 – Completed Stormwater Plan	Crang Civil	13/04/23
420	Rev F	Stage 1 – Stormwater Enabling Plan	Airey Consultants Ltd	8 May 2019
421	Rev F	Stage 1 – Completed Stormwater Plan	Airey Consultants Ltd	8 May 2019
430	Rev E	Stage 3 – Stormwater Enabling Plan	Airey Consultants Ltd	02/06/21
431	Rev E	Stage 3 – Completed Stormwater Plan	Airey Consultants Ltd	02/06/21
440	Rev C	Stage 4 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
441	Rev C	Stage 4 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
450	Rev C	Stage 5 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
451	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
460	Rev C	Stage 6 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
461	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
470	Rev C	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
480	Rev E	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	02/06/21
481	Rev E	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	02/06/21
500	Rev K	Proposed Wastewater Layout Plan	Crang Civil	13/04/23
501	Rev E	Preliminary Wastewater Pump Station Layout Plans	Crang Civil	13/04/23

Drawing No.	Rev/ Ref	Title	Prepared by	Date
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
511	Rev H	Stage 2 – Wastewater Enabling Plan	Crang Civil	13/04/23
512	Rev H	Stage 2 – Completed Wastewater Plan	Crang Civil	13/04/23
515	Rev A	Stage 1 Wastewater Enabling Longsection (Sheet 1 of 2)	Airey Consultants Ltd	6 August 2018
516	Rev B	Stage 1 Wastewater Enabling Longsection (Sheet 2 of 2)	Airey Consultants Ltd	4 October 2018
520	Rev F	Stage 1 – Wastewater Enabling Plan	Airey Consultants Ltd	8 May 2019
521	Rev F	Stage 1 – Completed Wastewater Plan	Airey Consultants Ltd	8 May 2019
530	Rev D	Stage 3 – Wastewater Enabling Plan	Airey Consultants Ltd	02/06/21
531	Rev D	Stage 3 – Completed Wastewater Plan	Airey Consultants Ltd	02/06/21
540	Rev C	Stage 4 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
541	Rev C	Stage 4 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
550	Rev C	Stage 5 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
551	Rev C	Stage 5 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
560	Rev C	Stage 6 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
561	Rev C	Stage 6 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
570	Rev C	Stage 7 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
571	Rev C	Stage 7 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
580	Rev E	Stage 8 – Wastewater Enabling Plan	Airey Consultants Ltd	02/06/21
581	Rev E	Stage 8 – Completed Wastewater Plan	Airey Consultants Ltd	02/06/21
600	Rev A	Water Supply Enabling Plan	Airey Consultants Ltd	August 2018
601	Rev A	Water Supply Enabling Longsection under Motorway	Airey Consultants Ltd	August 2018
5011	Rev A	Contours Plan Lots 67-77	Airey Consultants Ltd	20 March 2020

Drawing No.	Rev/ Ref	Title	Prepared by	Date
5012	Rev A	Earthworks Plan Lots 67-77	Airey Consultants Ltd	20 March 2020
5013	Rev A	Retaining Walls Lots 67-77	Airey Consultants Ltd	20 March 2020
5021	Rev A	Contour Plan	Airey Consultants Ltd	12 March 2020
5022	Rev A	Earthworks Plan Lots 17-34	Airey Consultants	12 March 2020
5023	Rev A	Retaining Walls Lots 17-34	Airey Consultants Ltd	20 March 2020
5051	Rev A	Contours Plans Lots 117-124	Airey Consultants Ltd	20 March 2020
5052	Rev A	Earthworks Plans Lots 117-124	Airey Consultants Ltd	20 March 2020
5053	Rev A	Retaining Walls Lots 117-124	Airey Consultants Ltd	20 March 2020
5101	Rev A	Retaining Walls Details 0.60m and 1.00m high	Airey Consultants Ltd	12 March 2020
5102	Rev A	Retaining Walls Details 1.4m high	Airey Consultants Ltd	12 March 2020
5103	Rev A	Retaining Walls Details 0.60m and 1.00m High (Battered Slopes)	Airey Consultants Ltd	20 March 2020
5104	Rev A	Retaining Walls Details 1.40m High (Battered Slopes)	Airey Consultants Ltd	20 March 2020
5105	Rev A	Retaining Walls Table	Airey Consultants Ltd	20 March 2020
SK005	Rev A	NZTA Earthworks Plan	Crang Civil	16/06/22
SK006	Rev A	NZTA Cut Plan	Crang Civil	16/06/22
SK020	Rev A	Waka Kotahi Design Cross Sections Plan	Crang Civil	04/05/23
SK021	Rev A	Waka Kotahi Design Cross Sections Sheet 1	Crang Civil	04/05/23
SK022	Rev A	Waka Kotahi Design Cross Sections Sheet 2	Crang Civil	04/05/23
Subdivision Plans				
Sheet 1 of 7	F	Scheme Plan Overall	Survey Worx	24 May 2024
Sheet 2 of 7	F	Scheme Plan Stage 2A	Survey Worx	24 May 2024
Sheet 3 of 7	F	Scheme Plan Stage 2A	Survey Worx	24 May 2024
Sheet 4 of 7	F	Scheme Plan Stage 2A	Survey Worx	24 May 2024
Sheet 5 of 7	F	Scheme Plan Stage 2B	Survey Worx	24 May 2024

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Sheet 6 of 7	F	Scheme Plan Stage 2C	Survey Worx	24 May 2024
Sheet 7 of 7	F	Scheme Plan Stage 2D	Survey Worx	24 May 2024
S1	Sheet 1	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S1	Sheet 2	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S1	Sheet 3	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S3	Sheet 1	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 2	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 3	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 4	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 5	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 6	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	16 July 2021
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	16 July 2021
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	27 October 2015
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	17 September 2015

Character Area, Structure Plan and Revegetation/ Open Space Plans

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Figure 8	A	Proposed Character Areas	Boffa Miskell Limited	7 August 2018
Figure 9	Rev 7	Concept Structure Plan	Boffa Miskell Limited	17 Dec 2021
Figure 11	16	Revegetation and Open Space Concept	Boffa Miskell Limited	17 Dec 2021
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	F	Overall Site Plan – Stage 1	Construkt	16 April 2020
SK03	F	Stage 1 Site Presentation Plan	Construkt	16 April 2020
SK04	D	Stage 1 Roading Plan	Construkt	15 May 2019
SK10	B	Road Cross Sections	Construkt	6 Dec 2018
SK11	B	Road Cross Sections	Construkt	6 Dec 2018
SK12	C	Road Cross Sections	Construkt	15 May 2019
SK13	B	Road Cross Sections	Construkt	6 Dec 2018
SK14	B	Homezone Sample Plan	Construkt	15 May 2019
Fig 1	2	Tree Planting Strategy	Boffa Miskell	13 May 2019
Fig 2	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 3	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 4	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 5	2	Stage 1 - Planting Palette	Boffa Miskell	13 May 2019
Fig 6	2	Stage 1 - Planting Palette	Boffa Miskell	13 May 2019
Fig 7	2	Planting Palette	Boffa Miskell	13 May 2019
	Rev D	Ara Hills Stage 2 Landscape Package for s127	Boffa Miskell	24 March 2023
		Ara Hills Stage 2 Design Guidance	Oculus	13 Sept 2021

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to **work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD ☐	Auckland Isthmus ☐	Hauraki Gulf Islands ☐	Waitakere ☐
Manukau ☐	Rodney ☐	North Shore ☐	Papakura ☐	Franklin ☐
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

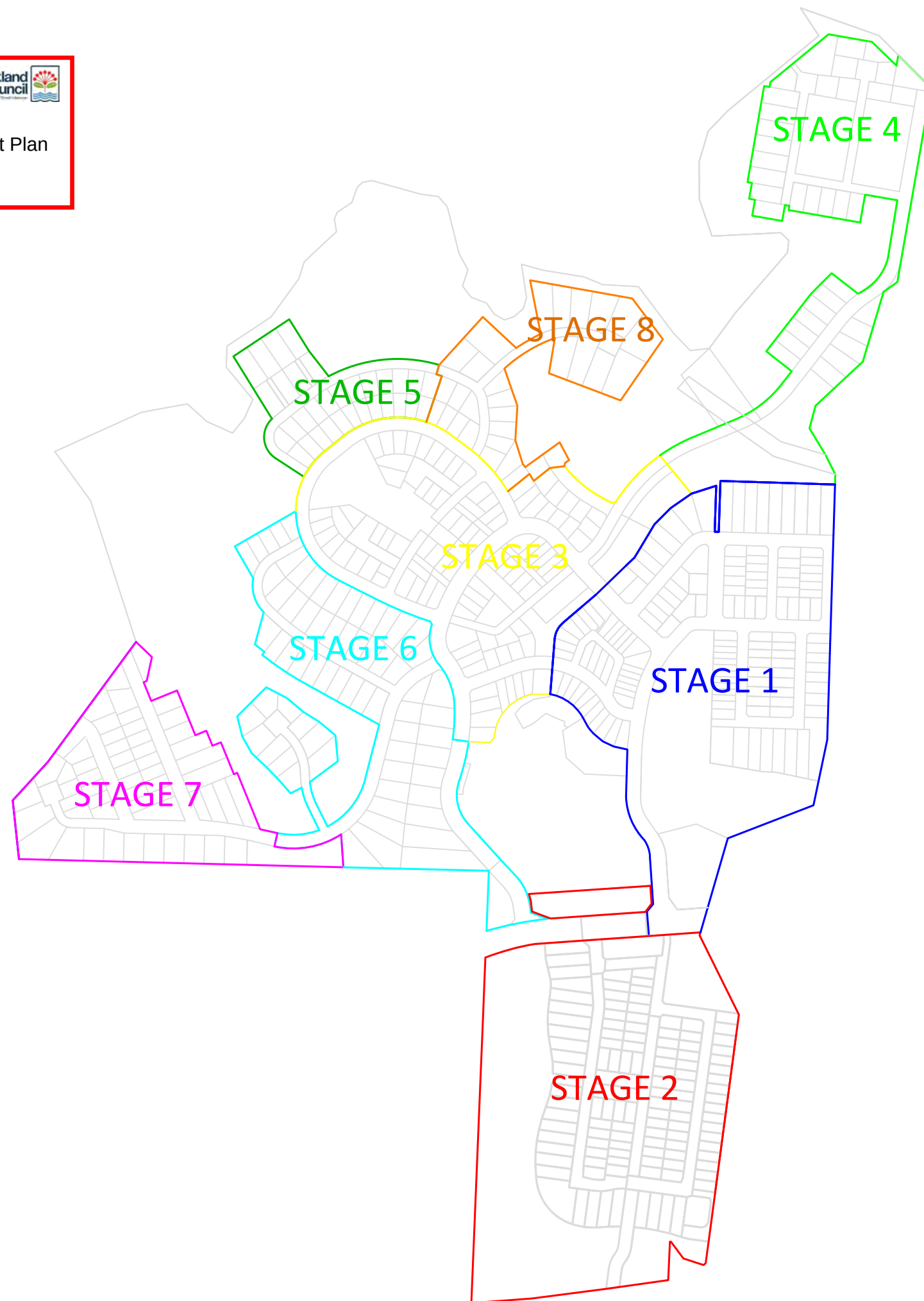
The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.



SUB60035991-H

Approved Resource Consent Plan

06/06/2024



SURVEYED			APPROVED	DATE	
DESIGNED					
DRAWN	BH	24.05.24			
CHECKED					
APPROVED					
REV	CHANGES			CHKD	DATE
A	ORIGINAL ISSUE			BH	17.03.23
B	LAYOUT CHANGE			BH	29.03.23
C	RESERVE/DRAINAGE ANNOTATION REMOVED			BH	13.04.23
D	STAGING UPDATED			BH	17.05.24
E	ADDED LOT 1010, 1006 TO 2A, 614			BH	22.05.24
F	LOT 1010 VESTING AS ROAD, 614 REMOVED			BH	24.05.24

NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT. EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

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1016A Great South Road, Penrose Auckland, NZ

NZIS

REGISTERED
PROFESSIONAL
SURVEYOR

MEMBER OF:

Survey
and Spatial
New Zealand

CLIENT	AVJennings
PROJECT	ARA HILLS STAGE 2
TITLE	SCHEME PLAN OVERALL PLAN OF PROPOSED SUBDIVISION OF LOT 1 DP 310813, SEC 2 SO 488358 & LOT 1001 DP 576669
SCALE	1:500 (A1) 1:1000 (A3)
DRAWING No	SP494_2
SHEET	1 of 7
REVISION	F

AMALGAMATION CONDITIONS That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith

AMALGAMATION CONDITIONS That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith

[illegible]

➤ **NOTES:**

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LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
- Proposed Easement Boundaries
- Abuttal Boundaries

- LEGEND:**
-  Proposed Lot Boundaries
 -  Proposed Easement Boundaries
 -  Abuttal Boundaries

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1016A Great South Road, Penrose Auckland, NZ



CLIENT

AVJennings

CLIENT

AVJennings

PROJECT

ARA HILLS STAGE 2

PROJECT

ARA HILLS STAGE 2

 TITLE

SCHEME PLAN
 STAGE 2A

PLAN OF PROPOSED SUBDIVISION
 OF LOT 1 DP 310813, SEC 2 SO 488358
 & LOT 1001 DP 576669

 TITLE

SCHEME PLAN
 STAGE 2A

PLAN OF PROPOSED SUBDIVISION
 OF LOT 1 DP 310813, SEC 2 SO 488358
 & LOT 1001 DP 576669

 TITLE

SCHEME PLAN
 STAGE 2A

PLAN OF PROPOSED SUBDIVISION
 OF LOT 1 DP 310813, SEC 2 SO 488358
 & LOT 1001 DP 576669

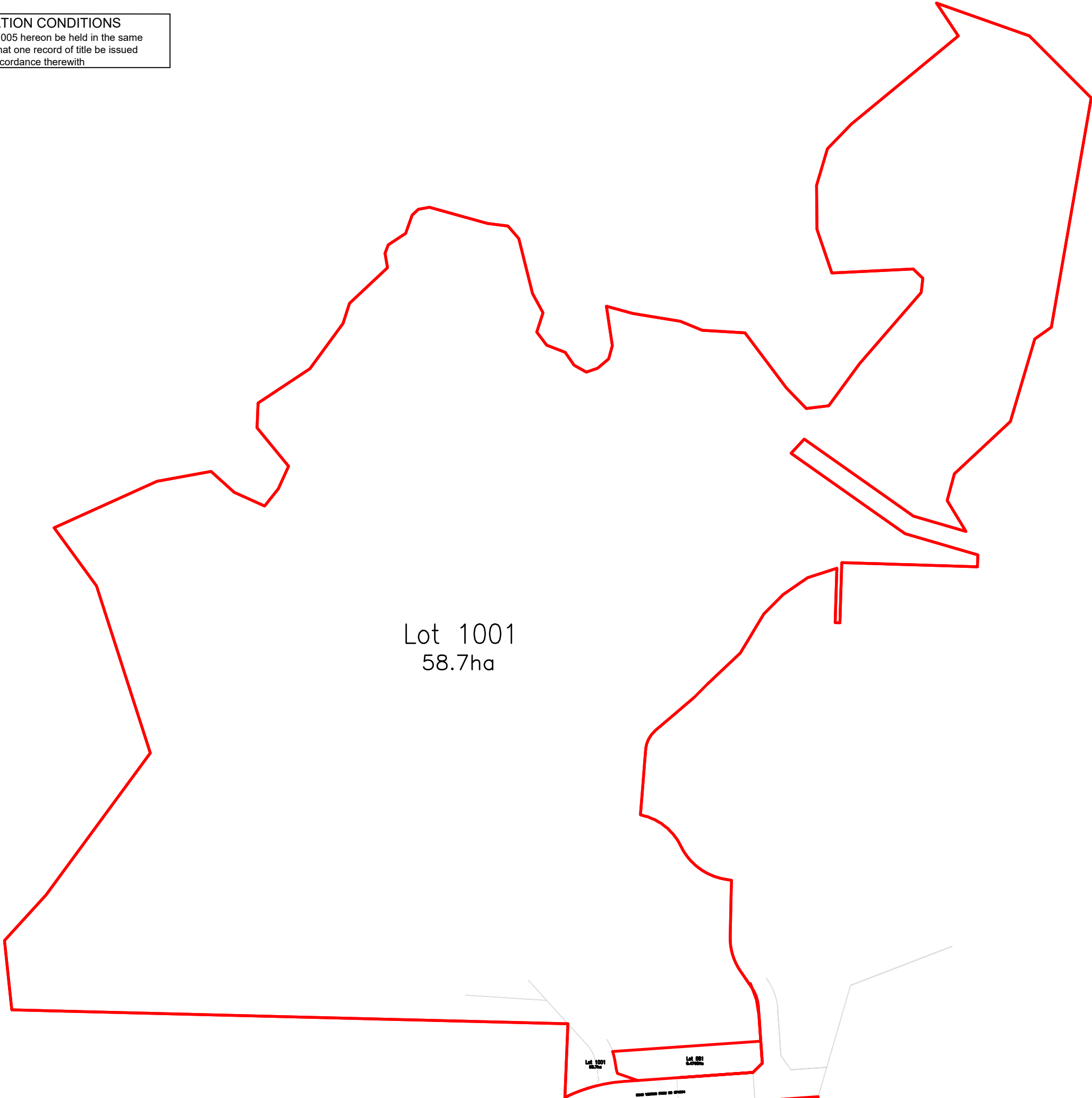
SCALE 1:1000 (A1) 1:2000 (A3)

▶ SCALE 1:1000 (A1) 1:2000 (A3)		
▶ DRAWING No SP494 2	▶ SHEET 2 of 7	▶ REVISION F

PLOT DATE: 5/24/2024 11:13 AM

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2F.DWG

AMALGAMATION CONDITIONS
That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith



SURVEYED				APPROVED	DATE
DESIGNED					
DRAWN					
CHECKED					
APPROVED					
REV	CHANGES			CHKD	DATE

NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
- Proposed Easement Boundaries
- Abuttal Boundaries

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SURVEY EQUIPMENT USED:
INSTRUMENT: TRIMBLE ROBOTIC S8 1" / LEICA TS16 3"
GPS: TRIMBLE R6/R8 SYSTEMS / LEICA GPS08 PLUS
PRECISE LEVELLING: TRIMBLE DINI Series 0.3mm DIGITAL
VERTICAL PLUMBING: FOIF DZ2 LASER PLUMMIT
LASER SCANNER: LEICA RTC360 / LEICA P90

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MEMBER OF:

Survey
and Spatial
New Zealand

CLIENT

AVJennings

PROJECT

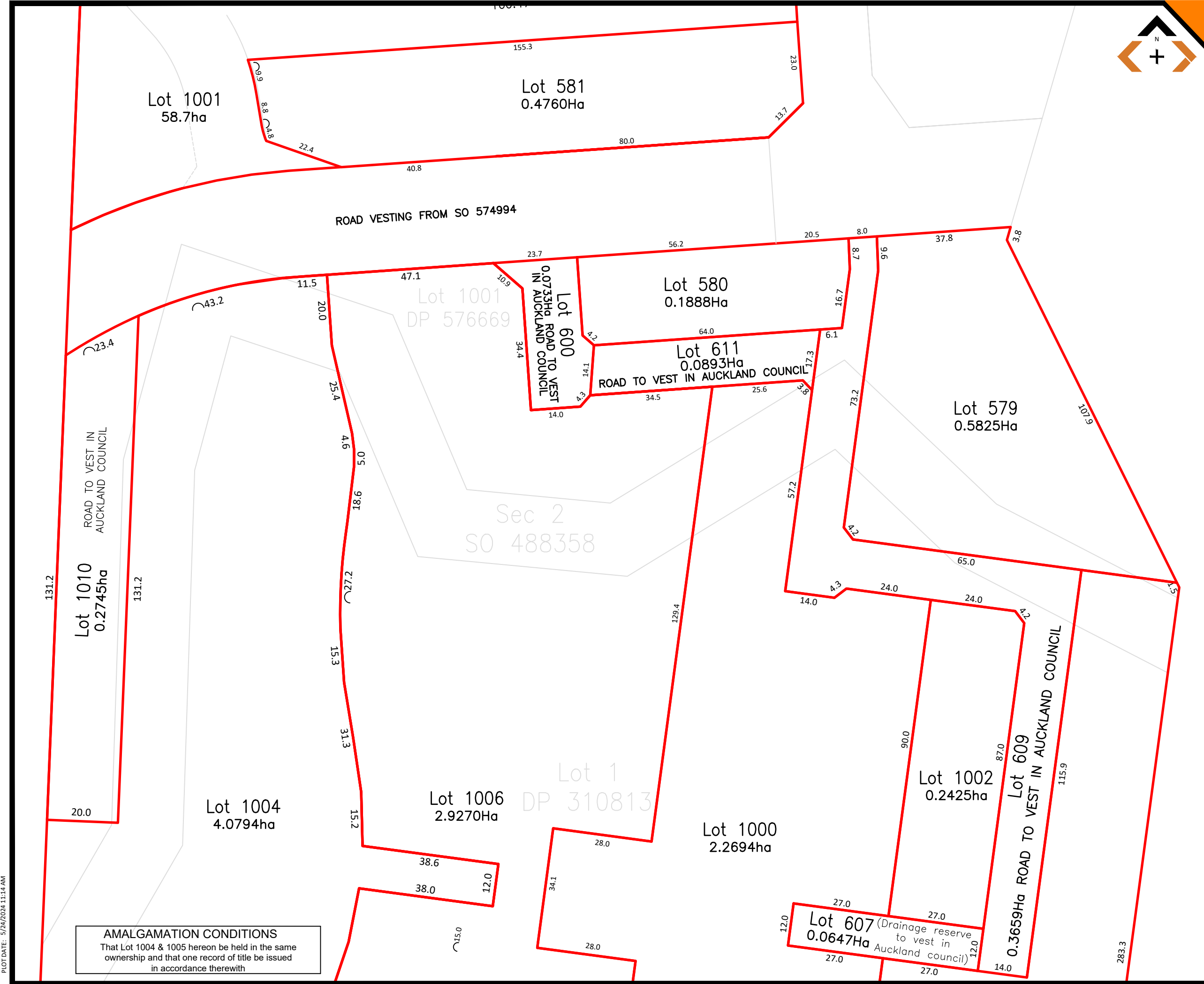
ARA HILLS
STAGE 2

TITLE

SCHEME PLAN
STAGE 2A

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

SCALE	1:2100 (A1)	1:4200 (A3)
DRAWING No	SP494_2	SHEET 3 of 7
REVISION		F



SURVEYED			APPROVED		DATE
DESIGNED					
DRAWN					
CHECKED					
APPROVED					
REV	CHANGES			CHKD	DATE

NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
- Proposed Easement Boundaries
- Abuttal Boundaries

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MEMBER OF:

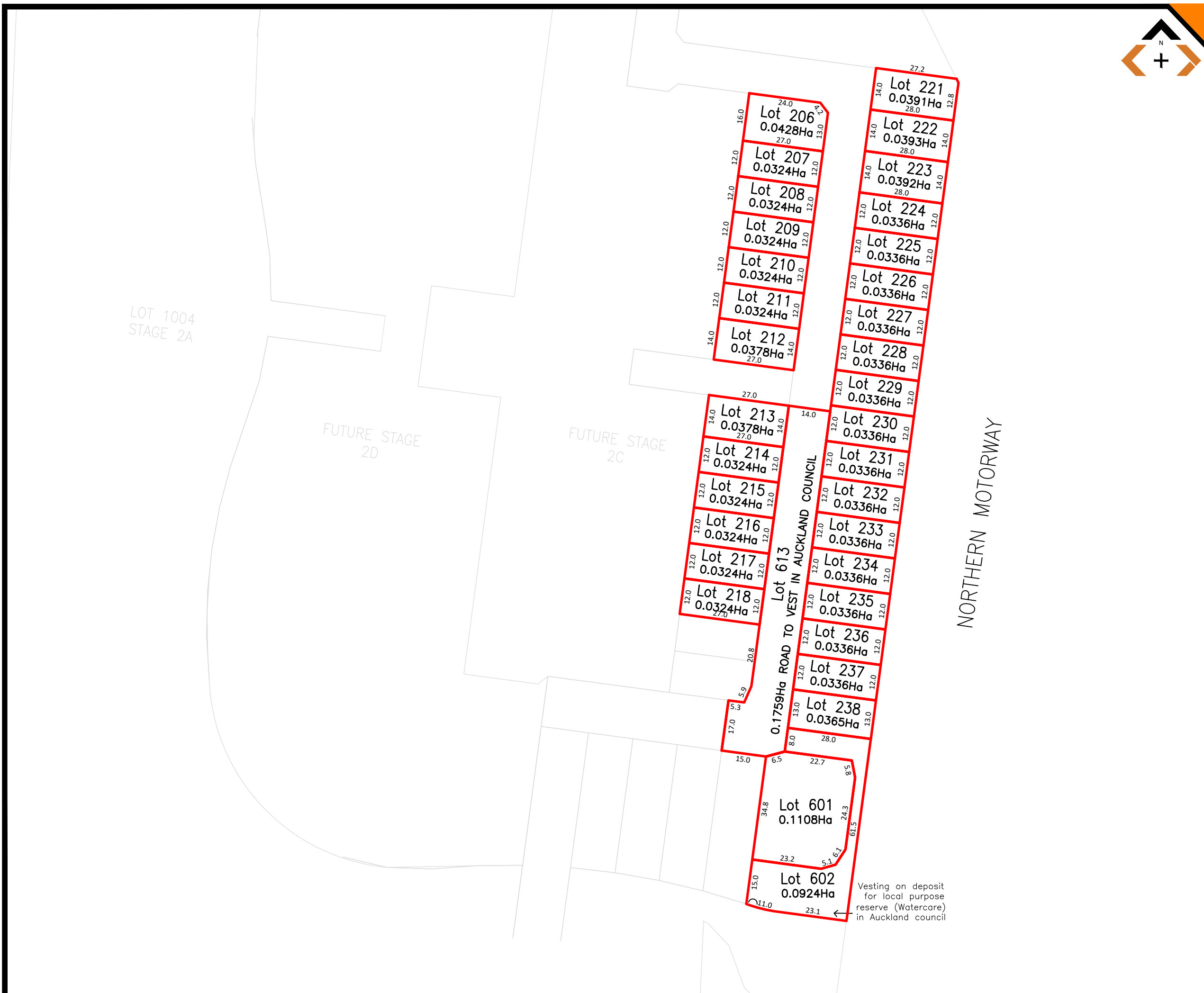
CLIENT		
AVJennings		
PROJECT		
ARA HILLS STAGE 2		
TITLE		
SCHEME PLAN STAGE 2A		
PLAN OF PROPOSED SUBDIVISION OF LOT 1 DP 310813, SEC 2 SO 488358 & LOT 1001 DP 576669		
SCALE	1:500 (A1)	1:1000 (A3)
DRAWING No	SP494_2	SHEET 4 of 7
REVISION		F

PLOT DATE: 5/24/2024 11:14 AM

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2F.DWG

PLOT DATE: 5/24/2024 11:14 AM

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2F.DWG



SURVEYED		DESIGNED		DRAWN		CHECKED		APPROVED		APPROVED		DATE	

REV	CHANGES	CHKD	DATE

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MEMBER OF:
Survey and Spatial New Zealand

CLIENT

AVJennings

PROJECT

ARA HILLS
STAGE 2

TITLE

SCHEME PLAN
STAGE 2B

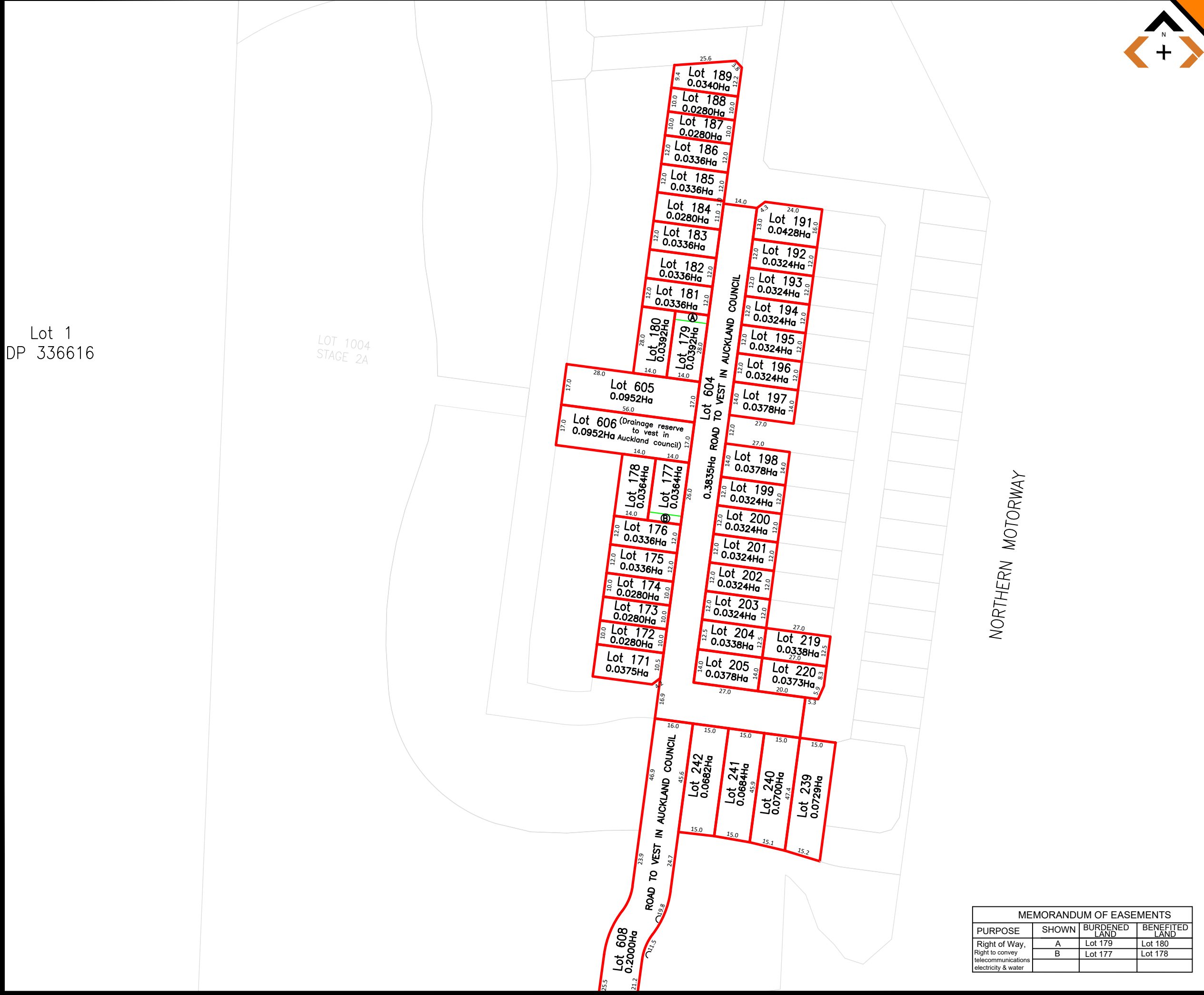
PLAN OF PROPOSED SUBDIVISION
OF LOT 1002&1003 (STG2A)

SCALE 1:600 (A1) 1:1200 (A3)

DRAWING No SP494_2

SHEET 5 of 7

REVISION F



Lot 1
DP 336616

LOT 1004
STAGE 2A

NORTHERN MOTORWAY

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way, Right to convey telecommunications electricity & water	A	Lot 179	Lot 180
	B	Lot 177	Lot 178

SURVEYED DESIGNED DRAWN CHECKED APPROVED				APPROVED	DATE
REV	CHANGES			CHKD	DATE

NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
- Proposed Easement Boundaries
- Abuttal Boundaries

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REGISTERED PROFESSIONAL SURVEYOR

MEMBER OF:

CLIENT

AVJennings

PROJECT

ARA HILLS
STAGE 2

TITLE

SCHEME PLAN
STAGE 2C

PLAN OF PROPOSED SUBDIVISION
OF LOT 1000 (STG2A)

SCALE 1:750 (A1) 1:1500 (A3)

DRAWING No SP494_2	SHEET 6 of 7	REVISION F
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Decision on an application to change/cancel conditions of a resource consent under section 127 of the Resource Management Act 1991



Discretionary activity under section 127(3)

Application number: SUB60035991-I

Original consent numbers: BUN20441333 (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048335, LUS60048380 and WAT60051016)

Applicant: AV Jennings Hobsonville Pty Limited

Site address: 226 Grand Drive, Orewa 0931, 47 Ara Hills Drive, Upper Orewa 0992

Legal description: Lot 1 DP 310813, and Lot 1001 DP 582417, Lot 1003 DP 576136

Proposal:

To vary conditions of resource consent SUB60035991-H under the original bundled consent BUN20441333 to allow for road vesting rather than gazetting of Grand Drive extension within Stage 2. The road will be vested in two portions within substages 2A and 2D to align with the Infrastructure Funding Agreement with Auckland Transport. A small boundary change between Lots 601 and 602 is required due to constructed retaining walls within these two lots. Boundary adjustment between Lots 605 and 606 (drainage reserves to vest) to align with the EPA. Conditions to be varied are 1, 2, and 9; as well as relevant scheme plans within Appendix 1.

Note: For the avoidance of doubt, any reference in this decision to 'vary' or 'variation application' shall be taken to mean an application to change or cancel consent conditions under s127 of the RMA.

This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to the following conditions of consents SUB60035991-H under the original bundled consent BUN20441333 involving the following amendments (with ~~strike through~~ for deletion, **bold** and underline for insertions):

Changes to condition 1

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, **SUB60035991-I**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, **SUB60035991-I**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016);

....

Changes to condition 2

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, **SUB60035991-I**, DIS60048302-A, DIS60048302-B, and DIS60048302-C.

Changes to condition 9

9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513 and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, **SUB60035991-I**, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

....

Changes to Plans (Appendix 1)

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
...	...	...	...	...
Subdivision Plans				
Sheet 1 of 7	<u>H</u> F	Scheme Plan Overall	Survey Worx	24 May 2024 <u>12 July 2024</u>
Sheet 2 of 7	<u>H</u> F	Scheme Plan Stage 2A	Survey Worx	24 May 2024 <u>12 July 2024</u>
Sheet 3 of 7	<u>H</u> F	Scheme Plan Stage 2A	Survey Worx	24 May 2024 <u>12 July 2024</u>
Sheet 4 of 7	<u>H</u> F	Scheme Plan Stage 2A	Survey Worx	24 May 2024 <u>12 July 2024</u>
Sheet 5 of 7	<u>H</u> F	Scheme Plan Stage 2B	Survey Worx	24 May 2024 <u>12 July 2024</u>
Sheet 6 of 7	<u>H</u> F	Scheme Plan Stage 2C	Survey Worx	24 May 2024 <u>12 July 2024</u>
Sheet 7 of 7	<u>H</u> F	Scheme Plan Stage 2D	Survey Worx	24 May 2024 <u>12 July 2024</u>
...	...	...	...	...

Decision

I have read the application, supporting documents, and the report and recommendations on the application for variation. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 127, 104, 104B, 106 and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
 - a. The effects on the receiving environment and to persons with regards to the proposed changes are negligible as the proposed variation seeks to introduce amendments to the consented scheme plan to for road vesting rather than gazetting of Grand Drive extension within Stage 2 to align with the Infrastructure Funding Agreement (IFA) with Auckland Transport, and to amend the boundaries between Lots 601 and 602 within Stage 2B with the constructed retaining wall located within these two lots.
 - b. No changes are proposed to the total number of lots within this Stage and no other changes to individual lot boundaries aside from the small adjustment between Lots 601 and 602 (approximately of 64m²), and the boundary adjustment between Lots 605 and 606 (approximately of 146m²).
 - c. No further changes are proposed or sought under this variation to the works methodology or extend of consented earthworks and associated roading and servicing. As such there are no physical or consenting changes needed in relation to all other aspects of the original bundled consent and as subsequently varied.
 - d. No further changes are proposed or sought under this variation. No changes to the works methodology or extend of consented earthworks and associated roading and servicing. As such there are no physical or consenting changes needed in relation to all other aspects of the original bundled consent and as subsequently varied. As such, there are no further physical or consenting changes are proposed or sought through this proposal.
 - e. No changes to how the site (and resulting sites) are accessed and serviced are proposed as part of this variation. The applicant has demonstrated under the previous variation applications that all proposed lots within Stage 2 can be suitably accessed and serviced.
 - f. There are no additional effects arising from the proposed changes on the receiving environment and the proposed variation does not increase the scale and intensity of adverse effects over and above what has been already granted and accepted with the previous variations.
 - g. The proposed changes for the vesting of the road for Stage 2 will not materially change the overall layout, sub-staging, and design of the consented development. The proposal will maintain the overall anticipated residential character, open space provisions, and amenity values expected in the area.

- h. In terms of positive effects, it will enable the development of the Ara Hills Development area to carry out the approved subdivision in stages as revised in a more efficient way and the proposal will provide additional housing in the area.
 - i. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA, the variation is consistent with the relevant statutory documents including the assessment criteria, objectives and policies contained in Chapters E38, E39 and H18 of the Auckland Unitary Plan (Operative in part). The underlying zone for the subject sites is currently Future Urban which seeks to retain the rural use of the land and to avoid urbanisation until the land has been rezoned for urban purposes (H18.2 (1), (4); H18.3 (1)). Development of the Future Urban Zone should also not result in fragmentation that will compromise any future urban development, including the provision of infrastructure, built form, and transport network (H18.2 (3); H18.3 (4), (6)).

Under bundled consent application BUN20441333, the wider area is effectively rezoned residential. The proposed variation is consistent with the layout and design of the underlying residential development of the subject site, through the provision for the vesting of the portion of Grand Drive instead of the gazetting process to allow for the timely release of residential lots within Stage 2 of the Ara Hills development. This variation is consistent with the outcomes as granted under the original consent in terms of the anticipated residential character and form; and the development can be adequately serviced accessed. The proposed variation is considered not to be contrary to the objectives and policies of the relevant chapters of the Auckland Unitary Plan (Operative in part).

- 4. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, no other matters are considered relevant.
- 5. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the varied conditions below.
- 6. In the context of this variation application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
- 7. Overall, the proposal is consistent with the relevant statutory documents and will have adverse effects on the environment that are acceptable.

Conditions

Under sections 108 and 108AA of the RMA, this variation is subject to the amendments as detailed in the application proposal section above with no further conditions considered necessary to impose.

Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*
2. *The consent holder is reminded that the decision on this section 127 application does not affect the lapse period for the resource consent.*
3. *This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.*

Delegated decision maker:

Name: Steve Seager
Title: Team Leader, Resource Consents
Signed:



Date: 26 July 2024

Attachment 1: Consolidated conditions of consent as amended

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, SUB60035991-I, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, SUB60035991-I, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016);
- (d) “Consent Holder” means the applicant, AV Jennings Hobsonville Pty Limited, at Auckland;
- (e) “Council” means the Auckland Council;
- (f) “engineering works” includes, but is not limited to:
 - Earthworks and sediment control;
 - The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
 - Street lights, landscaping or structures on land; and
 - Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

(g) "RMA" means the Resource Management Act 1991;

(h) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, SUB60035991-I, DIS60048302-A, DIS60048302-B, and DIS60048302-C.
3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan titled "Proposed Road Layout Plan", drawing no.: 300, Rev L prepared by Crang Civil Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

Monitoring Charges

4. The Consent Holder shall pay the Council an initial consent compliance monitoring charge of \$1500 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the Consent Holder.

Lapse of Consent

5. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:
- The consent is given effect to (i.e. a survey plan or plans for all stages of the subdivision have been submitted to Council for approval under section 223 of the RMA), but shall thereafter lapse if the survey plan or plans are not deposited in accordance with section 224 of the RMA; or
 - The Council extends the period after which the consent lapses

Review of Conditions

6. At least 7 days prior to any work commencing in relation to this consent, the Consent Holder shall notify the Council's RMA Compliance Administrator by telephone (0800 426 5169) of the expected date of work commencing.

Access to property

7. Until all the conditions of this consent have been completed to the satisfaction of the Team Leader, Resource Consenting and Compliance, servants or agents of the Council are to be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples while adhering to the Consent Holder's Health and Safety Policy.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, including sub-stages where relevant, 59 super-lots and 575 finished lots.
9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513 and as varied by consent LUC60010513-A, LUC60010513-B, LUC60010513-C, LUC60010513-D, LUC60010513-E, LUC60010513-F, LUC60010513-G, LUC60010513-H, SUB60035991, SUB60035991-B, SUB60035991-C, SUB60035991-D, SUB60035991-E, SUB60035991-F, SUB60035991-G, SUB60035991-H, SUB60035991-I, DIS60048302, DIS60048302-A, DIS60048302-B, DIS60048302-C, DIS60048335, LUS60048380 and WAT60051016).

Advice Note:

For the purposes of completing Stage 3-A3, the vesting of "wetland 5 – Lot 1005" and the stopping of the paper road (legal road) that goes through the wetland, the consent holder must apply and be granted consent to have the legal status of that paper road changed to a freehold title. The road-stopping process is governed by either the Local Government Act 1974 or the Public Works Act 1981. The sections of road to be stopped must go through a legal road

stopping process. There are no guarantees that a road can be stopped, and the process includes public notification and the ability for objectors to appeal to the Environment Court. Information and application forms can be found on the Auckland Transport website:
<https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/changing-the-legal-status-of-a-road/>

Engineering Plan Approval

10. Prior to commencement of any construction work for each stage, or prior to lodgement of the survey plan pursuant to section 223 of the RMA for that stage, whichever is earlier, the Consent Holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) for the works to be completed in that stage of the development to the Team Leader for approval ("EPA").
11. No construction activity shall commence on site until written confirmation of approval of the engineering plans and associated management plans has been obtained from the Team Leader and all measures identified as required to be established prior to commencement of works have been established to the satisfaction of the Team Leader.
12. Details of the chartered professional engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for EPA. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.
13. The engineering plans are to include the following:
 - (a) Details of the extent of works to be undertaken in the stage and the extent of stabilisation to be completed at the end of the stage and/or construction season.
 - (b) A Construction Management Plan ("CMP") for the stage containing sufficient detail to address the following matters (where relevant):
 - Who the site or project manager is and contact details (phone, facsimile, postal address).
 - The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
 - Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
 - Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places
 - The location and design of all hoardings and gantries.
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - Control procedures for delivery and removal of construction materials from public roads or places.

- Location of workers conveniences (e.g. portaloos).
 - Ingress and egress to and from the site for construction vehicles.
 - Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).
 - Construction noise management.
- (c) Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified person, shall be prepared and submitted to the Team Leader – Northern Monitoring, No earthworks on the subject site shall commence until written approval from the Team Leader has been provided confirming that the ESCP is satisfactory. The ESCP shall include but is not limited to:
- staging details with specific erosion and sediments control works including location, dimensions and drawing in A3 format. All controls should be in line with Industry Best Practice as well as in general GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05));
 - details of the site's stabilised construction entrance(s);
 - timing and duration of construction and operation of control works;
 - details relating to the management of exposed areas (e.g. grassing, mulching or placing of hard fill);
 - the maximum exposed areas proposed and/or confirmation that an area no greater than 15ha will be exposed at any one time throughout the duration of the earthworks;
 - monitoring and maintenance requirements for the proposed erosion and sediment controls; and
 - measures for the management and measurement of dust in accordance with GD05 and the MfE Good Practice Guide for Assessing and Managing Dust.
- (d) Erosion and sediment control measures shall be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher standard is detailed in the documents referred to in the conditions elsewhere, in which case the higher standard shall apply. For the purposes of clarity, the following additional standards are to be included:
- sediment retention ponds (SRP) are to be sized to meet, and where possible exceed the minimum volume of 3% (300m³ of storage for each 1ha of contributing catchment);
 - The decant systems in the SRPs are to have devices to enable the raising of these decants;
 - SRPs are to have forebays with a minimum volume of 10% of the pond's volume;

- Floating booms are to be installed in the SRPs where appropriate to trap and floating debris (such as mulch) to minimise blockages of the decants;
- Decanting earth bunds (DEBs) are to be sized to a minimum of 3% (90m³ of storage capacity for each 3,000m² of contributing catchment);
- DEBs shall have a minimum length to width ration of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3l/sec/ha of contributing catchment, a stabilised emergency spillway, a minimum of 2m in width;
- All sediment control fencing utilised during earthworks shall be constructed as super silt fences in accordance with GD05;

Advice Note:

In the event that minor amendments to the ESCP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the erosion and sediment controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

- (e) Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 13 (c) of this consent.

Certified controls shall include the sediment retention ponds, the decanting earth bunds, chemical treatment arrangements, super silt fences and diversion channels/bunds. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- a) Contributing catchment area;
- b) Shape of structure (dimensions of structure);
- c) Position of inlets/outlets; and
- d) Stabilisation of the structure.

Advice Note:

Perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

Advice Note:

Certified controls may include sediment treatment devices, any decanting earth bunds and diversion channels/bunds.

- (f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan 12516-01S127 300 Rev E prepared

by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

Advice Note:

Road 1 follows the alignment determined by Auckland Transport as a future arterial road. Although condition 13(f) requires the design of a local road, if Auckland Transport constructs the arterial road, a formal Infrastructure Funding Agreement (“IFA”) will be required. The IFA will set out how the costs of the road construction to arterial road standards are to be shared.

- (g) Details of the location and design of all rubbish collection points.
- (h) Design of footpaths to be constructed on each street designed to be vested as a public road, including along Road 1. Such design to be generally in accordance with Auckland Transport’s Code of Practice. Footpaths shall be provided on both sides of the road. Provision for footpaths is not required for any public ‘shared zone’ streets but for the ‘shared zone’ streets, pedestrians must be able to walk along these streets safely. For all other private roads, a 1.8m wide footpath shall be installed on at least one side. The details of these footpaths shall be determined at the EPA stage.
- (i) Detailed design of all street and accessway lighting and any other structures/facilities on the roads to be vested in the Council which are to be designed in accordance with Auckland Transport’s Code of Practice. The type of light fittings shall be acceptable to the electricity network supplier responsible for the area.
- (j) Detailed design of private accessways to be constructed as vehicle crossings, with the footpath continuous in grade, width, colour and cross-fall. The accessways shall also ensure a 5m platform no steeper than 1 in 20 prior to the footpath.
- (k) Detailed design of all new public accessways in accordance with Auckland Transport’s Code of Practice. Detailed design of pedestrian and cycle trails within the common areas of the site, generally in accordance with Fig. 27 of the Boffa Miskell Pedestrian and Cycle Strategy Diagram Rev. B and in accordance with the guidelines set out in the NZ Cycle Trail Design Guide (4th Edition).
- (l) Detailed design of a new left turn lane to be constructed on the northbound offramp at the approach to the western interchange roundabout, generally as per Traffic Solutions Ltd Dwg.712/1. Detailed engineering design plans shall be submitted to NZTA prior to construction, and implemented in accordance with NZTA requirements. The slip lane shall be constructed and operational upon completion of Section 224(c) for Stage 1.
- (m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited or an amended design approved by the NZ Transport Agency. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto

the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted by 31 August 2022, or an alternative date as agreed in writing by Council.

- (n) Deleted.
- (o) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for item 13(m) above for Stage 2 by 31 August 2022, or an alternative date as agreed in writing by Council.
- (p) At the time of detailed engineering design for the final stage of the development, or at the time Road 1 becomes a regional arterial road, whichever occurs first, the Consent Holder shall undertake an assessment of the safety and effectiveness of the crossing points referred to in Condition 13(o) for the review of the NZ Transport Agency. If the NZ Transport Agency determines that a crossing treatment at these locations (such as a zebra crossing or signals to assist pedestrians and cyclists to safely cross the road) is necessary, the cost of these works shall be met by the Consent Holder.
- (q) The Consent Holder will consult with the Department of Conservation regarding the provision of additional connections from the development to the Nukumea Scenic Reserve and to the walking and cycling network.
- (r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring prior to stage 2 s224c as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:
 - Landowner's approvals from Auckland Transport for works in the road reserve land.
 - A road stopping or road exchange process.
 - Further analysis to determine whether the road reserve space between Road 1 and Lots 573 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.
 - Further analysis to determine the design of the intersection of the RTN Station access road/ Road 1 arterial for example whether it is a roundabout or a signalised intersection.

- Further analysis to assess the interaction of the future RTN Station access road/ Road 1 intersection with the Grand Drive interchange and to determine whether the arterial road and SH1 interchange will operate effectively under the proposed layout. It is expected that this analysis will occur over the next 5 years as part of the Supporting Growth programme.
- Further analysis to assess the internal circulation of traffic flows within the residential sub-division and the interaction of local access traffic with commuter traffic entering/ exiting the proposed park and ride.

Advice Notes:

Auckland Transport may request additional infrastructure be included in the IFA and it is recommended that further discussions are held with Auckland Transport.

The Consent Holder will ultimately be required to complete Auckland Transport's Road Stopping process to remove the paper road status from the two sections of existing paper road through the land towards the southern end of the site. It should be noted that the process for legally stopping a road can take some time and therefore this process should be initiated as soon as possible to reduce potential delays.

All signage and markings for traffic controls within the development shall be made legally enforceable.

The consent holder is advised that all regulatory controls, such as no stopping restrictions, give way or stop controls, must be officially resolved by AT's Traffic Control Committee. Any controls within the existing road reserves may require consultation. All costs related to the implementation of regulatory controls are to be borne by the applicant.

- (s) Details of how the public stormwater system will be constructed. Full design calculations, detailed drawings and maintenance schedules shall be provided with the engineering plans to cover the expected ongoing requirements for all stormwater treatment devices.
- (t) Full design details and calculations demonstrating options for the collection, treatment and utilisation of roof collected water. The report shall also provide stormwater storage, attenuation and discharge details for a range of impermeable surfaces.
- (u) Detailed design, for each stage, of the reticulated water supply network, to be provided in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (v) Details of how development of roads and access ways will enable access for emergency vehicles for firefighting purposes in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (w) Details of fire hydrants to be installed. Should fire hydrants be incorporated as part of the reticulated network, they must be placed on the footpath to enable unimpeded access for the New Zealand Fire Service and must be located within 135m of all lots in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note:

Should the applicant wish to undertake alternative methods of providing water supply for firefighting purposes such as sprinkler systems or water tanks, it is strongly recommended the NZFS are consulted prior to such concepts.

Advice Note:

The applicant is reminded that they will need to obtain an encroachment

licence from Auckland Transport for the proposed private water supply lines within public roads.

- (x) Detailed design of a car park to be constructed at the northern end of the site, physically separate from the adjoining reserve. The separation shall be suitable to prevent access to the reserve by motor vehicles including motor cycles, but enable access for pedestrians.
- (y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.
- (z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

In the event that the road becomes private then the consent holder would need to reconsider the location of the water mains and ensure hydrant distances complied which may necessitate amendments to the EPA.

- (aa) The termination of Road 4 in stage 1 shall incorporate a hammer head to be designed in accordance with Auckland Transport's Code of Practice.
- (bb) Unless otherwise agreed with Auckland Transport at EPA stage, the removal of the proposed parking bays directly outside Lots 507, 516, 517 and 518, and the removal of one parking bay adjacent to Lot 513 and one parking bay adjacent to Lot 568.
- (cc) Unless otherwise agreed with Auckland Transport at EPA stage, the shortening of the parking bay outside Lot 406 to provide space for a kerb crossing to the north of the future stage intersection.
- (dd) Intersection designs in accordance with the Transport Design Manual standards, including kerb crossings on all legs of all intersections except unless otherwise agreed with Auckland Transport at EPA stage.
- (ee) Detailed design of the safe crossing point for pedestrians and cyclists travelling crossing Road 1 and connecting with the pedestrian walkway between Road 1 and Road 10 within Stage 2 as shown on Drawing 301 Rev 1 Titled 'Proposed Roads Layout Plan 0-Sheet 1 of 5' prepared by Airey Consultants Ltd.
- (ff) Wayfinding signage details on both ends of paths between Road 10 and Road 1 to be vested to Auckland Transport within Stage 2 as shown on Drawing 301 Rev 1 Titled

'Proposed Roads Layout Plan 0- Sheet 1 of 5' prepared by Airey Consultants Ltd, along with plans showing drainage along the path.

14. As part of the application for Engineering Plan Approval for each stage, a chartered professional engineer must:
 - (a) Certify that the public stormwater system has been designed in accordance with the requirements of the Council's Code of Practice for Land Development and Subdivision Chapter 4 (Stormwater) to serve all lots within the stage of development.
 - (b) Certify that all water supply and wastewater systems have been designed in accordance with the *Water and Wastewater Code of Practice for Land Development and Subdivision*, May 2015 prepared by Watercare Services Limited.
 - (c) Certify that the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 have been met.
 - (d) Certify that all public road and associated structure/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.
 - (e) Confirm that all practical measures are included in the design to facilitate safe working conditions.
15. Any variation or changes to the approved engineering plans shall be submitted for approval to the Team Leader as an amendment and approval received thereto prior to construction of the varied works.
16. A Road Safety Audit (RSA) shall be undertaken on the detailed design of the roading within the development and for any works within the existing road reserve. Separate RSAs shall be undertaken for each stage of development. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.
17. An independent safety audit shall be prepared and provided to the NZ Transport Agency for proposed Road 1 and its connection to within the existing western roundabout of the Grand Drive interchange. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

Advice Note:

The New Zealand Transport Agency may have additional safety audit requirements for works within its designation.

18. Where an approach to an intersection results in a K value less than 4, advance warning for the intersection shall be provided by way of signage, markings or additional speed calming.

Temporary Traffic Management Plan

19. Prior to the commencement of any works, the Consent Holder shall submit a Temporary Traffic Management Plan ("TTMP") to the Team Leader for approval. The TTMP shall:
 - (a) Address the effects of temporary works associated with the western Grand Drive Interchange roundabout.

- (b) Address the effects of heavy vehicle movements to and from the site, particularly associated with removal or importation of fill materials and topsoil (as required by any other specific condition of this consent) and for all works associated with the western Grand Drive Interchange roundabout and within the State Highway 1 motorway corridor and designation.
- 20. The TTMP shall meet Council's and NZTA requirements (refer s.109.2 of the "Standards for Engineering Design and Construction") and shall be provided to the NZ Transport Agency for consideration and approval.
- 21. The Consent Holder shall obtain written approval and an 'agreement as to works' from the NZ Transport Agency for all works within the State highway 1 motorway corridor and designation.

Advice Note:

Prior to the commencement of construction, any works to be carried out on NZ Transport Agency property requires its land owner approval.

Vegetation Removal Plan

- 22. Prior to commencement of any works the Consent Holder shall submit a Vegetation Removal Plan ("VRP") to the Team Leader for approval. No vegetation removal shall occur outside the property boundary. i.e. no vegetation shall be removed from the adjacent Nukumea Reserve. The Consent Holder shall undertake all efforts to retain as much vegetation as possible on site.

Planting Management Plan

- 23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

- (a) Provide for the use of native, eco-sourced, vegetation from as close as possible, including fruiting and flowering trees and plants.

Advice note:

This is to ensure continuity and connectivity with Nukumea Scenic Reserve, enhancing the overall environment for native biodiversity (taonga). Appropriate plants should be used in the varying habitats to provide the natural, native foods and refuges for the differing species e.g. fruiting plants for forest birds, reptile friendly plants, habitat for fernbirds, protection and enhancement of wetland areas for swamp birds.

- (b) Provide for the use of appropriate species (that will be restricted in height at maturity) for the higher contoured areas at the western boundary of the site for a distance of at least 20m below the unformed legal road.
- (c) Show planting of native species around the northern perimeter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 17 December 2021.

- (d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 17 December 2021. The planting shall be comprised of a mixture of bush and tree species.
 - (e) Provide for a weed and pest animal control plan for all existing vegetation and planting areas.
 - (f) Provide for the planting of all fringe areas of the site currently dominated by gorse and woolly nightshade (and other weeds) with appropriate native species, including the long-term management of these plantings.
 - (g) Show the specific planting works to be undertaken in each stage of the development, ensuring that the boundary screen planting proposed in (f) above shall be completed as part of Stage 2 of the development.
 - (h) Include a maintenance schedule and programme for all site areas to be planted.
24. The Consent Holder shall carry out all planting in the stages identified and in accordance with the approved PMP. The Consent Holder will advise Council when planting for each stage is initiated.
25. Plant maintenance in accordance with the approved PMP shall occur for five years or until 75% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the weed and pest animal control plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.
26. The Consent Holder shall submit a Planting Monitoring Report to the Team Leader for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not limited to the following information in respect of each lot:
- (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - (b) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Details on the condition of, and recommendations for maintenance of, the fencing.
 - (e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.
27. If remediation work is recommended in accordance with condition 26, the Consent Holder shall:

- (a) Undertake this remediation work within six months from the start date.
 - (b) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.
28. Once Council has provided a practical completion certificate the Consent Holder may enter into a surety bond of a sum calculated to be 1.5 times the cost of maintenance and 10% the cost of planting or \$3000 per hectare (whichever is the greater sum) to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the Team Leader. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting areas.

Streamworks and Riparian Planting and Management Plan

29. Prior to commencement of any works the Consent Holder shall submit a Streamworks and Riparian Planting and Management Plan ("SRPMP") to the Team Leader for approval. The plan shall follow best practice methodology and shall include:
- (a) Specific erosion and sediment controls for instream work.
 - (b) Specific details regarding the placement of the culvert under Road 1.
 - (c) Methodology for the reclamation and installation of the counterfort drainage to be placed in the upper middle stream.
 - (d) Details of how flows will be managed during this time.
 - (e) Provision for a minimum of 10 metres from the bank edge of intermittent streams, and 20 metres from the bank edge of permanent streams to be planted in native vegetation.
 - (f) The specific planting works to be undertaken in each stage of the development.
 - (g) A planting and maintenance schedule
30. The Consent Holder shall carry out riparian planting in accordance with the approved SRPMP. Any weeds present in the riparian area shall be controlled prior to planting in accordance with the weed and pest animal control plan.

Lizard Management Plan

31. Prior to the commencement of any vegetation removal works the Consent Holder shall submit and have certified by the Team Leader (North/West) Biodiversity, a Lizard Management Plan ("LMP") prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP shall have two objectives:
- (a) The population of each species of native lizard present on the site shall be maintained or enhanced, either on site or at an appropriately translocated; and
 - (b) The habitats on the site or at the translocation site post development support viable native lizard populations for all species present pre-development.

32. The LMP shall address the following (as appropriate):
- (a) Credentials and contact details of the ecologist/herpetologist who will implement the plan.
 - (b) Timing of the implementation of the LMP.
 - (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols, nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.
 - (d) A description of the relocation site(s); including discussion of:
 - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
 - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
 - any weed and pest management to ensure the relocation site is maintained as appropriate habitat;
 - monitoring methods, including but not limited to: baseline surveying within the site; baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites; ongoing annual surveys to evaluate translocation success; pre and post – translocation surveys; and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
 - A post-vegetation clearance search for remaining lizards.
33. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP shall certify that the lizard related works have been carried out according to the approved LMP within two weeks of completion of the vegetation clearance works.
34. Upon completion of works, all findings resulting from the implementation of the LMP shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme (“ARDS”) Card. A copy shall be sent to the Team Leader (North/West) Biodiversity.
35. All works on site must comply with the certified LMP.

Advice note:

Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for gecko's following felling of trees and shrubs and to rescue any skinks from ground cover vegetation and terrestrial retreats.

Fish Capture and Relocation Plan

36. Prior to the commencement of any works the Consent Holder shall submit a Fish Capture and Relocation Plan to the Team Leader for approval. The plan will detail, as a minimum:
- (a) The timing of fish capture in relation to works methods.
 - (b) Fish capture methods to be used.
 - (c) Requirement for a freshwater ecologist to supervise all stream channel dewatering.
 - (d) Proposed fish release sites.
 - (e) Requirement to prepare a fish relocation report, to be provided to Council at the completion of stream works.

Stream and Wetland Environmental Compensation Plan

37. Prior to any streamworks reclamation, the applicant will provide the following:

The Consent Holder shall submit a Stream and Wetland Environmental Compensation Plan ("SWECP") to the Team Leader for approval. The purpose of the SWECP shall be to identify and provide for suitable offsite mitigation and/or compensation for streamworks undertaken as part of the consent. The plan will detail, as a minimum:

- (a) Final location details of the compensation site(s).
- (b) Full calculations (including all supporting documentation) to determine the required amount of offsetting, including onsite and offsite SEV and ECR calculations, in accordance with TR2011/009, and TP148.
- (c) A complete quantified and qualified assessment and robust offsetting package for wetland loss.
- (d) Plans that identify the onsite impact and offsite mitigation locations for both streams and wetlands which clearly depict the widths of all riparian margins, the length of stream proposed to be impacted and mitigated and the wetland areas proposed to be impacted and mitigated.
- (e) A description of, and justification for, the form the offset compensation will take. This will include (but is not limited to):
 - Riparian planting;
 - Daylighting or naturalisation; and
 - Instream habitat enhancement.
- (f) Where mitigation is carried out offsite, the inclusion of a planting and maintenance plan, in accordance with Appendix 16 AUP:OP.
- (g) Details of any of the provision(s) for fish passage at the offsetting sites.

- (h) A detailed programme for the implementation of the compensation works demonstrating how they will be completed within two earthworks seasons from the start of the reclamation.
- (i) Prior to streamworks commencing a native fish relocation plan shall be prepared and submitted to the Team Leader for certification.
- (j) A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required in condition 36 and be on site during dewatering to rescue and relocate and native fish present.
- (k) If fish relocation is carried out, the Team Leader shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.

Chemical Treatment Management Plan

38. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan ("ChTMP") shall be submitted for the written approval of the Team Leader. The plan shall include as a minimum:
- (a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds.
 - (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet).
 - (c) Details of optimum dosage (including assumptions).
 - (d) Results of initial chemical treatment trial.
 - (e) A spill contingency plan.
 - (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

The Consent Holder shall consider using environmentally sustainable or recyclable materials and products, including floccing products as part of its ChTMP.

In the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the Act. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

West Hoe Stream Arch Culvert

39. Prior to any streamworks in the West Hoe Stream catchment a West Hoe Stream Arch culvert design plan shall be submitted to the Team Leader for approval. The West Hoe Stream Arch culvert design plan shall include as a minimum:
- (a) Final location details of the siting of the Arch culvert.
 - (b) Final design of the Arch culvert, abutments and inlet and outlet features.
 - (c) Details of how the design has avoided or minimised impact on the stream and wetland associated with the final location.
 - (d) Staging of the construction of the Arch culvert.
 - (e) Timing of the construction and if occurring during the main fish migration season (September-January) how streamworks will be managed to avoid any impediments to the passage of fish.
 - (f) How the final design will provide for fish passage in subsequent years.
 - (g) How the final design will minimise impact on the area and functions of the natural wetlands of the West Hoe Stream.
 - (h) How the final design will minimise variations in flows upstream and downstream of the culvert location.
 - (i) The development of a monitoring plan to ensure that the final design does not affect the ecological values of the West Hoe Stream and associated wetland areas.

Common Areas Maintenance Plan

40. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:
- (a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.
 - (b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Design Guidelines

41. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by

Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Works in Progress Conditions

Pre-commencement meeting

42. Prior to the commencement of earthworks in each season, the Consent Holder shall hold a pre-start meeting to discuss the erosion and sediment control measures, the earthworks methodology and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. The meeting shall be:
- Located on the subject site.
 - Scheduled not less than five days before the anticipated commencement of earthworks.
 - Include Auckland Council officer[s].
 - Include representation from the contractors who will undertake the works.
43. The following information shall be made available at the pre-start meeting:
- Timeframes for key stages of the works authorised under this consent.
 - Resource consent conditions.
 - Approved Erosion and Sediment Control Plan, Construction Traffic Management Plan and Chemical Treatment Management Plan.
44. A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting please contact the Team Leader Northern Monitoring. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Hours of work

45. All construction /earthworks activities on the site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise, at all times. The use of any noise generating tools, motorised equipment, and vehicles associated with construction and/or earthworks activity on the site are therefore restricted to between the following hours to comply with this Standard: Summer (1 November – 30 April)
- Monday to Friday 7:00 am to 6:00 pm
 - Saturday 7:30 am to 6:00 pm
- Winter (1 May – 31 October)

- Monday to Friday 7:30 am – 5:00 pm
- Saturday 8:00 am – 1:00 pm

All access and work on site associated with the activity shall be prohibited on Sundays and public holidays and for a two week period over the Christmas period (23 December – 5 January inclusive).

Advice Note:

Works may be undertaken outside these hours only with the written approval of the Council. This will be granted only under special circumstances, for example in the event of urgent stabilisation works or inclement weather preventing work Monday to Saturday. Any work outside these hours will be subject to the approval of any neighbouring residents or other affected parties that may be identified by the Council's Manager, Resource Consenting and Compliance in his/her sole discretion.

Health and Safety

46. A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Construction Effects Management

47. All management plans approved with the EPA shall be implemented during the course of development works for each stage. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader to certify that the erosion and sediment controls have been constructed in accordance with the approved ESCP.
48. Beyond the boundary of the site where the activity is undertaken there shall be no noxious, dangerous, offensive or objectionable odour or dust. There shall be no burning of any material (including cleared vegetation) on site.
49. There shall be no more than 15ha of disturbance or earthworks on site at any one time.
50. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
51. Prior to the construction of any sediment retention ponds, super silt fences, or other approved devices shall be constructed below the sub-catchment of the sediment retention pond and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with GD05.

52. The Consent Holder shall, at all times, control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001). All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:
- The staging of areas of the works.
 - The retention of any existing shelter belts and vegetation.
 - The installation and maintenance of wind fences and vegetated strips.
 - Watering of all haul roads and manoeuvring areas during dry periods.
 - Spraying of load dumping operations.
 - Suspension of all operations if necessitated by the prevailing conditions.
53. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and not to be included within future building sites.
54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.
55. At all times during construction, provision shall be made for Ngāti Manuhiri to monitor the removal of topsoil at strategic locations, including ridgelines and streams (as they are more likely to be associated with archaeological sites). In addition, provision for Ngāti Manuhiri to inspect the silt / stormwater wetland treatment devices and sediment controls in place prior to major earthworks associated with each commences. If a severe adverse weather event occurs during earthworks, Ngāti Manuhiri shall be invited to inspect the integrity of the controls, such monitoring and inspection to be at the Consent Holder's expense.
56. Procedures for checking heavy machinery for leaks of fluids before the machinery is permitted to enter riparian areas and a prohibition on machinery refuelling near waterways shall be followed at all times during construction.

Heritage

57. The Consent Holder shall put procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project informs the project archaeologist, Heritage New Zealand Pouhere Taonga and the Cultural Heritage Implementation Team of any archaeological discoveries.
58. If koiwi tangata (human remains) are uncovered on the site during the implementation of this consent, work shall cease immediately in the immediate vicinity of the remains and the mana whenua, the New Zealand Police, the Auckland Council area-based Resource Consenting and

Compliance Team and Heritage New Zealand Pouhere Taonga shall be contacted so that appropriate arrangements can be made.

59. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then these sites shall be recorded by the Consent Holder for inclusion within the Auckland Council Cultural Heritage Inventory. The Consent Holder's project archaeologist shall prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

Advice Note:

That the CHI team leader be notified 48 hours before the commencement of works (Chris Mallows chris.mallows@aucklandcouncil.govt.nz).

Conditions relating to LUC60010513 (Earthworks)

Duration

60. Permit LUC60010513 shall expire ten years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
61. Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council technical publication GD05 shall be installed. These structures shall be maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.

Soil contamination

62. If evidence of soil contamination, which has not been previously identified, is discovered during the works, the Consent Holder shall immediately cease the works and notify the Team Leader, Northern Monitoring, Resource Consents, Auckland Council, and provide a site contamination report to the satisfaction of that Team Leader.
63. The Consent Holder shall ensure any soil removed from the site is disposed of in a managed or licensed landfill facility in accordance with the facility's soil testing requirements, and evidence of disposal is provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.
64. Imported fill materials shall be tested in compliance with cleanfill criteria as outlined in the Ministry for the Environment Guide for Managing Cleanfills (2002) and evidence thereof provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

Geotechnical certification

65. Earthworks including the placement and compaction of fill materials must be supervised by an appropriately qualified geotechnical engineering professional.
66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the

supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev A and the supplementary letter dated 21 August 2019 by CMW Geosciences referenced AKL2018-0066AQ Rev 0, and the supplementary letter dated 15 June 2021 by CMW Geosciences referenced AKL2020-0312AB Rev 0, and the Memo by Tetra Tech Coffey referenced 773-AKLGE290955AA-AF dated 14 October 2021, and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions*, by a Chartered Professional Engineer experienced in soil mechanics.

67. All earthworks and sediment control measures shall be carried out in accordance with Auckland Council's GD05.
68. Detailed earthworks plans with confirmed stabilisation and satisfactory factors of safety, as specified in the Standards, shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site. Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

Advice Note:

Council will not vest and maintain counterfort drains or any stabilisation drainage and its installation is permitted only if there is not anticipated to be any maintenance required. The installation of all stabilisation measures shall be carried out to such a standard that further development on each site will not be required to resort to section 72 notices at building consent stage.

Council reserves the right to request a peer review at any stage of the earthwork design, construction and certification documents.

- 68A Prior to the commencement of any earthworks at the site, an Adaptive Management Plan shall be submitted for the written approval of the Team Leader Northern Monitoring. The plan shall include as a minimum (unless agreed by the Team Leader Northern Monitoring):
- Fully automated and continuous water quality monitoring (limited to turbidity) of a minimum of one sediment retention pond discharge in each catchment; to be operational prior to earthworks commencing;
 - One fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Nukumea Stream and one fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Orewa estuary; to be operational prior to earthworks commencing in the respective catchment.
 - A water quality monitoring station site location plan shall be included within the AMP which will illustrate where the monitoring stations will be set up and installed.
 - Additional manual monitoring of discharge water clarity at the outlet of all sediment retention ponds during a trigger event.
 - Criteria for the discharge from the sites sediment retention ponds, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.
 - Criteria for the discharge from the site recorded by the downstream monitoring stations, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.

Advice Note:

A storm trigger event shall be defined as greater than 15mm of rainfall within one hour or greater than 25mm of rainfall within a 24-hour period. We recommend that a rainfall tipping bucket (or similar) is installed on site to measure rainfall and provide rainfall trigger alerts, otherwise the most appropriate Auckland Council rainfall monitoring station is the Orewa @ Treatment Ponds monitoring station.

Advice Note:

The water quality monitoring and sampling shall be undertaken by a suitably experienced person engaged by, but independent from, the project contractor.

- 68B. Any proposed revisions of the Adaptive Management Plan must be submitted to the Team Leader Northern Monitoring for written approval prior to formalising and implementing the revised Adaptive Management Plan.
- 68C. If in the Council's opinion, there are changes required to be made to the AMP as a result of observing influences on site or identified within the site reporting, Council may request that the AMP be updated to address these inefficiencies. If a request is made, the revised plan shall be submitted to the Team Leader Northern Monitoring within five working days of the request for written approval prior to implementation.

Advice Note:

The AMP is a live document and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

- 68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.
- 68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.
- 68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.
69. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer.
70. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader.

Advice Note:

Should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include:

- the use of mulching
- top-soiling, grassing and mulching of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

The ongoing monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05. Advice

Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- provision of a stabilised entry and exit(s) point for vehicles
- provision of wheel wash facilities
- ceasing of vehicle movement until materials are removed
- cleaning of road surfaces using street-sweepers
- silt and sediment traps
- catchpits or environpods

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

71. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include: □ the use of waterproof covers, geotextiles, or mulching

- top-soiling and grassing of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

72. All perimeter controls shall be operational before earthworks commence. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthworks areas via a stabilised system, so as to prevent surface erosion.

Advice Note:

Perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

73. All diversion drains shall be armoured where they are on grades that exceed two percent.
74. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Seasonal Restrictions

75. No earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to LUS60048380 (streamworks)

Duration

76. Permit LUS60048380 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.

Seasonal Restrictions

77. No streamworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to DIS60048302 (stormwater)

Duration

78. Stormwater diversion and discharge permit REG- 66078 shall expire 35 years from the date it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater works

79. The following stormwater management works shall be constructed for the following catchment areas and to the following design guidelines, and completed prior to discharges commencing from the site.

Works to be undertaken	Catchment area	Design guideline(s)
Rain Gardens and Bio-retention swales	Various – to be confirmed at detail design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Raingardens on Street or Accessway		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Rain gardens on street or accessway in Stage 1	Stage 1	As for raingardens. <i>Note: This is because there are no downstream treatment devices proposed in Stage 1.</i>
Roof material	All	No exposed unpainted metal surfaces
Reuse rain tanks	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.

Wetland Treatment devices	As shown on Airey Consultants plans, to be confirmed at detailed design.	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

80. As built drawings of the facilities including a site survey shall be provided to the Council upon completion. The stormwater wetland treatment devices serving each relevant stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.
81. All works impacting on land and assets within the NZTA Designation shall be designed and carried out in accordance with the NZ Transport Agency State Highway Stormwater Specification (P46).
82. All stormwater treatment works impacting on land and assets within the NZTA Designation shall be carried out in accordance with TP10 and reflecting the intent of Auckland Council's GD01 and GD04.
83. All stormwater culverts on land and assets within the NZTA Designation shall be fitted with security grills to minimise culvert safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
84. All stormwater ponds on the boundary of NZ Transport Agency land shall be fenced to minimise pond safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
85. If, at the detailed engineering design phase the Consent Holder and NZTA determine that there is an increased erosion or flooding risk profile on land and assets within the NZTA Designation (as a result of changes during detailed design of development layout), the Consent Holder shall provide options for erosion and flood management and agree on measures to be implemented in consultation with the NZ Transport Agency.
86. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:
 - Plans and drawings outlining the details of the modifications; and

- Supporting information that details how the proposal does not affect the capacity or performance of stormwater management system.

All information shall be submitted to, and verified by the Team Leader, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

Construction meetings

87. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite and at each stage of the development, that:
 - (a) is arranged five working days prior to the initiation of the construction of any stormwater devices on the site;
 - (b) is located on the subject area;
 - (c) includes representation from the Team Leader; and
 - (d) includes representation from the site stormwater engineer, contractors who will undertake the works and any other relevant parties.
88. The following information shall be provided at the pre-construction meeting:
 - (a) timeframes for key stages of the works authorised under this consent;
 - (b) erosion and sediment control measures during construction activities;
 - (c) updated wetland planting details;
 - (d) contact details of the site contractor and site stormwater engineer; and
 - (e) approved (signed/stamped) construction plans.
89. A post construction site meeting shall be held by the Consent Holder within 20 working days of completion of the stormwater management works at each stage of the development, that:
 - (a) is located on the subject area;
 - (b) includes representation from the Team Leader; and
 - (c) includes representation from the site stormwater engineer, contractors who have undertaken the works and any other relevant parties.

Certification of construction works

90. As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management

system, shall be provided to the Team Leader 5 days prior to the post-construction meeting required by this consent.

91. The As-Built plans shall include, but not be limited to:
- (a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
 - (b) location, dimensions and levels of any major overland flowpaths including cross sections and long sections;
 - (c) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure; and
 - (d) documentation of any discrepancies between the design plans and the As-Built plans.

Operation and maintenance

92. An Operation and Maintenance Plan shall be submitted to the Team Leader for approval 5 days prior to the post-construction meeting at each stage of the development required by this consent.
93. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:
- (a) a programme for regular maintenance and inspection of the stormwater management system;
 - (b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - (c) a programme for post storm inspection and maintenance;
 - (d) a programme for inspection and maintenance of the outfall, including maintenance contracts, where in place;
 - (e) any maintenance requirements including frequencies for all devices located within the floodplain of downstream culverts;
 - (e) general inspection checklists for all aspects of the stormwater management system, including visual checks;
 - (f) a program for inspection and maintenance of vegetation associated with the stormwater management devices; and
 - (g) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.
94. The stormwater management and treatment system shall be managed in accordance with the approved Operation and Maintenance Plan.

95. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader, in writing prior to implementation.
96. The stormwater management system shall be maintained to minimise erosion, risk of obstruction of the waterway and hazards to safety.

Overland flowpaths

97. For stormwater flows in excess of the capacity of the primary drainage systems, overland flow paths shall be provided and maintained to allow surplus stormwater from critical storms (up to the 100 year ARI event), to discharge with the minimum of nuisance and damage.
98. Roading, kerbs and channels constructed across overland flow paths shall be set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.
99. Minimum recommended habitable floor levels shall be stipulated for any lots that are affected by or adjacent to overland flow paths.

Outfall erosion

100. Any stormwater outfalls authorised by this Consent shall incorporate erosion protection measures to minimise the occurrence of bed scour and bank erosion in accordance with TP10/GD01.

Maintenance report

101. A maintenance report shall be provided to the Team Leader Northern Monitoring on request. The maintenance report shall include but not be limited to the following:
 - (a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - (b) Details of any maintenance undertaken;
 - (c) Details of what inspections were completed over the preceding twelve months;
 - (d) Details of all inspections and maintenance for the stormwater management system for the preceding three years shall be retained.

Conditions prior to s223 Approval

101. Approvals may be sought under s223 for the stages, super-lots and final lots identified in condition 9.
102. Any s223 approval sought must show all survey information relevant to the stage.
103. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

- (a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.
- (b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.
- (c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.
- (d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).
- (e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.
- (f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.
- (g) Apart from Stage 1, show all stormwater ponds identified within a separately identified lot.
- (h) Lot 603 (legal access) shall be held as to 24 undivided shares by the owners of lots 106, 107, 125-12+9, 583-85, 591-594, 610 and 611 as tenants in common in the said shares and individual computer registers (certificates of title) shall be issued.
- (i) Lot 606 (legal access) shall be held as to 11 undivided shares by the owners of lots 57-62 and 67-71 as tenants in common in the said shares and individual computer registers (certificates of title) shall be issued.
- (j) Party wall easements for the retaining walls on the shared boundaries of Lots 116 and 117, 118 and 119, 119 and 120, 120 and 121 and 121 and 122.
- (k) Party wall easements shall be provided for any retaining walls (including their drainage and foundations) which cross a common boundary and are located over two or more sites.

Advice Note:

It is recommended that retaining walls which cross common boundaries at right angles should be structurally discontinuous at the boundary unless party wall easements are provided for a reasonable length in each property to allow for potential future maintenance.

- (l) That Lot 7 and 8 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 502-514, 518 and 565-568. All owners of Lots 502-514, 518 and 565-568 shall become members of the Incorporated Society.

- (m) That Lot 4 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 543-545 and 557-558. All owners of Lots 543-545 and 557-558 shall become members of the Incorporated Society at the relevant stage.
 - (n) That Lot 3 shall be owned by an Incorporated Society established for the purpose of managing the Lane Way used by Lots 529-531 and Lots 563-564. All owners Lots 529-531 and Lots 563-564 shall become members of the Incorporated Society at the relevant stage.
104. The Consent Holder shall suggest to the Council names, after consultation with Iwi, for the new roads shown on the Scheme Plan together with clearance from Land Information New Zealand, PO Box 5501 Wellington 6145, so that duplication of the name in any other part of the Auckland region is avoided. (Note: the Council shall determine the name having regard to any names so suggested and appropriateness to the area which the new roads will service.) When a name has been resolved by the Council the Consent Holder shall erect nameplates, in accordance with the Council's "Standards for Engineering Design and Construction".

Conditions prior to s224(c) Approval

Section 224(c) certificate

106. Certificates may be sought for the stages, super-lots and final lots as identified in condition 9.
107. All lots for certification must show compliance (for the relevant stage) with the following plans:
- (a) Engineering plans identified in condition 13.
 - (b) Vegetation removal plan in conditions 22.
 - (c) Planting management plan, conditions 23 to 28.
 - (d) Streamworks, riparian planting and management plan, conditions 29 and 30.
 - (e) Lizard management plan, conditions 31 to 35.
 - (f) Fish capture and relocation plan, condition 36.
 - (g) Stream and wetland environmental compensation plan, condition 37.
 - (h) Weed and pest animal control plan, condition 23(e).
 - (i) Chemical treatment management plan, condition 38.
 - (j) West Hoe Stream Arch Culvert, condition 39.
 - (k) Common areas maintenance plan, condition 40.
108. Prior to application for the s224(c) certificate, the Consent Holder shall provide an undertaking in writing from their solicitor that they have implemented the approved CAMP to provide for the

common ownership and future management and maintenance of the private utilities and planted areas.

109. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.
110. Prior to application for the first s224(c) certificate, the Consent Holder shall provide details to the satisfaction of the Team Leader that they have established an appropriate Panel to manage the implementation of the approved Design Guidelines, condition 41, for development on each of the lots. The Panel shall be responsible for ensuring building development is progressed in accordance with the Design Guidelines, including the approval of building proposals. Membership of the Panel shall be comprised of:
- (a) A representative of the legal entity established by the CAMP, condition 40.
 - (b) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.
- 110A. The consent holder shall provide to the council's Team Leader - Monitoring North for approval, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan for the relevant stage and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements for all the streets including:
- An annotated planting plan(s) which communicate the proposed location of street trees and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation.
 - A plant schedule based on the submitted planting plan and cross sections which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity
 - Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements for street trees.
 - An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, and location of vehicle crossings.
 - An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements
 - A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - Irrigation
 - Weed and pest control
 - Plant replacement
 - Inspection timeframes
 - Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and street cross sections and information referenced in condition 110A.

Advice Note: Terrace House design needs to ensure that living rooms are appropriately size for the potential number of inhabitants they can accommodate and should have a general width of at least 3.5m for practical and efficient use and internal amenity.

- 110B. Prior to the application for the s224c certificate the consent holder shall provide evidence of the number of completed dwellings on site (completion is defined as Council issuing the CCC). No further applications for s224 can be made if the shared cycle/footpath approved under condition 13(m) has not been constructed and more than 300 dwellings have been completed on site.
111. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.
112. Stormwater ponds will be maintained after 224(c) approval for 2 years or until 80% of the Lots (of the relevant stage) are developed.
113. All infrastructure servicing any stage is to be installed as per Council's standards.
114. All of the earthworks conditions for each stage shall be met including sign offs and provision of Earthworks completion reports.
115. Wastewater infrastructure shall be installed prior to 224(c) approval.

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:
- (a) The respective owners of areas held in common ownership shall pay the council monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. Such charge/s shall be paid as part of the resource consent fee and the Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.
 - (b) The areas of native bush and riparian planting to be protected on areas held in common ownership identified in accordance with the planting and management plan and riparian planting and management plan, conditions 23 to 30, shall be protected in perpetuity to the satisfaction of the Team Leader.
 - (c) The boundary planting on the western and southern boundaries is to be protected in perpetuity.
 - (d) The owners of the common areas or their successors in title, shall:
 - Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native bush and riparian planting to be protected.

- Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush and riparian planting to be protected.
 - Not do anything that would prejudice the health or ecological value of the areas of native bush and riparian planting to be protected, the long term viability and/or sustainability.
 - Control all invasive plants and control pest animals within the areas of native bush and riparian planting to be protected, in accordance with the approved weed and pest animal control plan, condition 23.
 - Not to be in breach of this covenant if any area of native bush or riparian planting to be protected dies as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.
 - Maintain an advocacy role with respect to educating and informing the community about the cat-free status of the lots.
- (e) If intact subsurface archaeological features or artefacts associated with māori are exposed during any works, it will be necessary to cease works in the vicinity and representatives of the Auckland Council area-based Resource Consenting and Compliance Team, Ngāti Manuhiri and Heritage New Zealand should be notified immediately of the discovery.
- (f) Deleted.
- (g) Deleted.
- (h) No buildings or other structures, including fences, shall be erected, nor shall the ground contour be changed in any way, that would impede the surface flow of stormwater within the overland flow path defined on the survey plan as area subject to land covenants.
- (i) All owners must comply with Council's private stormwater disposal standards.
- (j) Any buildings erected on all lots shall comply with such specific restrictions that arise as a consequence of recommendations in the Geotechnical Completion Report and Certification, or, when the completed subdivisional works are at variance with the "Standards for Engineering Design and Construction".
- (k) Unless otherwise approved by Council, all stormwater from buildings and paved areas on all lots shall be collected and disposed of in accordance with the Engineering and Infrastructure Report prepared by Airey Consultants Ltd 11712-01 November 2015. The rainwater tank to provide the extended detention volume and to provide the 10mm retention shall be installed at the same time as the erection of any buildings or creation of impermeable surfaces on the sites and shall thereafter be maintained to the specified capacity and standard in perpetuity.
- (l) If installed, any stability enhancing counterfort drains on or adjacent to affected lots shall be protected by the owner(s) in perpetuity. Any construction that intercepts the drains

shall maintain the integrity of the pipe and drainage medium, and shall reinstate the surface seal above the drainage medium.

- (m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	Stage 1 – Lots 8-16 and 78
	For stages 2 and 4 confirmation shall be provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dBL $_{Aeq(24h)}$. and therefore require compliance with 116(m) above.

Advice Note:

The lots identified for treatment are based on barrier mitigation being installed in accordance with the report prepared by Hegley Acoustics “Proposed Grand View Estate Subdivision, Hall Farm West, Assessment of Road Traffic Noise”, dated December 2015.

- (n) If windows must be closed to achieve the design noise level in condition 116(m), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
- Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
- (o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

- (p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
Lots 259, 261, 268-305, 307, 308, 317-323, 325, 332, 334, 373-380, 386-389, 413-450, 459-474, 481, 482 and 491-497	A	E	K	-	N, O
Lots 243-258, 261-267, 326-331, 381-385, 390-412, 451-458, 475-480, 483-490, 498-501	A	F	K	-	
Stage 1 - Lots 1-107, 113-129, 583-586, 591-595 Stage 3 Lots 309-316, 502-518, 529-531, 543-545, 565-575, 598, 599	A	G	K	-	
Stage 2A – Lot 579 Stages 2B, 2C and 2D – Lots 130-242 and 601	A	H	K	-	
Stage 2A – Lots 580 and 581	B	I	K	-	
Lots 130, 579, 580 and 581				L	
All Lots	-	-	-	M	

- A. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.
- C. Deleted.
- D. Deleted.

- E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.
- H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.
- I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- J. Deleted.

- K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.

- L. There shall be no direct vehicle access onto Road 1 (entrance road) from the lot.
- M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
- N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
- O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.
- (q) The owners of Lots identified in Table 1 within condition 116(p) above, shall at all times when registered as proprietors of the lots:
 - be and remain members of any legal entity set up by condition 40; and
 - comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.
- (r) Subject to the terms of the approved CAMP, the titles to each of the Lots in Table 1 within condition 116(p) will be subject to encumbrances granted in favour of the legal entity and

Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Conditions relating to DIS60048335 (wastewater overflow discharge)

117. Wastewater overflow discharges shall be managed in accordance with the conditions of discharge permit R/REG/2013/3743 (overflows to land and water) and R/REG/2013/3755 (overflows to the coastal marine area) held by Watercare Services Limited with the addition of Appendix 2.

Conditions relating to WAT60051016 (water take permit)

Authorised Quantities

118. Permit WAT60051016 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.
119. The abstraction shall not exceed:
- (a) 650 cubic metres per day.
 - (b) 159,000 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).

Installation of Water Meter

120. A water meter shall be installed and maintained at the head of the production bore to the satisfaction of the Team Leader – Consents & Compliance, Water Allocation. The water meter and recording device/system shall:
- (a) be fit for the purpose and water it is measuring;
 - (b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
 - (c) be tamper-proof and sealed; and
 - (d) be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

121. The water meter, and any device or system used to record water take volume, shall be verified insitu as accurate by a suitably qualified professional at the following times:
- (a) Prior to exercise of this permit.
 - (b) Within 5 working days of the water meter being serviced or replaced.

- (c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

- 122. The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 (or any equivalent regulations that may replace them) and a copy of verification shall be provided to the Team Leader – Water Allocation within 10 working days of the meter/devices being verified as accurate.

Water Meter Readings

- 123. A water meter reading shall be taken from the production bore at weekly intervals consistently at one of these times:
 - (a) Before pumping starts for the day.
 - (b) At the end of pumping for that day.

The time, date and water meter readings shall be recorded and supplied to the Council in accordance with the reporting condition below.

Advice Note:

If no water is taken during any period the current meter reading must still be recorded.

Water Level Readings

- 124. Groundwater levels in the production and monitoring bores shall be measured and recorded at fortnightly intervals during October, and between February-April each year. The water levels shall be measured from the top of the casing, and shall be recorded to the nearest centimetre. The bores should not be pumped for at least 24 hours prior to the water level measurement being taken.

The time and date of the water level reading shall be recorded and supplied to the council in accordance with the reporting condition below.

Water Quality

- 125. A water sample shall be taken from the production and monitoring bore before the exercise of this consent in the first year to establish a saline trigger level and monitor for saline water intrusion, and thereafter on an annual basis during the months of February, March, April and October each year.
- 126. The initial sample (i.e. the sample taken prior to the exercise of the consent) shall be analysed for the following parameters:
 - (a) Conductivity at 25°C (mS/m);
 - (b) Chloride (Cl);
 - (c) Sulphate (SO₄);

- (d) Temperature of water at the head of the bore;
- (e) pH;
- (f) Potassium (K);
- (g) Silica (SiO₂);
- (h) Nitrate nitrogen (NO₃N);
- (i) Total Alkalinity (CaCO₃);
- (j) Calcium Hardness (CaCO₃);
- (k) Sodium (Na);
- (l) Boron (B);

And any other parameters required to obtain an ion balance for the sample of between 95% and 105%.

127. The periodic annual samples shall be analysed for the following parameters:

- (a) Conductivity at 25° (mS/m).
- (b) Chloride (Cl).
- (c) Sulphate (SO₄).

128. Before the water is sampled, water shall be purged from the bore by pumping for sufficient time to allow the volume of water contained in the bore to be completely replaced three times by water from the aquifer. Records shall be kept of the length of time and approximate rate of pumping required to purge the bore and records shall be provided to the Team Leader – Water Allocation, on request. For the annual sampling, the samples should be collected towards the end of a day's pumping, during the peak maximum seasonal pumping. Samples shall be collected and analysed in accordance with "Standard Methods for the Examination of Water and Wastewater" (latest Edition), a joint publication of the American Public Health Association, Water Environmental Federation and the American Water Works Association, or the equivalent as approved in writing by the Team Leader – Water Allocation.

Saline intrusion

129. If any water quality sample exceeds 70mg/l of Chloride, then:

- (a) The Team Leader – Water Allocation shall be notified as soon as possible and no later than 2 working days from receipt of the sample analysis.
- (b) Sampling of the production and monitoring bores shall be undertaken weekly with the results reported to the Team Leader – Water Allocation within 5 working days of the sample being taken. The weekly monitoring and reporting shall continue until the saline intrusion issue is resolved in accordance with the condition "d" below.

- (c) If the saline levels are still being exceeded 21 working days after the initial breach, then within 42 working days of the initial breach a Groundwater Exceedance Report prepared by a suitably qualified hydrogeological professional shall be submitted to the satisfaction of the Team Leader – Water Allocation. The Groundwater Exceedance Report shall assess the reasons for and significance of the exceedance in terms of saline intrusion of the aquifer and shall include a review of all available data, including groundwater levels, groundwater use and groundwater quality. The report shall recommend a programme of remedial actions and timeframes for these actions.
- (d) All recommendations specified in the Groundwater Exceedance Report (if such is required), and any other actions directed by the Team Leader – Water Allocation, shall be implemented to the satisfaction of the Team Leader – Water Allocation and shall continue for as long as the groundwater monitoring is considered to be indicative of saline intrusion and/or on-going declining groundwater levels by the Team Leader – Water Allocation.

Water Reporting

130. The following information is to be entered, at the frequency and date specified, to the Council's Water Use Data Management System or to any replacement database identified in writing by the Team Leader – Water Allocation.

Information	Due Dates for reporting
Water meter reading including date	By the 15 th day of March, June, September and December
Water level reading including time and date	By the end of the month of March, for that respective year*
Water quality including time and date	By the end of the month of March, for that respective year**

*Preferably send water meter and water level information at the same reporting period

**If trigger levels breached for water quality, please send analysis with notification of breach.

Advice Note:

The web address for Council's on-line Water Use Data Management System is:
<http://maps.arc.govt.nz/hydrotel/cgi-bin/WUDMSWebServer.cgi/login>

Please contact the Team Leader Consents and Compliance – Water Allocation to obtain your customer number and password. An on-line manual explaining how to enter and submit your readings is available at the web address specified above.

Environmental Monitoring Report

131. An environmental monitoring report shall be submitted to the satisfaction of the Team Leader – Water Allocation before the month of June 2020, 2025, 2030 and 2035. This report shall provide a summary and analysis of the water use, water level and water quality monitoring for

the previous five years required by the conditions above. The report shall assess the effects of the water take on the aquifer and on other users of the aquifer and the efficient use of the water.

Water Management Plan

132. Prior to the exercise of the consent, a Water Supply Demand Management Plan (WSDMP) shall be prepared by the Consent Holder and submitted to the Team Leader – Water Allocation for approval. The WSDMP shall contain but not necessarily be limited to:
- (a) Network efficiency plan.
 - (b) Water Conservation management plan in accordance with the requirements of the relevant plan provisions (currently Policy E.2.3.(4) of the AUP (OP)).

Review Condition

133. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Team Leader at the Consent Holder's cost:
- (a) In June 2020 and subsequently at intervals of not less than five years thereafter in order to:
 - Deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - Vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water use efficiency; water availability, including alternative water sources; actual and potential water use; water flow and level regimes; water quality; and the relationship of Māori with water.
 - In the case of a coastal, water or discharge permit, to provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.
 - In the case of a coastal, water or discharge permit, to provide compliance with any relevant National Environmental Standard that has been made since the commencement of consent.
 - At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply a more appropriate condition.

Advice Note:

The Consent Holder is advised that water supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), the Health

Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements.

Advice notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The Consent Holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.
3. Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.
4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
5. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage New Zealand Pouhere Taonga New Zealand Heritage List/Rārangi Kōrero, Historic Areas, Wahi Tapu and Wahi Tapu Areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (Consent Holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.
6. If required, the Consent Holder shall obtain a permit from the Department of Conservation to move any native lizards, skinks or geckos found on the property during development. The Department of Conservation will consult with iwi in determining whether a Wildlife Act Authority Application for a permit is granted.

7. The following shall be undertaken in accordance with the Cultural Impact Assessment received from Fiona McKenzie, Manuhiri Kaitiaki Charitable Trust dated November 2013:
- a) Prior to works commencing Ngāti Manuhiri shall be given the opportunity to perform a sod turning or blessing ceremony to acknowledge the place and to protect those working on the development. This could be in conjunction with, or in addition to, a pre-construction site meeting.
 - b) Environmentally sustainable or recyclable materials and products can contribute to good cultural and environmental outcomes and should be used wherever practicable. For example consider natural floccing products.
 - c) That recognition of the cultural values associated with the area be incorporated into the subdivision. Ngāti Manuhiri shall be given the opportunity to put forward traditional names for the new roading and/or track network and/or reserves as a means to reflect their cultural footprint as Mana Whenua.
 - d) Considerable riparian and infill planting is proposed for the subdivision. Details of any sub-contract planting (fencing, weeding or other) work shall be made available to Ngāti Manuhiri in good time to allow for the preparation of a tender. Such opportunities allow the Trust to provide employment to rangatahi (young people).
 - e) Consideration shall be given to establishing a Pā Harakeke and to commissioning a cultural marker (pou) or sculpture within the development.
8. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The Consent Holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Compliance Administrator, Orewa Service Centre, at ResourceConsentAdmin@aucklandcouncil.govt.nz and include the following details:
- name and telephone number of the project manager and the site owner;
 - site address to which the consent relates;
 - activity to which the consent relates; and
 - expected duration of works.
9. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to council within 15 working days of notification of the decision.
10. The granting of this resource consent does not in any way allow the Consent Holder to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the Consent Holder, and is a private agreement that does not involve council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To

obtain signoff for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of council.

11. Compliance with the consent conditions will be monitored by council (in accordance with section 35(1)(2)(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will council issue a letter on request of the Consent Holder.
12. Ongoing inspections of the covenanted area will be carried out from time to time by council ecologists. These inspections will assess how the covenant is being managed and if the consent conditions are complied with. A report will be produced for the landowner to assist them in the management of the covenant. The inspections are charged at a rate in accordance with the council's schedule of fees.
13. Copies of the approved Weed and Pest Animal Control Plan shall be held at the offices of the council, 50 Centreway Road, Orewa, 0931.
14. A list of all current pest plants and animals can be found in the Auckland Regional Pest Management Strategy (ARPS 2007-2012 or any successive ARPS), available from council, which includes all plants identified in the National Pest Plant Accord (MAF).
15. Any activity pertaining to maintenance of covenant areas, including any required or ancillary structure(s), i.e. culvert or fish passage, may require lodgement for a Resource Consent.
16. Where significant weed and animal populations persist, the Consent Holder may wish to consider Local Landcare Groups, or the employment of a professional contractor to assist with the ongoing management of the protected area.
17. If the ownership or control of the site is to change, the Consent Holder is advised that this consent to divert and discharge stormwater should be transferred to the new owner or operator by notifying Auckland Council on prescribed form.
18. The Consent Holder is advised that any noxious, dangerous, offensive or objectionable odours beyond the property boundary as a result of the treatment and storage of wastewater, or if the number of people serviced by the wastewater plant exceeds 1000 people (municipal sewage), an air discharge consent may be required under Rule 4.5.1(a) of the Auckland Council Regional Plan (Air, Land and Water).
19. Any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991 and any additional charge required pursuant to Section 36(3) of the Act in respect of this consent shall be paid to Auckland Council.
20. The Resource Consent Holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.

Appendix 1: Consolidated plans as amended

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
100	Rev I	Proposed Site Plan and Aerial Photograph	Crang Civil	13/04/23
101	Rev L	Proposed Staging Plan	Crang Civil	13/04/23
105	Rev I	Scheme Plan Comparison with Consented Development	Crang Civil	13/04/23
200	Rev L	Proposed Finished Contour Plan	Crang Civil	13/04/23
201	Rev I	Proposed Cut-Fill Plan	Crang Civil	13/04/23
205	Rev L	Proposed Slope Analysis Plan Slopes Greater than 1 in 3	Crang Civil	13/04/23
210	Ref F	Stage 2 – Earthworks & Sediment Control Plan	Crang Civil	13/04/23
220	Rev E	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2019
222	Rev B	Proposed Earthworks within NZTA Land	Crang Civil	13/04/23
230	Rev E	Stage 3 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
240	Rev E	Stage 4 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
250	Rev E	Stage 5 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
260	Rev E	Stage 6 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
270	Rev E	Stage 7 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
280	Rev E	Stage 8 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	02/06/21
300	Rev L	Proposed Road Layout Plan	Crang Civil	13/04/23
301	Rev L	Proposed Road Layout Plan – Sheet 1 of 5	Crang Civil	13/04/23
302	Rev F	Proposed Road Layout Plan – Sheet 2 of 5	Airey Consultants Ltd	02/06/21
303	Rev F	Proposed Road Layout Plan – Sheet 3 of 5	Airey Consultants Ltd	02/06/21
304	Rev F	Proposed Road Layout Plan – Sheet 4 of 5	Airey Consultants Ltd	02/06/21
305	Rev B	Proposed Road Layout Plan – Sheet 5 of 5	Airey Consultants Ltd	02/06/21

Drawing No.	Rev/ Ref	Title	Prepared by	Date
310	Rev F	Footpath Enabling Plan	Airey Consultants Ltd	November 2018
311	Rev G	Stage 2 – Road Enabling Plan	Crang Civil	13/04/23
312	Rev G	Stage 2 – Completed Road Plan	Crang Civil	13/04/23
313	Rev E	Stage 2 – Entrance Road Long Section	Crang Civil	13/04/23
314	Rev E	Stage 2 – Roads 10 & 12 Long Sections	Crang Civil	13/04/23
315	Rev E	Stage 2 – Road 13 Long Section	Crang Civil	13/04/23
316	Rev B	Stage 2 – Road 13 Long Section Chainages 600m-END	Airey Consultants Ltd	29 Nov 2018
320	Rev F	Stage 1 – Road Enabling Plan	Airey Consultants Ltd	May 2019
321	Rev F	Stage 1 – Completed Road Plan	Airey Consultants Ltd	May 2019
322	Rev C	Stage 1 – Entrance Road Long Section	Airey Consultants Ltd	30 Nov 2018
323	Rev D	Stage 1 – Road 1A & Road 2 Long Section	Airey Consultants Ltd	30 Nov 2018
324	Rev D	Stage 1 – Roads 3 4 & 5 Long Section	Airey Consultants Ltd	30 Nov 2018
325	Rev C	Stage 1 – Road 6 7 & 8 Long Sections	Airey Consultants Ltd	30 Nov 2018
330	Rev E	Stage 3 – Road Enabling Plan	Airey Consultants Ltd	02/06/21
331	Rev E	Stage 3 – Completed Road Plan	Airey Consultants Ltd	02/06/21
332	Rev D	Stage 3 – Road 1 & 40 Long Sections	Airey Consultants Ltd	02/06/21
333	Rev D	Stage 3 – Road 50 & Access 30 Long Sections	Airey Consultants Ltd	02/06/21
334	New Sheet	Stage 3 – Roads 32-33 and Accessways 35-37 Long Sections	Airey Consultants Ltd	02/06/21
340	Rev D	Stage 4 – Road Enabling Plan	Airey Consultants Ltd	02/06/21
341	Rev D	Stage 4 – Completed Road Plan	Airey Consultants Ltd	02/06/21
342	Rev C	Stage 4 – Road 40 Long Section	Airey Consultants Ltd	02/06/21
343	Rev C	Stage 4 – Road 40 & 41 Long Sections	Airey Consultants Ltd	02/06/21
344	Rev B	Stage 4 – Road 42 & 43 Long Sections	Airey Consultants Ltd	30 July 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
350	Rev C	Stage 5 – Road Enabling Plan	Airey Consultants Ltd	July 2018
351	Rev C	Stage 5 – Completed Road Plan	Airey Consultants Ltd	July 2018
352	Rev B	Stage 5 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
353	Rev C	Stage 5 – Road 50 Long Section	Airey Consultants Ltd	30 July 2018
354	Rev A	Stage 5 – Access 51, 52 & 53 Long Sections	Airey Consultants Ltd	30 July 2018
360	Rev C	Stage 6 – Road Enabling Plan	Airey Consultants Ltd	July 2018
361	Rev C	Stage 6 – Completed Road Plan	Airey Consultants Ltd	July 2018
362	Rev B	Stage 6 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
363	Rev B	Stage 6 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
364	Rev B	Stage 6 – Road 61 & 62 Long Sections	Airey Consultants Ltd	30 July 2018
370	Rev C	Stage 7 – Road Enabling Plan	Airey Consultants Ltd	July 2018
371	Rev C	Stage 7 – Completed Road Plan	Airey Consultants Ltd	July 2018
372	Rev B	Stage 7 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
373	Rev B	Stage 7 – Road 70 & 71 Long Sections	Airey Consultants Ltd	30 July 2018
380	New Sheet	Stage 8 – Road Enabling Plan	Airey Consultants Ltd	May 2021
381	New Sheet	Stage 8 – Completed Road Plan	Airey Consultants Ltd	May 2021
382	New Sheet	Stage 8 – Road 50 and Access 80 Long Sections	Airey Consultants Ltd	31/05/21
400	Rev K	Proposed Stormwater Layout & Flood Plan	Crang Civil	13/04/23
401	Rev B	Wetland 1 Details	Airey Consultants Ltd	December 2018
402	Rev B	Wetland 2 Details	Airey Consultants Ltd	02/06/21
403	Rev C	Wetland 3 Details	Airey Consultants Ltd	December 2018
404	Rev C	Wetland 4 Details	Airey Consultants Ltd	December 2018
405	Rev B	Wetland 5 Details	Airey Consultants Ltd	02/06/21

Drawing No.	Rev/ Ref	Title	Prepared by	Date
406	Rev B	Proposed Raingarden Typical Details	Airey Consultants Ltd	6 August 2018
407	Rev B	Arch Bridge Typical Detail	Airey Consultants Ltd	6 August 2018
408	Rev C	Bio-Retention Details (Sheet 1 of 2)	Crang Civil	13/04/23
409	Rev C	Bio-Retention Details (Sheet 2 of 2)	Crang Civil	13/04/23
410	Rev H	Stage 2 – Stormwater Enabling Plan	Crang Civil	13/04/23
411	Rev H	Stage 2 – Completed Stormwater Plan	Crang Civil	13/04/23
420	Rev F	Stage 1 – Stormwater Enabling Plan	Airey Consultants Ltd	8 May 2019
421	Rev F	Stage 1 – Completed Stormwater Plan	Airey Consultants Ltd	8 May 2019
430	Rev E	Stage 3 – Stormwater Enabling Plan	Airey Consultants Ltd	02/06/21
431	Rev E	Stage 3 – Completed Stormwater Plan	Airey Consultants Ltd	02/06/21
440	Rev C	Stage 4 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
441	Rev C	Stage 4 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
450	Rev C	Stage 5 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
451	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
460	Rev C	Stage 6 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
461	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
470	Rev C	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
480	Rev E	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	02/06/21
481	Rev E	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	02/06/21
500	Rev K	Proposed Wastewater Layout Plan	Crang Civil	13/04/23
501	Rev E	Preliminary Wastewater Pump Station Layout Plans	Crang Civil	13/04/23

Drawing No.	Rev/ Ref	Title	Prepared by	Date
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
511	Rev H	Stage 2 – Wastewater Enabling Plan	Crang Civil	13/04/23
512	Rev H	Stage 2 – Completed Wastewater Plan	Crang Civil	13/04/23
515	Rev A	Stage 1 Wastewater Enabling Longsection (Sheet 1 of 2)	Airey Consultants Ltd	6 August 2018
516	Rev B	Stage 1 Wastewater Enabling Longsection (Sheet 2 of 2)	Airey Consultants Ltd	4 October 2018
520	Rev F	Stage 1 – Wastewater Enabling Plan	Airey Consultants Ltd	8 May 2019
521	Rev F	Stage 1 – Completed Wastewater Plan	Airey Consultants Ltd	8 May 2019
530	Rev D	Stage 3 – Wastewater Enabling Plan	Airey Consultants Ltd	02/06/21
531	Rev D	Stage 3 – Completed Wastewater Plan	Airey Consultants Ltd	02/06/21
540	Rev C	Stage 4 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
541	Rev C	Stage 4 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
550	Rev C	Stage 5 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
551	Rev C	Stage 5 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
560	Rev C	Stage 6 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
561	Rev C	Stage 6 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
570	Rev C	Stage 7 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
571	Rev C	Stage 7 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
580	Rev E	Stage 8 – Wastewater Enabling Plan	Airey Consultants Ltd	02/06/21
581	Rev E	Stage 8 – Completed Wastewater Plan	Airey Consultants Ltd	02/06/21
600	Rev A	Water Supply Enabling Plan	Airey Consultants Ltd	August 2018
601	Rev A	Water Supply Enabling Longsection under Motorway	Airey Consultants Ltd	August 2018
5011	Rev A	Contours Plan Lots 67-77	Airey Consultants Ltd	20 March 2020

Drawing No.	Rev/ Ref	Title	Prepared by	Date
5012	Rev A	Earthworks Plan Lots 67-77	Airey Consultants Ltd	20 March 2020
5013	Rev A	Retaining Walls Lots 67-77	Airey Consultants Ltd	20 March 2020
5021	Rev A	Contour Plan	Airey Consultants Ltd	12 March 2020
5022	Rev A	Earthworks Plan Lots 17-34	Airey Consultants	12 March 2020
5023	Rev A	Retaining Walls Lots 17-34	Airey Consultants Ltd	20 March 2020
5051	Rev A	Contours Plans Lots 117-124	Airey Consultants Ltd	20 March 2020
5052	Rev A	Earthworks Plans Lots 117-124	Airey Consultants Ltd	20 March 2020
5053	Rev A	Retaining Walls Lots 117-124	Airey Consultants Ltd	20 March 2020
5101	Rev A	Retaining Walls Details 0.60m and 1.00m high	Airey Consultants Ltd	12 March 2020
5102	Rev A	Retaining Walls Details 1.4m high	Airey Consultants Ltd	12 March 2020
5103	Rev A	Retaining Walls Details 0.60m and 1.00m High (Battered Slopes)	Airey Consultants Ltd	20 March 2020
5104	Rev A	Retaining Walls Details 1.40m High (Battered Slopes)	Airey Consultants Ltd	20 March 2020
5105	Rev A	Retaining Walls Table	Airey Consultants Ltd	20 March 2020
SK005	Rev A	NZTA Earthworks Plan	Crang Civil	16/06/22
SK006	Rev A	NZTA Cut Plan	Crang Civil	16/06/22
SK020	Rev A	Waka Kotahi Design Cross Sections Plan	Crang Civil	04/05/23
SK021	Rev A	Waka Kotahi Design Cross Sections Sheet 1	Crang Civil	04/05/23
SK022	Rev A	Waka Kotahi Design Cross Sections Sheet 2	Crang Civil	04/05/23
Subdivision Plans				
Sheet 1 of 7	H	Scheme Plan Overall	Survey Worx	12 July 2024
Sheet 2 of 7	H	Scheme Plan Stage 2A	Survey Worx	12 July 2024
Sheet 3 of 7	H	Scheme Plan Stage 2A	Survey Worx	12 July 2024
Sheet 4 of 7	H	Scheme Plan Stage 2A	Survey Worx	12 July 2024
Sheet 5 of 7	H	Scheme Plan Stage 2B	Survey Worx	12 July 2024

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Sheet 6 of 7	H	Scheme Plan Stage 2C	Survey Worx	12 July 2024
Sheet 7 of 7	H	Scheme Plan Stage 2D	Survey Worx	12 July 2024
S1	Sheet 1	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S1	Sheet 2	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S1	Sheet 3	Stage 1 Scheme Plan	Hampson & Associates Ltd	9 April 2020
S3	Sheet 1	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 2	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 3	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 4	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 5	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S3	Sheet 6	Stages 3A-1, 3A-2, 3A-3 and 3B Scheme Plan	Hampson & Associates Ltd	01 Mar 2023
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	14 July 2021
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	16 July 2021
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	16 July 2021
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	27 October 2015
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	17 September 2015

Character Area, Structure Plan and Revegetation/ Open Space Plans

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Figure 8	A	Proposed Character Areas	Boffa Miskell Limited	7 August 2018
Figure 9	Rev 7	Concept Structure Plan	Boffa Miskell Limited	17 Dec 2021
Figure 11	16	Revegetation and Open Space Concept	Boffa Miskell Limited	17 Dec 2021
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	F	Overall Site Plan – Stage 1	Construkt	16 April 2020
SK03	F	Stage 1 Site Presentation Plan	Construkt	16 April 2020
SK04	D	Stage 1 Roading Plan	Construkt	15 May 2019
SK10	B	Road Cross Sections	Construkt	6 Dec 2018
SK11	B	Road Cross Sections	Construkt	6 Dec 2018
SK12	C	Road Cross Sections	Construkt	15 May 2019
SK13	B	Road Cross Sections	Construkt	6 Dec 2018
SK14	B	Homezone Sample Plan	Construkt	15 May 2019
Fig 1	2	Tree Planting Strategy	Boffa Miskell	13 May 2019
Fig 2	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 3	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 4	2	Stage 1 – Street Tree Palette	Boffa Miskell	13 May 2019
Fig 5	2	Stage 1 - Planting Palette	Boffa Miskell	13 May 2019
Fig 6	2	Stage 1 - Planting Palette	Boffa Miskell	13 May 2019
Fig 7	2	Planting Palette	Boffa Miskell	13 May 2019
	Rev D	Ara Hills Stage 2 Landscape Package for s127	Boffa Miskell	24 March 2023
		Ara Hills Stage 2 Design Guidance	Oculus	13 Sept 2021

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to **work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD ☐	Auckland Isthmus ☐	Hauraki Gulf Islands ☐	Waitakere ☐
Manukau ☐	Rodney ☐	North Shore ☐	Papakura ☐	Franklin ☐
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

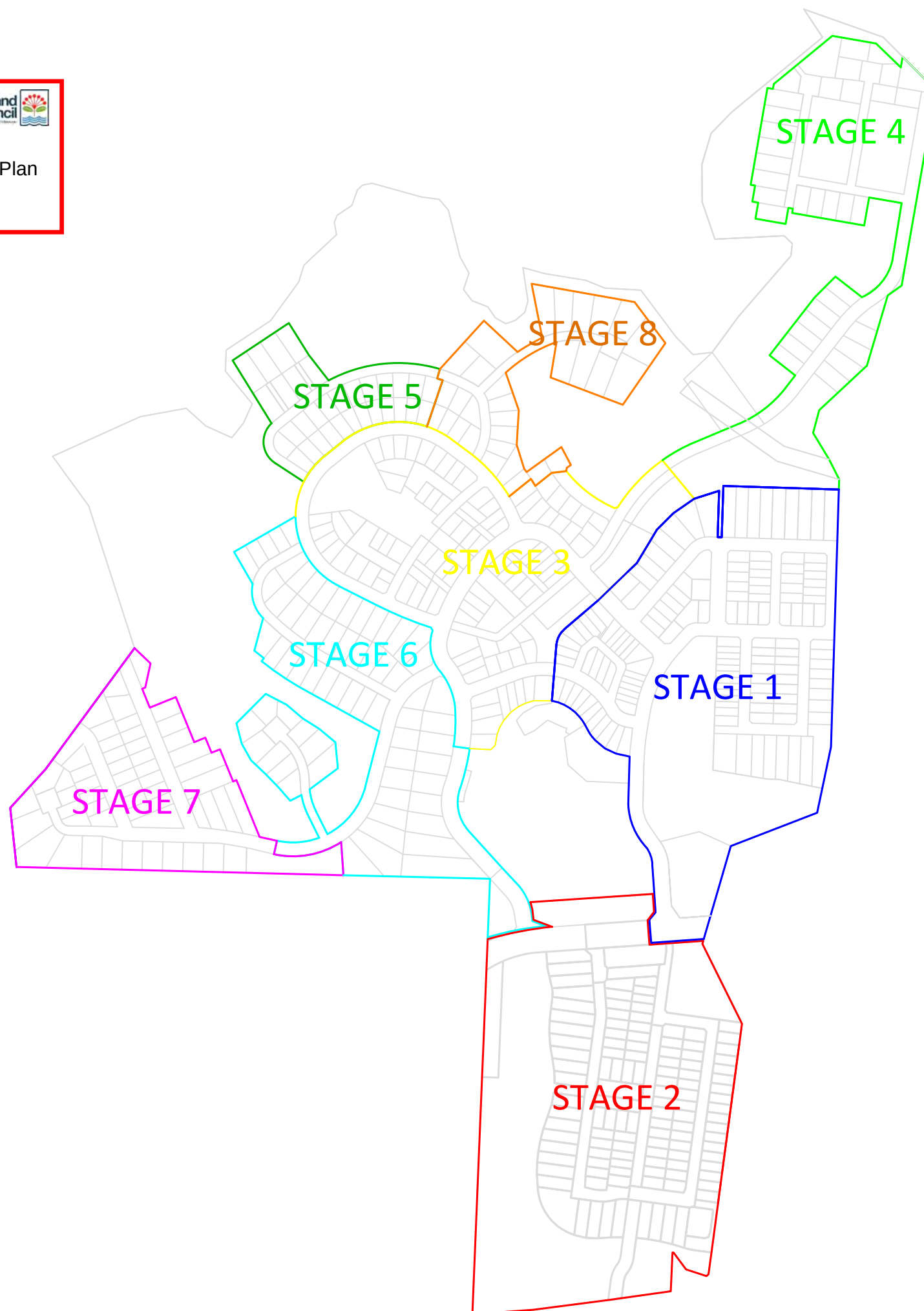
Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.



26/07/2024



NOTES:

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AVJennings

➤PROJECT

ARA HILLS
STAGE 2

➤TITLE

**SCHEME PLAN
OVERALL**

**PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 48835
& LOT 1001 DP 576669**

➤ SCALE 1:500 (A1) 1:1000 (A3)		
➤ DRAWING No SP494_2	➤ SHEET 1 of 7	➤ REVISION H

AMALGAMATION CONDITIONS That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith

AMALGAMATION CONDITIONS That Lot 1004 & 1005 hereon be held in the same ownership and that one record of title be issued in accordance therewith



SURVEYED			APPROVED	DATE
DESIGNED				
BRAWN	BH	12/07/24		
CHECKED				
APPROVED				
REV	CHANGES		CHKD	DATE
A	ORIGINAL ISSUE		BH	17.03.23
B	LAYOUT CHANGE		BH	29.03.23
C	RESERVE/RAINAGE ANNOTATION REMOVED		BH	13.04.23
D	STAGING UPDATED		BH	17.05.24
E	ADDED LOT 1010, 1006 TO 2A, 614		BH	22.05.24
F	LOT 1010 VESTING AS ROAD, 614 REMOVED		BH	24.05.24
G	LOT 612/614 ADDED (VESTING AS ROAD)		BH	04.07.24
H	LOT 605/606 CHANGE		BH	12.07.24

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- Proposed Easement Boundaries
- Abuttal Boundaries

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LASER SCANNER: LEICA RTC360 / LEICA P30

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LEGEND.

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	Proposed Easement Boundaries
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- # LEGEND.
- | | |
|---|------------------------------|
|  | Proposed Lot Boundaries |
|  | Proposed Easement Boundaries |
|  | Abuttal Boundaries |
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1016A Great South Road, Penrose Auckland, NZ



➤ CLIENT

AVJennings

➤ CLIENT

AVJennings

➤PROJECT

ARA HILLS
STAGE 2

➤PROJECT

ARA HILLS
STAGE 2

➤TITLE

**SCHEME PLAN
STAGE 2A**

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

➤TITLE

**SCHEME PLAN
STAGE 2A**

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

➤TITLE

**SCHEME PLAN
STAGE 2A**

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

SCALE 1:1000 (A1) 1:2000 (A3)

▶ SCALE 1:1000 (A1) 1:2000 (A3)		
▶ DRAWING No SP494 2	▶ SHEET 2 of 7	▶ REVISION H

PLOT DATE: 7/12/2024 10:39 AM

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2H.DWG

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E	ADDED LOT 1010, 1006 TO 2A, 614		BH	22.05.24
F	LOT 1010 VESTING AS ROAD, 614 REMOVED		BH	24.05.24
G	LOT 612/614 ADDED (VESTING AS ROAD)		BH	04.07.24
H	LOT 605/606 CHANGE		BH	12.07.24

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LASER SCANNER: LEICA RTC360 / LEICA P30

>NOTES:

BEARING AND COORDINATE DATUM IS GEODETIC 2000
ORIGIN IS 16 MT. EDEN 800 000 mN, 400 000 mE
PROJECTION IS TRANSVERSE MERCATOR TO OBTAIN
PROJECTION DISTANCES MULTIPLY BY 0.9999

LEVELS ARE IN TERMS OF LANDS AND SURVEY
DATUM (MSL) AUCKLAND 1946

LEGEND:

- Proposed Lot Boundaries
- Proposed Easement Boundaries
- Abuttal Boundaries

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PRECISE LEVELLING: TRIMBLE DNI Series 0.3mm DIGITAL
VERTICAL PLUMBING: FOIF DZ12 LASER PLUMBMIT
LASER SCANNER: LEICA RTC360 / LEICA P30

LEGEND.

	Proposed Lot Boundaries
	Proposed Easement Boundaries
	Abuttal Boundaries

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PRECISE LEVELLING: TRIMBLE DINI SERIES 0.3mm DIGITAL
VERTICAL PLUMBING: FOIF D212 LASER PLUMMIT
LASER SCANNER: LEICA RTC360 / LEICA P30

- # LEGEND.
- | | |
|---|------------------------------|
|  | Proposed Lot Boundaries |
|  | Proposed Easement Boundaries |
|  | Abuttal Boundaries |
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VERTICAL PLUMBING: FOIF D212 LASER PLUMMIT
LASER SCANNER: LEICA RTC360 / LEICA P30

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PRECISE LEVELLING: TRIMBLE DINI Series 0.3mm DIGITAL
VERTICAL PLUMBING: FOIF D212 LASER PLUMMIT
LASER SCANNER: LEICA RTC360 / LEICA P30

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VERTICAL PLUMBING: FOIF D212 LASER PLUMMIT
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➤ CLIENT

AVJennings

➤ CLIENT

AVJennings

➤PROJECT

ARA HILLS
STAGE 2

➤PROJECT

ARA HILLS
STAGE 2

➤TITLE

**SCHEME PLAN
STAGE 2A**

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

➤TITLE

**SCHEME PLAN
STAGE 2A**

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

➤TITLE

**SCHEME PLAN
STAGE 2A**

PLAN OF PROPOSED SUBDIVISION
OF LOT 1 DP 310813, SEC 2 SO 488358
& LOT 1001 DP 576669

▶ SCALE 1:2100 (A1) 1:4200 (A3)		
▶ DRAWING No SP494 2	▶ SHEET 3 of 7	▶ REVISION H

Lot 1001
58.7ha

Lot 1001

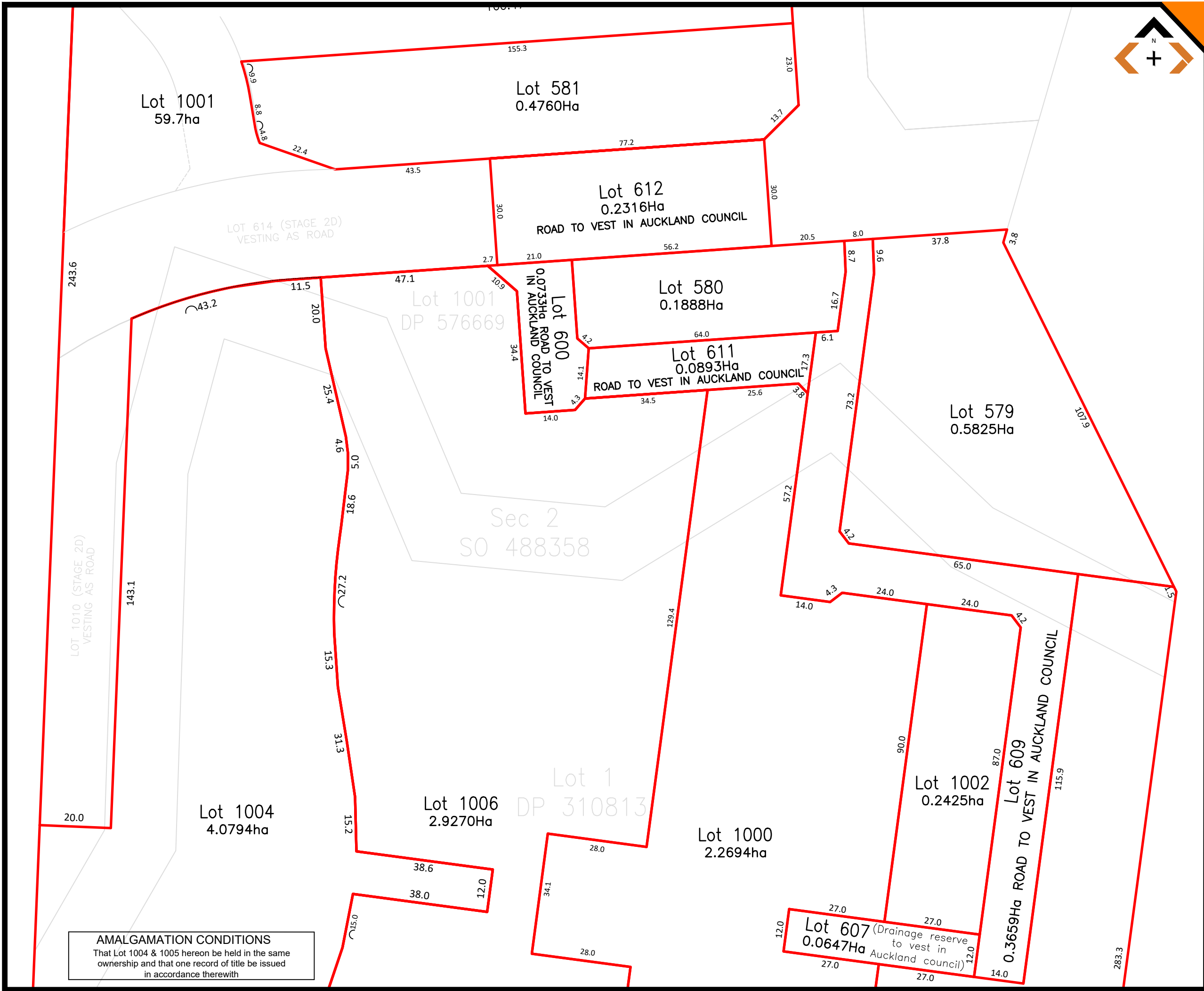
Lot 581
9-970019

Lot 61:

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2H.DWG

PLOT DATE: 7/12/2024 10:39 AM

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2H.DWG



SURVEYED			APPROVED		DATE
DESIGNED					
DRAWN	BH	12/07/24			
CHECKED					
APPROVED					

REV	CHANGES	CHKD	DATE
A	ORIGINAL ISSUE	BH	17.03.23
B	LAYOUT CHANGE	BH	29.03.23
C	RESERVE/DRAINAGE ANNOTATION REMOVED	BH	13.04.23
D	STAGING UPDATED	BH	17.05.24
E	ADDED LOT 1010, 1006 TO 2A, 614	BH	22.05.24
F	LOT 1010 VESTING AS ROAD, 614 REMOVED	BH	24.05.24
G	LOT 612/614 ADDED (VESTING AS ROAD)	BH	04.07.24
H	LOT 605/606 CHANGE	BH	12.07.24

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LEGEND:

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VERTICAL PLUMBING: FOIF D22 LASER PLUMMIT
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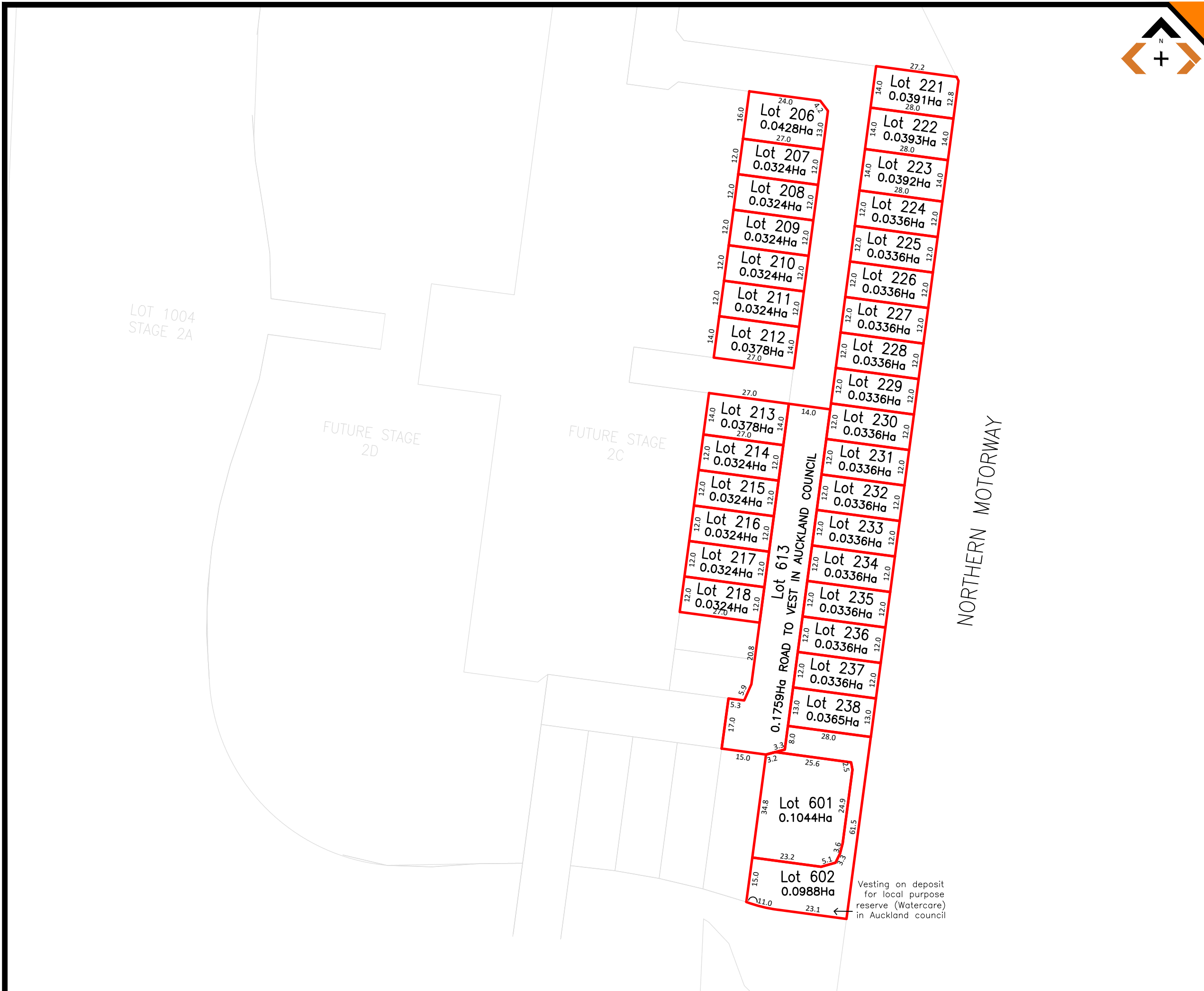
1016A Great South Road, Penrose Auckland, NZ

REGISTERED PROFESSIONAL SURVEYOR
MEMBER OF:

CLIENT	AVJennings
PROJECT	ARA HILLS STAGE 2
TITLE	SCHEME PLAN STAGE 2A PLAN OF PROPOSED SUBDIVISION OF LOT 1 DP 310813, SEC 2 SO 488358 & LOT 1001 DP 576669
SCALE	1:500 (A1) 1:1000 (A3)
DRAWING No	SP494_2
SHEET	4 of 7
REVISION	H

PLOT DATE: 7/12/2024 10:40 AM

FILE PATH: L:\01 PROJECTS\494 ARA HILLS\STAGE 2\SP494_2H.DWG



SURVEYED			APPROVED	
DESIGNED			DATE	
DRAWN	BH	12/07/24		
CHECKED				
APPROVED				

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MEMBER OF:

CLIENT

AVJennings

PROJECT

ARA HILLS
STAGE 2

TITLE

SCHEME PLAN
STAGE 2B

PLAN OF PROPOSED SUBDIVISION
OF LOT 1002&1003 (STG2A)

SCALE	1:600 (A1)	1:1200 (A3)
DRAWING No	SP494_2	SHEET
		5 of 7
		REVISION
		H

Lot 1
DP 336616

LOT 1004
STAGE 2A

NORTHERN MOTORWAY

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way, Right to convey telecommunications electricity & water	A	Lot 179	Lot 180
	B	Lot 177	Lot 178

SURVEYED			APPROVED	DATE
DESIGNED				
DRAWN	BH	12/07/24		
CHECKED				
APPROVED				
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PROJECT
ARA HILLS
STAGE 2

TITLE
SCHEME PLAN
STAGE 2C
PLAN OF PROPOSED SUBDIVISION
OF LOT 1000 (STG2A)

SCALE 1:750 (A1) 1:1500 (A3)

DRAWING No SP494_2 SHEET 6 of 7 REVISION H

