APPENDIX A – Proposed Conditions

Conditions

Under ss 108 and 108AA, this resource consent is subject to the following conditions:

Definitions

Acronym/ Term	Definition
AEE	The document titled "Te Kawerau ā Maki and Avant Property Development Limited (Rangitoopuni Developments Limited Partnership) Fast Track Application and Assessment of Environmental Effects", prepared by Campbell Brown Planning Ltd dated 4 April 2025, including all technical assessments and supporting reports.
AUP	Auckland Unitary Plan (Operative in Part)
BMP	Bat Management Plan
Bulk Earthworks	Large scale soil disturbances associated with any Project Construction Works (excluding earthworks associated with Enabling Works) or post construction maintenance activities.
Consents	The consents include but are not limited to those bundled under BUN60449727: LUC60449772 (s9 – Main land use consent) LUC60452434 (s9 – new bore land use consent) DIS60449778(s15 - Stormwater permit) DIS60449777 (s15 - Wastewater permit) DIS60449777 (s15 – NES: FW permit) WAT60449801 (s14 - Water permit – Groundwater diversion) WAT60449800 (s14 – Water permit – Water Take) WATXXXXXXX (s14 – water permit, dam) LUS60449776 (s13 - Streamworks consent) SUB60449775 (s11 subdivision consent)
Completion of Construction	The time when any Project Construction Stage is complete and is available for its intended use.
Construction	All activities related to constructing the Project excluding: • On-site monitoring activities; • Works necessary to implement sediment or erosion control improvements or repairs following rainfall events or to enact responses required in accordance with the ESCAMP or to address any other actual or potential consent non-compliance;
Council	Auckland Council
CMP	Construction Management Plan
CTMP	Construction Traffic Management Plan

DMP	Dust Management Plan
DRP	Design Review Panel
Earthworks	Alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
Enabling Works	Minor construction related activities not affecting any indigenous vegetation and occurring outside the following locations: • Any land within 10m of any stream; • Any land within 20m of any natural wetland or Wetland Management Area; • Any SEA (Terrestrial); • Any Natural Stream Management Area; • Any land within 50m of any Natural Lake Management Area; • Any Outstanding Natural Feature; Enabling Works include: • Re-grassing (spraying, sowing) that does not involve soil disturbance; • Geotechnical investigations and formation of associated access; • Establishment of site yards, site entrances and fencing where not requiring resource consent
AMP	Adaptive Management Plan
ESCP	Site-Specific Erosion and Sediment Control Plans
ChTMP	Chemical Treatment Management Plan
FBR	Freshwater Baseline Report
FPMMP	Fish Passage Monitoring and Maintenance Plan
GD05	Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'
HNZPT	Heritage New Zealand Pouhere Taonga
In-Stream Works	Comprises the following works:
KC	Kaitiaki Committee
LP	Landscape Plan(s)
LIMP	Landscape Implementation and Management Plan
LMP	Lizard Management Plan
MMEMP	Mātauranga Māori Environmental Monitoring Plan
NFFRP	Native Freshwater Fish Relocation Plan

Project	Includes all physical resources associated with the Project Site and all activities associated with designing, consenting, constructing, operating and maintaining the development as further described in **Schedule 1** of these conditions.
Project Site	All land within Rangitoopuni Developments Project Site to be used for the Project at Lot 1 and 2 DP 590677 on Old North Road and Forestry Road, Riverhead.
Project Stage	A stage of earthworks, bulk earthworks or construction work associated with each stage of the proposal as detailed within Condition 5, preceded by a Pre-Construction Meeting and undertaken in accordance with the respective certified management plans for each stage.
RMA	Resource Management Act 1991
RPMP	Restoration Planting and Maintenance Plan
RSA	Road Safety Audit
SEA	Significant Ecological Area as shown in the Auckland Unitary Plan Overlay Maps
Start of Construction	The time when any Project Construction Stage (excluding Enabling Works) starts.
SOMP	Site Operations Management Plan
SQEP	Suitably Qualified and Experienced Person - A person (or persons) who can provide sufficient evidence to demonstrate their suitability and competence.
SMP	Streamworks Management Plan
SWMP	Stormwater Management Plan
SWOMP	Stormwater Operation and Maintenance Plan
WPCMP	Weed and Pest Control and Maintenance Plan

General conditions apply to all consents

Application Plans and Materials

1. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities must be carried out in general accordance with the plans and all information submitted with the application, detailed in **Schedule 2**, and all referenced by the Council as consent numbers LUC60449772 (land use), LUC60452434 (land use, bore) SUB60449775 (subdivision), DIS60449778[(stormwater discharge), DIS60449777 (wastewater discharge), LUS60449776 (stream works), WAT60449800 (water take permit) WAT60449801 (water diversion permit), and WATXXXXXXXX (dam permit).

Lapse of Consent

2. Under s125 of the RMA, these consents lapse ten years after the date they are granted unless:

   a. The consents are given effect to; or

   b. The Council extends the period after which the consents lapse.

Consent Duration

3. Unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA, the duration of each consent is as follows:

Consent	Duration (years)
Land use	
LUC60449772 (s9 Bulk earthworks, retirement village)	10
Discharge Permits	
DIS60449778 (s15 stormwater permit)	35
DIS60449777 (s15 wastewater permit)	35
DIS60449779 (stormwater permit, NES: FW)	35
Water Permits – Taking, using, damming and diverting water and drilling	
WAT60449801 (s14 water permit – groundwater diversion)	35
WAT60449800 (s14 water permit – water take)	33
WATXXXXXXXX (s14 water permit – dam)	35
Activities affecting lakes, rivers, streams and wetlands	
LUS60449776 (s13 streamworks consent)	35

Monitoring Charge

4. The consent holder must pay the Council an initial consent compliance monitoring charge of $5000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached

to this / these consents.

Advice note:

The initial monitoring deposit 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 consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, must be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met, will the Council issue a letter confirming compliance on request of the consent holder.

Staging

5. The proposal has been consented in 15 stages as detailed on the staging plan, drawing xxx prepared by xxxx dated xxxx. The stages are as follows:

Countryside Living Subdivision

a) Stage 1

- Residential Lots 1-11
- Commonly Owned Access Lots 7000 and 7001
- Balance Lots 5000, 8002, 8003 and 9000
- Road to Vest Lot 6000
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

b) Stage 2

- Residential Lots 12-16, 20-24
- Commonly Owned Access Lot 7002
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

c) Stage 3

- Residential Lots 45-56
- Commonly Owned Access Lot 7003
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

d) Stage 4

- Residential Lots 38-39, 55, 58-60, 62-66
- 'Residential Lot' 57, which includes the proposed communal facilities and public car parking

- Commonly Owned Access Lots 7004-7006
- Balance Lots 8006, 8007, 9001
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

e) Stage 5

- Residential Lots 17-19, 25-37, 40-44,
- Commonly Owned Access Lots 7007-7009
- Balance Lot 9002
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

f) Stage 6

- Residential Lots 67-84, 87, 88, 91-97
- Commonly Owned Access Lots 7011 & 7012
- Roads to Vest 6003 and 6004
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

g) Stage 7

- Residential Lots 85, 86, 89, 90, 99-112
- Commonly Owned Access Lots 7013-7015
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

h) Stage 8

- Residential Lots 113-118, 132-139, 146, 147
- Commonly Owned Access Lots 7016-7109
- Balance Lot 9003
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

i) Stage 9

- Residential Lots 119-131 and 149
- Commonly Owned Access Lot 7020
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

j) Stage 10

- Residential Lots 140-143, 167-170
- Commonly Owned Access Lots 7021-7023
- Balance Lot 9004
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

k) Stage 11

- Residential Lots 144, 145, 148, 150, 163, 165, 166, 171-183
- Commonly Owned Access Lots 7024-2026
- Balance Lots 8012 and 9005
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

l) Stage 12

- Residential Lots 161-162, 185
- Commonly Owned Access lots 7027-7029
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

m) Stage 13

- Residential Lots 179, 181, 184, 186, 200-209
- Commonly Owned Access Lots 7030-7035
- Balance Lot 8014
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

n) Stage 14

- Residential Lots 187-199
- Commonly Owned Access Lots 7036-7040
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

Retirement Village

o) Stage 15

- Construction of retirement village and all associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways
- RV Lots 1 & 2
- Road to vest Lot 3 and associated Forestry Road Upgrade works

6. The staging of the proposed development on Lot 1 DP 590677 and Lot 2 DP 590677 must be in accordance with the staging plan, drawing xxx prepared by xxxx dated xxxx, noting that more than one stage can occur simultaneously, however:

   a. Stage 1 must be undertaken prior to Stages 2, 3, and 4. Stages 2, 3 and 4 may then be undertaken in any order or concurrently.

   b. Stage 4 must be undertaken prior to Stages 5-8. Stages 5-8 may then be undertaken in any order or concurrently.

   c. Stages 4 and 8 must be undertaken prior to Stage 9.

   d. Stages 4 and 9 must be undertaken prior to Stage 10.

   e. Stages 4, 9 and 10 must be undertaken prior to Stage 11.

   f. Stages 4, 9, 10 and 11 must be undertaken prior to Stages 12 and 13.

   g. Stages 4, 9, 10, 12, and 13 must be undertaken prior to Stage 14.

   h. The Stage 14 vehicle crossing onto Forestry Road must only be completed and made operational after Forestry Road has been upgraded and vested (Stage 15).

7. The developments and works on Lot 1 and Lot 2 DP 590677 can occur independently of each other.

Kaitiaki Committee

8. The consent holder must invite Te Kawerau ā Maki to nominate at least one representative to be their representative(s) on a Kaitiaki Committee (KC). The purpose of the KC is to:

   a) Foster and encourage mutual understanding between the consent holder and mana whenua on the effectiveness of the measures implemented by the consent holder to avoid, remedy, mitigate or offset adverse effects on sites of significance associated with the whenua, wetlands, wai and ngahere;

   b) Facilitate ongoing engagement with mana whenua;

   c) Enable mana whenua to provide kaitiaki inputs into the drafting and preparation of the Mātauranga Māori Environmental Monitoring Plan (MMEMP), Landscape Implementation Management Plan (LIMP) and Design and Landscape Guidelines;

   d) Discuss access and management arrangements for sites of cultural significance to mana whenua; and

   e) Provide mana whenua with reports, monitoring information and updates.

   The first meeting of the KC must be convened prior to the commencement of any Bulk Earthworks. Thereafter the KC is to meet on at least six-monthly intervals (or at such lesser frequency as the KC decides). At least 20 working days prior to each KC meeting, the consent holder must provide meeting invites to all KC representatives including the date and time of the meeting. A record of all meetings is to be distributed to Auckland Council no later than 10 working days after each meeting.

The consent holder must fund the reasonable costs of the operation of the KC.

Advice Note:

Should any KC representatives choose not to attend a KC meeting, this does not constitute a non-compliance of this consent condition.

The consent holder commits to entering into Memoranda of Understanding with Te Kawerau Iwi Tiaki Trust and will use best endeavours to achieve this outcome.

Mātauranga Māori

Pre-Construction

9. At least 15 working days prior to the commencement of any Bulk Earthworks or stream works, the consent holder must invite each KC representative to nominate a Kaitiaki Monitor to participate in pre-commencement meetings, provide cultural induction training and undertake cultural monitoring associated with the activities authorised by the consents.

Advice Note:
Kaitiaki Monitors can be changed by each Kaitiaki Committee representative at any time.

10. The consent holder must invite each Kaitiaki Monitor to attend any pre-commencement meeting required pursuant to any Project Construction Work Stage and any stream works. The invites must be provided at least 10 working days prior to any pre-commencement meeting occurring.

11. Prior to the commencement of any Bulk Earthworks or stream works, the consent holder must arrange a time for the Kaitiaki Monitor(s) to provide cultural induction and cultural safety training, including tikanga protocols, for construction workers and other specialists involved in such works.

During Construction

12. The consent holder must invite each Kaitiaki Monitor to undertake cultural monitoring visits and cultural surveys of the Project Site and surrounds for the duration of all works undertaken within any Project Construction Stage.

13. The consent holder must fund the reasonable costs incurred by Kaitiaki Monitors during the pre-construction and construction phases.

Advice Note:
Should any KC representatives choose not to nominate a Kaitiaki Monitor and should any Kaitiaki Monitor choose not to attend a pre-commencement meeting or provide cultural induction and cultural safety training or undertake cultural monitoring visits, this does not constitute non-compliance with the relevant consent condition.

Ongoing

14. Prior to any planting commencing, the consent holder must, in collaboration with the KC, prepare a Mātauranga Māori Environmental Monitoring Plan (MMEMP).

The purpose of the MMEMP is to establish a methodology to monitor and report on cultural values of the natural environment within and around the Project Site for the duration of the Consents.

To achieve this purpose, the MMEMP must include:

a) A methodology, established with the KC, to use Cultural Health Indicator (CHI) surveys to monitor the health of the environment;
b) The development of CHI attributes tailored to monitoring points on the site; and
c) Recommendations and advice on landscape and ecological enhancement and restoration works including riparian, wetland enrichment, and forest planting treatment, pest flora and fauna management, and any fish passage devices;
d) Optional initiatives that respond to the historic and cultural context of the Rangitoopuni Site and its features to be developed, confirmed and implemented in association with the KC, and where relevant, incorporated into the LIMP. For example, installation of interpretive signage, wayfinding devices, pouwhenua and/or artworks in suitable locations to reference the historic and cultural relationship and values of the Project Site and wider setting.

Implementation of the MMEMP must include the following

i. An introductory hui for the KC on the use of CHI survey and monitoring;

ii. An initial CHI survey to be undertaken at, or within, 6 months of ecological enhancement and / or restoration works commencing; and

iii. Ongoing CHI surveys at monitoring sites on two occasions at least every five years thereafter (or at such greater frequency as the KC decides).

The final MMEMP will be provided to the KC for comment at least 20 working days prior to submitting the MMEMP to the Council for certification.

Any changes proposed to the MMEMP, or its implementation, must be confirmed in writing by the consent holder following consultation with the KC prior to the implementation of any changes proposed.

The consent holder must fund the reasonable costs of the implementation of the MMEMP.

Management Plans

15. Any management plans required under the conditions of this resource consent can either apply to works across the entire site, or to part of the site or works, depending on the programme / staging of works proposed by the consent holder.

Advice Note:
Where management plans are staged, this must be clearly specified in the respective plan and the plan must clarify which stage of works it applies to accordance with the stages and requirements of Condition 16 below.

16. The consent holder must prepare Management Plans and Finalised Plans for each Project Stage in accordance with the following table and corresponding conditions of this consent prior to any works commencing on each Project Stage:

Project Stage	**Pre-Construction Management and Finalised Plan Requirements**
Stage 1 Stage 2 Stage 3	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP - condition 28 • ChTMP – conditions 39-30 • AMP – conditions 31 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • LMP – conditions 35-39 • BMP – conditions 40-41 • Transport Plans – condition 42 • Lighting Plans – condition 98 • Landscape Plans – condition 100 • Public Walkway Plans – condition 51 • SMP – condition 184 • NFFRP – condition 186 • FBR – condition 55
Stage 4	• CMP – conditions 23-26 • CTMP – conditions 27-28 • ESCP - condition 29 • ChTMP – conditions 30-31 • AMP – conditions 32-33 • DMP – condition 34 • MPMP – condition 35 • LIMP – condition 36 • LMP – condition 37 • BMP – condition 38 • Transport Plans – condition 42 • Lighting Plans – conditions 98 and 106 • Landscape Plans – condition 100 and 112 • Public Walkway Plans – condition 51 • Architectural Design and Signage (for Lot 57) – conditions 106-107 • SMP – condition 184 • NFFRP – condition 186 • FBR – condition 55
Stage 5 Stage 6 Stage 7 Stage 8 Stage 9 Stage 10 Stage 11 Stage 12 Stage 13 Stage 14	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP - condition 28 • ChTMP – conditions 39-30 • AMP – conditions 31 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • LMP – conditions 35-39 • BMP – conditions 40-41 • Transport Plans – condition 42

	• Lighting Plans – condition 98 • Landscape Plans – condition 100 • Public Walkway Plans – condition 51 • SMP – condition 184 • NFFRP – condition 186 • FBR – condition 55
Stage 15	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP - condition 28 • ChTMP – conditions 39-30 • AMP – conditions 31 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • LMP – conditions 35-39 • BMP – conditions 40-41 • Transport Plans – condition 42 • Lighting Plans – condition 106 • Landscape Plans – condition 112 • Public Walkway Plans – condition 51 • Architectural Design and Signage (for Lot 57) – conditions 108-109 • SMP – condition 184 • NFFRP – condition 186 • FBR – condition 55

17. The consent holder must supply a copy of each Management Plan, as set out in Condition 16, to the Council no less than 15 working days prior to commencement of the relevant Project Stage. The consent holder must not commence the relevant activities pertaining to a Management Plan until written certification has been obtained from the Council.

Advice Note:

The certification (or withholding certification) of a Management Plan by the Council must be based on the Council's assessment as to whether the plan adequately addresses its objectives as set out in these conditions. Where the relevant Council officer considers a Management Plan cannot be certified, their response should outline these inconsistencies to the consent holder.

18. To enable sequencing of the Project Stages, the Management Plans certified in accordance with the respective management plan conditions may be reviewed and amended over time.

Subsequent Management Plan changes and reviews must also be submitted to Council for certification in accordance with conditions 16 and 17. Any amended Management Plan must have no effect until certification has occurred. The consent holder must meet the costs of the production, monitoring and review of Management Plan changes.

19. This Consent and a copy of the Council certified versions of all the management plans required by this Consent must be kept on site at all times until practical completion of the development.

Pre-commencement meeting

20. Prior to the commencement of any works on site, and subsequently ahead of the commencement of each Project Stage, the consent holder must hold a pre-construction meeting that:

- is located on the subject site; and
- is scheduled not less than ten (10) working days before the anticipated commencement of the Project Construction Work Stage.

The pre-commencement meeting must include, at a minimum, a representative of the consent holder, Kaitiaki Monitors, the Council compliance monitoring officer, a representative from the contractor(s) who will undertake works for the Project Construction Work Component and any suitably qualified and experienced person(s) who are required to supervise any part of the Project Construction Work Component.

The following information must be made at the prestart meeting(s):

a) Scheduling and staging of the works, including the proposed start date;
b) Resource consent conditions;
c) Contact details for all relevant parties;
d) Site inspections requirements;
e) All Management Plans required for the respective Project Stage by Condition 16;
f) Site Access and Storage area details;
g) Finalised Bridge Design (condition 187);
h) Tree protection methodologies and arboricultural supervision requirements;
i) Any other documents relevant to the Project Stage in question.

The meeting must ensure all parties are aware of and familiar with the necessary conditions of this consent and any relevant plans.

Advice Note:
To arrange the pre-construction meeting please contact the Council to arrange this meeting on monitoring@aucklandcouncil.govt.nz or 09 301 01 01. 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.

Enabling Works

21. All Enabling Works involving earthworks permitted within the AUP must be undertaken in accordance with GD05 and a certified LMP.

Advice Note: *Enabling Works can commence without a pre-commencement meeting with prior written approval from Council.*

Specific conditions – Land Use Consent LUC60449772

Duration

22. The regional earthworks component of resource consent LUC60449772 expires ten (10) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Management Plans

Construction Management Plan (CMP)

23. Prior to the commencement of any Project Stage requiring a CMP, as set out in condition 16, the consent holder must submit a CMP to the Council for certification. No earthwork activities may commence in relation to any Project Construction Work Component until certification is provided by Council that the CMP meets the requirements of GD05.

    The purpose of the CMP is to set out the management procedures and construction methods to be undertaken to avoid, remedy or mitigate any adverse effects associated with Construction Works as far as practicable.

24. To achieve the purpose, the CMP must be prepared by an appropriately experienced person with specialist input from the project ecologist and include:

    a) The roles and responsibilities of staff and contractors;

    b) Details of the site or Project manager and the Project Liaison Person, including their contact details (phone and email address);

    c) A detailed description of the scope of the activities it covers, including a list of all Project Construction Work Components and all land to be used;

    d) The Construction Works programmes and staging approach, and the proposed hours of work;

    e) The proposed site layouts (including construction yards), locations of refuelling activities and construction lighting;

    f) A copy of all finalised Management Plans required for the applicable Project Construction Works Component forming the CMP scope;

    g) Methods for controlling dust and the removal of debris and demolition of construction materials from public roads or places;

    h) Methods for providing for the health and safety of the general public;

    i) Measure to mitigate flood hazard effects such as siting stockpiles out of floodplains, minimising obstruction to flood flows, actions to respond to warnings of heavy rain;

    j) Procedures for incident management;

k) Procedures for the refuelling and maintenance of plant and equipment to avoid discharges of fuels or lubricants to watercourses.

l) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with contingency procedures to address emergency spill response(s) and clean up;

m) Procedures for responding to complaints about Construction Works; and

n) Methods for amending and updating the CMP as required.

25. To the extent they are applicable to the Project Stage the CMP must also include:

a) Baseline groundwater and surface water monitoring data;
b) Ground and surface water monitoring plans during construction works;
c) Clearing plans;
d) ESCPs; and
e) Cut and fill plans.

Construction Traffic Management Plan (CTMP)

26. Prior to the commencement of any Project Stage requiring a CTMP, as set out in condition 16, the consent holder must submit a CTMP to the Council for certification. The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Agency's Code of Practice for Temporary Traffic Management.

The overall objective the CTMP is to manage the effects of earthworks and construction traffic and minimise impacts on the surrounding roading network (including footpaths) and on properties within the vicinity of the construction works.

The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:

a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
b) A general outline of the construction programme;
c) Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);
d) Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;
e) An overview of measures that will be adopted to prevent unauthorised public access during the construction period;
f) Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;
g) Measures to ensure satisfactory vehicle and pedestrian access is maintained to

adjacent properties at all times;

h) Measures to manage any potential spill-over effects to on-street parking during the construction period;
i) Temporary protection measures that will be installed to minimise any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;
j) The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:
    a. Identify the relevant activity and the nature of the works at the time of the complaint;
    b. Review the mitigation and management measures in place;
    c. Record the findings and recommendations in a complaints register that is provided to the Project Manager after each and every complaint and made available to the Council on request; and
    d. Report the outcomes of the investigation to the complainant within 10 working days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise; and
k) Identification of haulage routes and procedure for agreeing existing condition with the Council and Auckland Transport prior to commencement of works;
l) Consideration to other construction projects in the area; and
m) The process for changing, and certifying any changes to, the CTMP. The above details must be shown on a site plan and supporting documentation as appropriate.

Advice Note:
Prior to the commencement of any construction activities, a Corridor Access Request (CAR) is required to be lodged with AT and such permit must be obtained prior to the works commencing. Please refer to Auckland Transport's website for further information: https://at.govt.nz/about-us/working-on-the-road/corridor-accessrequests/

27. Construction activity in relation to any Project Stage requiring a CTMP must not commence until the CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP.

The CTMP must be included in the application for a Corridor Access Request.

Erosion and Sediment Control Plan (ESCP)

28. Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with GD05 and submitted to the Council.

No earthworks activity on the subject site may commence until written certification from Council is provided that the ESCP meets the requirements of GD05 and must contain sufficient detail to address the following matters:

a) Specific erosion and sediment control works (location, dimensions, capacity) including the use of or the decommissioning of existing devices;
b) Confirmation that the sediment retention ponds have been sized to provide a minimum storage volume of 3.6% (360m3 of storage for each hectare) of contributing catchment area and incorporates a forebay that provides a minimum volume of an additional 5% of the pond's volume.
c) Details of location of the sites stabilised entranceway(s);
d) Catchment boundaries and contour information;
e) Details of construction methods;
f) Timing and duration of construction and operation of control works;
g) Details relating to the management of exposed areas (e.g. grassing and mulching); and
h) Monitoring and maintenance requirements.

Chemical Treatment Management Plan (ChTMP)

29. Prior to the commencement of any earthworks commencing on site, and ahead of the commencement of each Project Stage requiring a ChTMP, as set out in condition 16 the consent holder must submit a ChTMP to the Council for certification. The ChTMP must be prepared by a suitably qualified and experienced person. No earthwork activities may commence in relation to any Project Construction Work Component until certification is provided by Council that the ChTMP meets the requirements of GD05, and the measures referred to in that plan have been implemented.

The ChTMP must include:

a) Specific design details of the chemical treatment system based on rainfall activated devices for 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 an initial chemical treatment trial based on bench-testing of soils representative of those to be encountered on the site including existing subsoils;
e) A spill contingency plan; and
f) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

30. Chemical treatment of sediment retention ponds, decanting earth bunds and any dirty water pumped from excavations must be undertaken in accordance with the approved FMP.

Adaptive Management Plan (AMP)

31. Prior to the commencement of any earthworks commencing on site, and ahead of the commencement of each Project Stage requiring an AMP, as set out in condition 16, the

consent holder must submit an AMP to the Council for certification. The AMP must be prepared by a suitably qualified and experienced person.

The AMP must be generally consistent with Auckland Council's 'Erosion and Sediment Control Adaptive Management Plan Guideline Document' July 2020 and its purpose is to ensure all earthwork activities maintain consistency with GD05 and any other relevant consent conditions, for the duration of works.

The AMP must include:

a) Site management structures, practices and procedures;

b) Weather monitoring procedures including the commissioning of an onsite rain gauge to monitor rainfall and provide alerts to trigger on site erosion and sediment control monitoring for rainfall trigger events as defined in Condition 60;

c) Control device monitoring plans (frequencies and parameters) including procedures for pre, during and post rain events including;
    i. Continuous and automated water quality monitoring (e.g. turbidity) at the inlet and outlet of a minimum of the main sediment retention pond within the active earthwork catchment.
    ii. Additional manual monitoring for all remaining sediment retention ponds and decanting earth bunds.
d) Sediment control device water quality targets and thresholds including;
    i. Treatment efficiency of >90% (up to the 2-year 1hr duration rain event); and
    ii. Discharge threshold (100mm water clarity or 150 NTU or 100g/m3 TSS);
e) Management response measures to be undertaken in the event that the water quality targets are not achieved, or a threshold is breached;
f) Management response measures to be undertaken in the event that the water quality targets are not achieved, or a threshold is breached; and
g) Reporting procedures.

Dust Management Plan (DMP)

32. Prior to the commencement of any works on site, and ahead of the commencement of each Project Stage requiring a DMP, as set out in condition 16, the consent holder must submit a DMP to the Council.

The overall objective of the DMP is to set out the practices and procedures to be adopted to ensure dust emissions from construction activities do not cause an objectionable or offensive effect beyond the boundary of the site.

Restoration Planting and Maintenance Plan (RPMP)

33. Prior to the commencement of any earthworks commencing on site, and subsequently ahead of the commencement of each Project Stage on site, the consent holder must submit a finalised Mitigation Planting and Maintenance Plan for certification by Council.

The Restoration Planting and Maintenance Plan must:

a. Be in accordance with Te Haumanu Taiao and the '*Ecological Impact Assessment for: Rangitoopuni Developments Limited Partnerships*, prepared by Bioresearches, dated 1 May 2025 as referenced in condition 1 and the Arboricultural Memo prepared by The Tree Consultancy Company, dated 1 May 2025.

b. Define the finalised protective covenant areas, in accordance with the areas detailed on the approved Scheme Plans referenced in Schedule 2 and including additional protective covenants over all mitigation planting areas contained within Lot 2 DP 590677.

c. Details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.

d. Ensure all plants are eco-sourced from the Rodney Ecological District

e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.

f. Identify the existing native species to be retained.

g. A programme of establishment and ongoing post establishment protection and maintenance (fertilising, eradication of invasive weeds through removal/spraying – including the removal of exotic vegetation incompatible with achieving native forest restoration – and pest animal control, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme.)

Advice Note:

The maintenance procedures must include a minimum of 5 years, achieve 80% canopy closure and a minimum of survival rate of the plants (being 90% of the original density through the entire planting areas), and replacement planting requirements for any plants that do not survive during that maintenance period.

Landscape Implementation Management Plan (LIMP)

34. Prior to the commencement of each Project Stage requiring LPs, as set out in condition 16, the consent holder must submit a Landscape Implementation Management Plan (LIMP) to the Council for certification.

The purpose of the LIMP is to:

a) Mitigate adverse effects on the landscape and visual amenity values associated with the Project;
b) Integrate the development into the landscape of the Project Site and wider setting through appropriate design, implementation and ongoing management; and
c) Set out a staged programme of planting establishment and ongoing protection and maintenance of plants to achieve the long-term objectives and vision of the project. This must include details relating to:
    i. Irrigation

ii. Weed and pest control

iii. Plant replacement

iv. Inspection timeframes

Contractor responsibilities

The LIMP must be prepared by a suitably qualified and experienced landscape architect as an overarching document that sets out the objectives and principles of the Project's landscape design, implementation and its ongoing management.

The LIMP must be consistent with Landscape Management Plan prepared by Boffa Miskell in March 2025, and the finalised Restoration Planting and Maintenance Plan required by Condition 33 of this consent where areas of planting overlap. This may require input from a suitably qualified ecologist to ensure the outcomes are consistent.

The programme of establishment and post establishment protection and maintenance must include details on fertilising, weed removal/spraying, replacement of dead/poorly performing plants, where required, watering to ensure effective establishment of plants and length of maintenance programme. Fauna Management Plans

Lizard Management Plan (LMP)

35. Prior to the commencement of any physical works and prior to the commencement of each Project Stage requiring a LMP, as set out in condition 16, the consent holder must submit and have certified by Council, a LMP prepared by a suitably qualified and experienced ecologist/herpetologist.

The purpose of the LMP is to achieve the following two objectives:

- The population of each species of native lizard present within relevant areas of Enabling Works or Project Stages must be maintained or enhanced, either on the same site or at an appropriate alternative site; and

- The habitat(s) that lizards are relocated to will support viable native lizard populations for all species present pre-development.

To the extent it is applicable to the scope of work, the LMP must address the following (where relevant):

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:
   i. salvage protocols;
   ii. relocation protocols (including method used to identify suitable relocation site(s));
   iii. nocturnal and diurnal capture protocols;
   iv. supervised habitat clearance/transfer protocols;
   v. artificial cover object protocols;, and
   vi. opportunistic relocation protocols;
d) A description of the relocation site(s); including:

i. provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
ii. any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc; and
iii. any weed and pest management to ensure the relocation site is maintained as appropriate habitat.

e) Monitoring methods, including but not limited to:
i. baseline surveying within the site;
ii. baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites;
iii. ongoing annual surveys to evaluate relocation success;
iv. pre and post – relocation surveys; and
v. monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and

f) A post-vegetation clearance search for remaining lizards.

36. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP and to supervise all and any habitat removal in order to search for a rescue any native lizards found and relocate them to a suitable alternative location on the site.

37. All works on site must comply with the certified LMP at all times.

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 lizards following felling of trees, shrubs, ground cover vegetation and terrestrial retreats.

38. Within three months of completion of works associated with any Project Stage requiring an LMP as set out in condition 16, all findings resulting from the implementation of the LMP must be recorded by a suitably qualified and experienced ecologist/herpetologist approved by the Council on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) which must be sent to Council and the Department of Conservation.

39. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP must certify that the Lizard related works have been carried out according to the certified LMP within two weeks of the completion of the vegetation clearance works.

<u>Bat Management Plan</u>

40. Prior to the commencement of any Project Stage requiring a BMP, as set out in condition 16, the consent holder must submit a BMP to the Council for certification. The BMP must be prepared by a suitably qualified and experienced ecologist to outline pre-felling monitoring of high-risk trees.

The BMP must set out the practices and procedures to be adopted to avoid as far as practicable the injury/death of bats during the construction and operation of the Project Site and to the extent they are applicable to its scope, the BMP must include:

a) A detailed description of the scope of activities it covers, including a list of Project Construction Work Components and/or Operations including confirmation of all areas to which it will be applied and over what duration;
b) Confirmation of the locations and extents of all High Value Bat Habitats on the Project Site;
c) A vegetation removal protocol prepared by a qualified bat ecologist that sets out the monitoring procedures to be implemented for the removal of any vegetation and/or trees that are identified as potential bat roosts. This can be achieved through acoustic surveys, direct observation of trees prior to their removal, and by managing the time (month) of removal;
d) Details of ongoing monitoring and reporting of bat activity where occupied bat roosts are discovered
e) Proposal(s) for minimising disturbance from construction activities near any discovery of active roosts until the bat ecologist confirms they are vacant;
f) Methods for the replacement of any actual and potential bat roosts that are removed as part of the proposal;
g) Management actions to minimise disturbance to bats from temporary or permanent lighting; and
h) Management actions to minimise disturbance to bats from operational noise and lighting;
i) To enable sequencing of Project, the BMP may be reviewed and amended over time in accordance with condition 18.

41. The vegetation removal protocol set out in the BMP must be implemented for the removal of any vegetation and/or trees that are identified as potential bat roosts by a suitably qualified ecologist.

Transport

Final Plans for Certification

42. Prior to the commencement of works for each Project Stage, finalised plans must be submitted to the Council for certification. These plans much incorporate the following design details or outcomes, where relevant to the works of each Project Stage:
a) Each JOAL and vehicle access has been designed to accommodate B85 car tracking and 8m truck tracking without crossing over lanes where refuse collection within the JOAL is proposed (applies to all Stages);
b) A maximum distance of 100m between passing bays, where the carriageway is less than 5.5m wide, and demonstration of clear lines of site between passing bays;
c) Locations of warning signage (PW-26) alerting drivers to concealed vehicle crossings (Accesses 2 and 5) (applies to Stage 4 and 6);
d) The removal of Access 4 and provision of an alternative access off other accesses and internal roading networks to Lot 68 (applies to Stage 4);

e) Right Turn Bays to be installed on Old North Road for vehicles turning into Pinetone Road (Stage 1) and on Deacons Road at the intersection with Forestry Road (Stage 15);
f) Establishment of speed signs or speed-activated warning signs on the western approach to the Deacon Road/Riverhead Road intersection (applies to Stage 15); and
g) Traffic calming measures are provided at not more than 50m spacing along all JOALs (applies to all Stages).

All works must then be constructed and implemented in accordance with these finalised certified plans. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided to Council within 20 working days of completion of each Project Stage and occupation of any dwellings and/or retirement units within the specified stage of the project as referenced above and described in Condition 5.

Right Turn Bays required prior to construction commencing

43. To accommodate construction traffic safely, Accesses 1 and 2 must be upgraded to provide a right turn bay within Old North Road prior to the commencement of construction.

Waste Management Plan

44. A finalised Waste Management Plan must be submitted to Council for certification detailing the finalised Waste Management Proposal for Stages 1-14. This must include instructions for waste collection trucks to park in vehicle turning areas and use runners to collect refuse from beyond these points.

Vehicle Crossings and Accessways

45. The consent holder must design and construct all vehicle crossings and accessways in accordance with the finalised certified plans required under Condition 42 and the requirements of the Auckland Transport Transport Design Manual (AT-TDM), Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided to Council within 20 working days of completion of each Project Stage that involves vehicle crossings.

Advice Notes:

a) *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (aucklandcouncil.govt.nz)*
b) *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
c) *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*

d) *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.*

e) *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*

f) *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

g) *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/*

Maintenance of Sightlines

46. Vehicle Sightlines must be maintained in perpetuity within Covenant areas ZY and ZZ, and an additional Covenant Area that must be added over Lots 68 and 71 adjacent to Access 5. No buildings are permitted within this area, and all vegetation and any fencing within this area must be restricted to a maximum height of 1.1m from ground level The maintenance of any vegetation within this area is the responsibility of the Residents Association (or other Legal Entity) required by Condition 295.

Engineering Plan Approval – Transport

47. Prior to the commencement of any engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

a) Design details of the marking of a channelised right turn facility for right turning vehicles from Deacon Road to Forestry Road
b) Detailed engineering design plans for the proposed upgrades and extension of Forestry Road
    - Design details demonstrating compliance with the Auckland Transport Design Manual (TDM) and relevant standards for road geometry
    - Typical cross-sections showing carriageway width, shoulder treatment, pavement layers, and any drainage infrastructure (culverts, drainage flow paths and overland flow paths and necessary stormwater treatment).

- Details of how the extension integrates with existing road networks and provides safe access to adjacent lots

c) Design details of the erection of advisory speed signage and/or speed-activated warning signs on Riverhead Road on the western approach to the intersection as approved by Auckland Transport
d) Design details of the marking of a channelised right turn facility for right turning vehicles from Old North Road for vehicle access 1 and 2.

48. As part of the Engineering Plan Approval, the consent holder must submit a flooding assessment which must include but not be limited to:
   a) Identifying flood-prone areas along the proposed and existing sections of Forestry Road, including any overland flow paths and ponding risks
   b) Show the extent and depth of flooding across the road reserve and adjacent areas for all relevant storm scenarios
   c) Compare flood depths across different design scenarios or mitigation options to demonstrate the effectiveness of proposed measures
   d) Identify areas where floodwaters pose a safety risk due to high velocity and depth, particularly where vehicles and pedestrians would be present within the road reserve.

49. As part of the application for Engineering Approval, a registered engineer must:
   a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.
   b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
   c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes:

If the Engineering Approval drawings require any permanent traffic or parking restrictions, the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process required external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.

The engineering plan application forms including fees can be found at the following Auckland Council website:
https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

Construction of Public Roads

50. Within three months of completion of Forestry Road Upgrade works, an engineering completion certificate, certifying that the public road and/or the ancillary structures on the

road to be vested in Auckland Council, have been constructed in accordance with the EPA requirements must be provided to the Council.

Public Walkways, Cycleways and Golf-Cart Track

Detailed Design Plans

51. Prior to the commencement of works for each Stage detailed design plans must be prepared for all public walkways within that respective Stage and submitted to Council for certification. The finalised plans must include annotated pavement plan(s) and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, including details for the proposed public walkways and golf-cart track.

Advice Notes:

a) *These details can be incorporated into the finalised Landscape Plans required by Conditions 98 and 109.*
b) *The finalised design details must demonstrate appropriate finishes and gradients for the respective track, taking into account the intended use (i.e.: walking, cycling or golf-carts). Consideration in determining these finishes should be given to the AT-TDM and DOC standards for public tracks.*

52. All walking, cycle and golf-cart tracks must then be implemented for each stage in accordance with the certified plans.

Earthworks – Pre-commencement

Council Notification

53. The Council must be notified at least ten (10) working days prior to earthwork activities commencing on the subject site.

Natural Inland Wetlands

54. Prior to the commencement of any works authorised by this consent, including the installation of erosion and sediment controls, a suitably qualified freshwater ecologist must identify, in accordance with MFE protocols, a minimum 1m setback from the natural inland wetlands where works are proposed within 10m of the natural inland wetland. A protection fence must be installed at the 1m setback and must remain in place until the completion of all works on the site.

Advice Note:
A 'day glow' barrier mesh or 'pigtail' fence/wire or rope would be sufficient for this purpose

Freshwater Baseline Report

55. A Freshwater Baseline Report (FBR) containing pre-construction in-stream monitoring must be provided to Council prior to any earthworks or streamworks commencing. The FBR must be prepared in accordance with the Adaptive Management Plan. The purpose of FBR is to confirm pre-construction baseline conditions and must be submitted to council at least 20 working days prior to the programmed commencement of works.

The FBR must include as a minimum, information on the following matters:

a) Sediment quality such as sediment description of sediment inputs, transport, substrate composition and embedness,
b) Water quality such as TSS and turbidity
c) Actual and potential ingana (Glaxias maculatus) spawning habitat; and
d) Identify the pre-construction condition of any erosion prone reaches of streams against which to measure construction effects and possible mitigation measures.

Advice Note:
Pre-construction baseline monitoring of the receiving environment must be completed prior to the earthworks commencing, to confirm pre-construction environmental conditions. The pre-construction baseline monitoring will then provide a more detailed understanding of receiving environment characteristics over a range of weather conditions and / or seasons. The details and content (methodology) of the Baseline Monitoring will be specific to each site and should be discussed with council prior to being undertaken.

Pre-Construction Monitoring

56. The pre-construction monitoring must be undertaken by a suitably qualified and experienced freshwater ecologist for one summer and one winter period prior to the commencement of works.

Demarcation of Effluent Disposal Fields

57. The boundaries of the proposed wastewater disposal areas as indicated in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/35 must be marked out and surrounded by temporary barriers on all proposed residential lots and the retirement village site prior to earthworks commencing. The barrier marked areas must be protected from access by heavy machinery where practicable due bulk site earthworks.

Sediment and Erosion Control

58. Within ten (10) working days following implementation and completion of the erosion and sediment controls required by the finalised Erosion and Sediment Control Plan and prior to commencement of the earthwork activity in the corresponding Project Stage, the consent holder must provide to Council written certification prepared by a suitably qualified and experienced person confirming that the erosion and sediment control measures have been constructed in accordance with GD05 and any additional requirements of this consent.

Certified controls must include all erosion and sediment controls detailed in the certified ESCP. Information supplied, if applicable must include:

a) Details on the contributing catchment areas;
b) Retention volume of the structure (dead storage and live storage measured to the top of the primary spillway);

c) Dimensions and shape of structure;
d) Position of inlets/outlets;
e) Details regarding stabilisation of the structure;
f) Confirmation of the alignment and locations of silt fences and super silt fences;
g) Location of stabilised entranceways; and
h) Confirmation that the dirty water and clean water diversions have been sized in accordance with GD05.

Earthworks – During Works

Erosion and Sediment Control

59. All erosion and sediment controls measures must be constructed and maintained in accordance with GD05 except where a higher standard is detailed in the documents referred to in the conditions of consent, in which case the higher standard must apply.

The erosion and sediment control measures must be maintained throughout the duration of the earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

60. All earthworks must be undertaken in accordance with the AMP (and any subsequent revisions) certified by the Council.

61. Pre-rain forecast inspections as defined in the Adaptive Management Plan must be undertaken at a minimum of 24 hours prior to the forecasted event. If the forecast is not made available within 24 hours of the event, all reasonable attempts must be made to inspect the site prior to the event.

Advice Note:
As a pre-curser to a possible trigger event, if forecasts indicate that >20mm over 24 hours of rainfall, additional pre-rain event inspections should be undertaken by an Erosion and Sediment Control Specialist in conjunction with the contractor. The aim of the inspection will be targeted at any additional ESC that are required to be installed to ensure that the sites ESC devices perform effectively.

62. The inspection(s) required by Condition 59 must be undertaken during trigger events as follows:

a) Greater than 25mm of rainfall over any 24 hour period (as measured by the onsite rain gauge).
b) Greater than 15mm of rainfall within an hour period.
c) Any failure of an erosion and/or sediment control measure leading to an uncontrolled discharge of sediment laden water to the receiving environment.
d) Spillage/accidents that cause a discharge of sediment or contaminants to the aquatic environment.
e) Obvious degradation of the receiving environment immediately downstream of the sediment retention ponds, such as accumulation of sediment, conspicuous

oil/grease, scums/foams, floatable matter, fish kills, discolouration of water or significantly increased growth of nuisance algae.

Notification must be provided to Council within 24 hours of a trigger event.

63. Following each trigger event defined by Condition 60, a Trigger Event Report must be provided to Council within 10 working days of the trigger event. The report must include (but is not limited to):

a) A summary of the trigger event (i.e. rainfall summary, reason for trigger).
b) The results of the AMP monitoring regime.
c) Identification of any water quality targets that were not achieved during the trigger event.
d) Identification of any adaptive management responses that should be undertaken to improve the site's erosion and sediment control measures.
e) A summary of the performance of the site's erosion and sediment control measures.

64. An earthworks catchment which has been reduced (by stabilisation) or stabilised as a result of a trigger level exceedance as defined and required by the AMP and any subsequent revisions approved by the Council must only be re-opened or increased on the written approval of the Council.

65. Amendments to the AMP, including cessation of any further monitoring, must be approved by the Council in writing and may be applied for after a period of monitoring which provides sufficient record of site performance and justification for the amendments sought.

66. If in the Council's opinion, there are changes required to be made to the AMP as a result of observed inefficiencies on site or identified within the site reporting, Council may request that the AMP be updated to address those inefficiencies. If such a request is made by the Council, the revised plan must be submitted to the Council within ten (10) working days of the request. The revision must not be implemented without the Council's approval.

67. The site must be progressively stabilised against erosion in accordance with GD05 as soon as practicable as earthworks are finished over various areas of the site.

68. Earthworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must 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.

69. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with GD05.

Imported Fill

70. All imported fill used within the Project Site must:

a) comply with the definition for 'cleanfill material' in the Auckland Unitary Plan (Operative

in Part) – (Chapter J1 Definitions);
b) be solid material of a stable, inert nature; and
c) not contain hazardous substances or contaminants above recorded natural background levels of the receiving site.

71. Hazardous Substances & Contaminants All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

No Heavy Machinery or Earthworks within Future Disposal Areas

72. Precautions must be maintained in place during subdivision earthworks to prevent heavy machinery accessing disposal area land and to prevent the stockpiling of soils or machinery in any of the marked wastewater disposal area land, as far as practicable. In the event of the identification of any cut or filled land within the proposed wastewater disposal areas and/or the proposed disposal area land on any lot is accessed by heavy machinery during earthworks or construction activities which may have resulted in over compaction of the soils, then the soil compaction levels must be assessed and remedial measures undertaken as required to achieve soil compaction comparable to that of control natural non-earthworked soils nearby to the satisfaction of the Council.

Should the areas not achieve the above requirements, the affected areas must be marked on final s224c development plans as areas not suitable for disposal purposes and appropriate consent notices be registered as part of condition 299 to ensure future owners are aware of the limitations.

Advice Note:

73. *Earthworks or access by heavy machinery could adversely affect the longer-term permeability of the soils in the locality and when located on or alongside or downslope of a wastewater disposal area further impede the soils viability for wastewater disposal purposes and for general stormwater drainage.*

Staging

74. The maximum area of all earthworks being undertaken at the Project Site at any one time must not exceed 30 hectares, with a maximum area of 15 hectares open per existing Lot (Lot 1 DP 590677 and Lot 2 DP590677)

75. The site must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with any approved ESCP.

Discharges beyond the boundary

76. Beyond the boundary of the site there must be no odour, dust, particulate, smoke, ash or fume caused by discharges from the site which, in the opinion of the Council, is noxious, dangerous, offensive or objectionable.

Avoid damaging assets

77. Unless specifically provided for by this consent, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council must be notified within 24 hours of its discovery. The cost of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.

Avoid Bird Nesting Season

78. All vegetation alteration and/or clearance must occur outside the main native bird nesting season (early September until the end of March inclusive) to minimise any disturbance risk that vegetation removal would have on nesting birds. If earthworks and/or vegetation clearance is unavoidable during the main bird nesting season, a suitably qualified and experienced ecologist or ornithologist must visually observe and inspect all wetlands, trees and shrubs proposed for works adjacent to or vegetation removal within 24 hours prior to felling to identify any active nests. This includes checking cavities and hollows for nesting birds (e.g. morepork, kingfisher). Should any nesting be identified, a 20-metre (or 50-metre in the case of wetlands) buffer of vegetation must be required to remain around the nest site until an approved and experienced ecologist or ornithologist has confirmed that the nest has failed, or the chicks have hatched and naturally left the natal site.

79. Following inspection and confirmation of absence of nesting birds, the consent holder must submit a completion report to the Council for approval, within 30 working days.

Advice Note:
Almost all native bird species are absolutely protected under the Wildlife Act 1953. It is an offence to deliberately disturb or destroy them, their eggs or nests. By restricting vegetation clearance to outside of the main native bird breeding season the risk of disturbing nesting forest birds is significantly reduced (but not entirely eliminated), therefore vegetation should still be checked for obvious signs of nesting activity prior to clearance works being undertaken.

Hours of operation – Construction

80. The construction works must be restricted to between the hours of:

a) 7.30am and 6 pm Monday to Saturday inclusive.
b) No work is permitted on public holidays (and any following Monday on which that public holiday is observed).

Seasonal restrictions

81. Earthworks and/or streamworks on the subject site must not be undertaken between 1 May and 30 September in any year without the submission of a 'Request for winter works' for approval to Council. All requests must be renewed annually prior to the approval expiring and no works are to occur until written approval has been received from the

Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Advice Note:
Any 'Request for winter works' will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent requirements. Each 'request for winter works' submitted should include the following:

- *Description of the works proposed to be undertaken between 01 May and 30 September and the duration of those works.*
- *Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall.*
- *Details of area(s) already stabilised.*
- *Revised erosion and sediment control plan detailing stabilisation to date and timeline/staging boundaries showing proposed progression of stabilisation.*
- *Contact details for contractor who will undertake stabilisation of the site including date(s) expected on site.*
- *Alternatives/contingencies proposed if the contractor referred to above becomes unavailable.*
- *Details of site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.*

Review Condition

82. The conditions of this consent may be reviewed every two years from the date of granting pursuant to section 128 of the RMA, by giving notice pursuant to section 129 of the RMA, for the following purposes:

    a) To deal with any significant adverse effect on the environment arising or potentially arising from the exercise of the consent and which was not apparent at the time of granting the consent.
    b) In the case of earthworks, to alter monitoring requirements as a result of previous monitoring outcomes, and/or in response to changes to the environment and/or hydro-geological knowledge.
    c) To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent and in particular effects on:
        - water quality;
        - sediment transport; and
        - functioning of natural ecosystems;

    through altering or providing specific performance standards.

83. The conditions of this consent may be reviewed at any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially are such that it is necessary to apply more appropriate conditions.

Geotechnical

Supervision and certification of geotechnical works

84. The construction of Bulk Earthworks, excavations for retaining structures, building

foundations and the placement and compaction of fill material must be supervised by a suitably qualified engineering professional.

In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in general accordance with the geotechnical report recommendations within **Schedule 2**.

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with this condition, within ten (10) working days following completion of any Project Construction Stage. Written certification must be in the form of a geotechnical completion report, a PS 4 or any other form acceptable to the council.

Ensure stability

85. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either adversely affecting the site, neighbouring properties or water courses. If such collapse or instability does occur, it must immediately be rectified and Council notified.

Geotechnical Completion Report

86. Within three months of completion of Bulk Earthworks associated with any Project Construction Stage, or within three months of completion of any buildings, stormwater and wastewater infrastructure constructed as part of any Project Stage, an Engineer's certificate and Geotechnical Completion Report (GCR) prepared by a suitably qualified and experienced engineering professional responsible for supervising the works must be provided to the satisfaction of the Council, confirming that the works have been completed in accordance with relevant plans contained in the certified CEMP and the approved Geotechnical Reports referenced in Schedule 2. The GCR is to cover the following (as a minimum):

a) That the works were undertaken in accordance with NZS 4431:1989 Code of Practice for Earthfill for Residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and “Section 2 of the Code of Practice: City Infrastructure and Land Development" and the site-specific designs outlined in the Geotechnical Investigation Report within **Schedule 2**.

b) Recommendations for specific areas, confirming adequate factors of safety, and including as-built records of earthworks, groundwater levels and drainage;

c) Include a statement of professional option for the suitability of the site for the intended use;

d) Details of all earthworks and as-built plans, including the depth, extent of fill and drainage, subsoil drains, shear keys and soil reinforcement (as applicable); and

e) Any related matters identified in other conditions of this consent.

Accidental discovery protocol

If, at any time during any earthworks authorised by these consents, any archaeological

features (including human remains, archaeology and artefacts) are uncovered on the subject site, works must cease and the Council and Heritage New Zealand Pouhere Taonga (09 307 9920) must be notified immediately, and the protocol set out in Standards E11.6.1 and E12.6.1 of the AUP: OP must be followed.

87. The consent holder must ensure Te Kawerau ā Maki are invited to monitor the earthworks and conduct karakia and other such religious or cultural ceremonies and activities as appropriate.

Arboriculture

Forestry Road Upgrade

Works Arborist

88. A suitably qualified and experienced arborist must be engaged by the consent holder for the duration of the project to direct, supervise and monitor the proposed tree removal, canopy trimming and encroachment within the protected root zone of the retained trees required. The arborist must ensure compliance with the tree protection measures for the retained trees in the vicinity of the works area in accordance with the currently best arboriculture practice.

Tree protection methodologies

89. All works must be carried out in accordance with the recommendations of the Arboricultural Assessment Report prepared by The Tree Consultancy Company dated 1 May 2025.

90. The project manager / foreman must ensure that all contractors, sub-contractors and work site staff are advised of, and comply with, the tree protection measures listed in the arboricultural assessment report prepared by The Tree Consultancy Company dated on 1st May 2025 for the duration of the works. A copy of this arboricultural assessment report must be kept on site during the construction period.

Works Completion Memorandum

91. A memorandum must be prepared within a month after completion of all the tree works on site, to Council's Resource Consents Monitoring Team Leader and the Urban Forest Specialist of Community Facilities upon completion of the proposed tree works on site. This memorandum must include a pre-start meeting memo, description and photographic record of tree works within the works area being undertaken.

Mitigation Planting

92. Within the first available planting season (Autumn to Spring) after completion of the site work for the upgrade of Forestry Road, Consent holder must implement the proposed replanting of 225 new trees in 45L along the upgraded Forestry Road, other available road berm along the length of Forestry Road, or other alternative location nearby within the subject site that Community Facilities consider appropriate.

93. The replacement trees must be located in such a position so that their long-term growth and development is taken into consideration and maintained thereafter in correct

arboricultural fashion, including irrigation, mulching and formative pruning as necessary.

94. The replacement trees and development must be monitored for a minimum of three years following planting. If any of the replacement trees die or decline beyond recovery during this period, it must be replaced by the consent holder with a new specimen of a similar size and species to that which was originally planted.

Advice Note:
The consent holder must liaise with Urban Forest Specialist of Community Facilities regarding the species, size and location of street tree planting for the proposed 225 new trees.

Countryside Living Subdivision and Integrated Maori Development Works

Works Arborist

95. A suitably qualified and experienced arborist must be engaged by the consent holder to provide arboricultural input during the detail design stages to provide arboricultural input on the routing of the stormwater discharge, wastewater discharge with pipes installation, and formation of 11 culvert crossing the stream during the duration of the project to minimize and reduce the tree impacts of retained trees on the riparian margins.

96. A suitably qualified and experienced arborist must be engaged by the consent holder to direct, supervise and monitor the proposed tree removal, canopy trimming and encroachment within the protected root zone of the retained trees on the riparian margin of streams and wetlands. The arborist must ensure compliance with the tree protection measures for the retained trees in the vicinity of the works area in accordance with the currently best arboriculture practice.

Works Completion Memorandum

97. A memorandum must be prepared within a month after completion of the tree works on site after each stage, to Council's Resource Consents Monitoring Team Leader upon completion of the proposed tree works on site. This memorandum must include a pre-start meeting memo, description and photographic record of tree works within the works area being undertaken.

Advice Note
Restoration Planting for the proposed tree removals should be accommodated into the finalised Restoration Planting and Management Plan(s) required by Condition 33 above and implemented in accordance with Conditions 103-105 and 115-117.

Countryside Living Residential Lots (Lots 1-208, Lot 1 DP 590677)

Lighting

98. Prior to the approval of Building Consent for each building stage, the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours.

The Lighting Plan must:

a. Include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to, the private roads, footpaths, common access areas.
b. Include all proposed signage illumination and demonstrate compliance with the lighting provisions in Chapter E23.
c. Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of nighttime viewing.
d. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part) as appended to this consent.
e. Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc,).
f. Demonstrate that dark-sky policies have been considered and that there will be no direct light emission towards the sky.

The finalised design details certified by the qualified Lighting Engineer and Council must be established prior to the development hereby consented being first occupied and thereafter retained and maintained, to the satisfaction of Council.

Advice Note:
The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

99. Within 30 days of the completion of each stage of the development external lighting being put into service, the Consent Holder shall submit a report from a suitably qualified and experienced lighting practitioner accepted by Council, confirming the following:

a) The external lighting has been installed as specified on the lighting design layouts.

b) The illuminance levels achieved on the vehicular roads and the pedestrian pathways comply with the expected levels shown in the lighting calculations.

c) The spill light at the property boundaries does not cause any adverse effect on the surrounding properties and their occupants at night-time.

d) There is no obtrusive glare to residents and road users at night-time.

e) There is no direct light emission towards the sky.

Final Detailed Landscape Plans (LPs)

100. Prior to the commencement of any works for the Countryside Living Lots on Lot 1 DP 590677 for each Project Stage requiring Finalised Landscape Plans (LPs) as set out in condition 16, the consent holder must submit finalised LPs to the Council for certification.

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All LPs must:

a) be prepared by a suitably qualified and experienced landscape architect
b) comply with relevant conditions of this consent
c) be consistent with the objectives and principles of the certified LIMP (condition 35);
d) be consistent with the Lot 1 Countryside Living Landscape Plans prepared by Boffa Miskell and dated 1 May 2025;
e) be consistent with the finalised Restoration Planting and Maintenance Plan required by Condition 33 of this consent where areas of planting overlap.

To the extent they are applicable to the scope of the LP(s), all landscape plan drawings and specifications submitted must include:

a) A plan of the planted area detailing the proposed plant species, plat sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting; and
b) Information to confirm:
    i. the extent, materiality and finished levels of any paving or roading, including public walkways;
    ii. the location, materiality, height and design of any fencing and retaining walls;
    iii. the construction details of all hard landscape components (bridges, paving, fencing, gates, signage, lighting, public walkways, powerlines etc); and

Each certified LP must be included in the LIMP (condition 34)..

Advice Note:
The finalised LPs should include details in accordance with the requirements of Condition 51 for the public walkways and cycleways within the respective Project Stage, unless a separate plan is prepared to satisfy Condition 51.

Landscaping Implementation and maintenance requirements

101. Within the immediately following planting season following completion of the works related to the respective Stage, the consent holder must implement the landscape design which has been certified by the Council under Condition 100 for that Project Stage. The implemented landscape design (planting and built elements) must be thereafter retained and maintained in perpetuity in accordance with the certified LIMP (condition 34).

Landscape Implementation Completion Report

102. Following completion of the certified landscape works, the consent holder must submit a completion report to the Council for certification which confirms that the objective of the certified LIMP (condition 34) has been achieved.

Advice note:

Landscaping associated with new public roads will be considered for engineering plan approval when the lots are to be created, and land is vested at the time of subdivision. It is advisable that any landscaping as part of the land use be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape".

Restoration Planting - Implementation

103. The consent holder must carry out all mitigation planting as detailed within the certified Mitigation Planting and Maintenance Plan (condition 33) within the first planting season (April – September) immediately following the completion of works on site relating to each Stage.

104. Following establishment of the required planting the consent holder must submit a completion report to Council, for certification within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plans including evidence of eco-sourcing.

Advice Note:

The planting completion report will include photos of the planted area, an inventory of the specimens planted (species, size & number) and evidence of eco-sourcing (e.g. nursery slip). This information can be compiled by the applicant. If the accepted planting plan includes an initial/pioneer planting (year 1) and enrichment planting stage (year 2/3), a completion report should be provided following the initial planting as this is when the five-year maintenance period begins.

105. The consent holder must maintain all mitigation planting areas for a minimum of five years in accordance with certified Mitigation Planting and Maintenance Plan (Condition 33) and must achieve 80% canopy closure and a minimum of survival rate of the plants (being 90% of the original density through the entire planting areas). The maintenance period must commence once the completion report has been certified by Council in accordance with Condition 102. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive pest plans and pest animals must be controlled at the time of initial planting and on an ongoing basis.

Integrated Maori Development/Retirement Village and Community Facility (Lot 2 DP 590677, and Lot 57 of Lot 1 DP 590677)

Lighting

106. Prior to the approval of Building Consent for each building stage, the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours.

The Lighting Plan must:

a. Include the proposed Forestry Road Extension and Forestry Road and Deacon Road access points which will be vested to Auckland Transport. Their street lighting design must be based on the AT-TDM requirements and the plan must demonstrate compliance with those requirements.
b. Include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to, the private roads, building entrances, building frontage, outdoor carparks, footpaths, or common access areas.
c. Include all proposed signage illumination and demonstrate compliance with the lighting provisions in Chapter E23.

d. Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
e. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part) as appended to this consent.
f. Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc,).
g. Demonstrate that dark-sky policies have been considered and that there will be no direct light emission towards the sky.

The finalised design details certified by the qualified Lighting Engineer and Council must be established prior to the development hereby consented being first occupied and thereafter retained and maintained..

Advice Note:
The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

107. Within 30 days of the completion of each stage of the development external lighting being put into service, the Consent Holder shall submit a report to Council from a suitably qualified and experienced lighting practitioner accepted by Council, confirming the following:

a) The external lighting has been installed as specified on the lighting design layouts.

b) The illuminance levels achieved on the vehicular roads and the pedestrian pathways comply with the expected levels shown in the lighting calculations.

c) The spill light at the property boundaries does not cause any adverse effect on the surrounding properties and their occupants at night-time.

d) There is no obtrusive glare to residents and road users at night-time.

e) There is no direct light emission towards the sky.

Architectural Design and Signage

108. Prior to the lodgement of the building consent for the relevant building, a finalised set of architectural detail drawings, external materials specifications and signage (as relevant) for the buildings must be submitted to Council for written certification. The information must include details of the building's façade treatment / architectural features (including, but not limited to external materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations. The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at Condition 1.

All works must then be carried out with the details certified by the Council, and thereafter retained and maintained..

Permanent Signage

109. Prior to installation of any permanent signage, the consent holder must provide detailed information to Council for certification and must illustrate the finalised design details of the proposed signage, including the proposed locations, dimensions, colours, materials and surface finishes. Once established, the signage must thereafter be retained and maintained.

Advice Note:
As part of the certification process, Council's monitoring officers will liaise with members of the Council's Design Review Unit to ensure that the submitted details are consistent with the approved plans and information.

Completion of parking areas

110. All access, parking and manoeuvring areas required to service, or contained within, that stage of the development, must be formed and sealed with an all-weather surface, and drained in accordance with the approved plans prior to occupation of that Stage of works. The consent holder must provide confirmation from a suitably qualified and experienced professional to Council that the parking spaces provided on site meet the Unitary Plan standards, relative to their allocation/users.

Forestry Road Upgrades

111. All Forestry Road Upgrades, as defined in the approved plans and documents in Schedule 2 and any subsequent finalised plans as required by conditions of this consent, must be completed and the road vested prior to the occupation of Stage 15 (Integrated Maori Development).

Final Detailed Landscape Plans (LPs)

112. Prior to the to the approval of building consent for the relevant building, the consent holder must provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation (LPs) for the Integrated Maori Development (Retirement Village) and Community Facility (Lot 57). This information must have been prepared by a landscape architect or suitably qualified professional.

    a. The submitted information must be consistent with the Landscape Concept and Plans prepared by Boffa Miskell, dated 1 May 2025 and the certified Restoration Planting and Maintenance Plan required by condition 33 where areas of planting overlap, and, at a minimum, must include landscape design drawings, specifications and maintenance requirements including: Annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation;

b. A plant schedule based on the submitted planting palettes and schedule, planting plan(s) which details specific plant species, plant sourcing, the number of plants and height and/or grade (litre) / Pb size at time of planting;

c. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;

d. Annotated pavement plan(s) and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, including details for the proposed public walkways, cycleways and golf-cart track;

e. Details of any proposed golf cart storage structures, confirming compliance with all relevant controls of the AUP: OP; and

f. Annotated street furniture plan(s) and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements.

Advice Notes:

a) The finalised LPs should include details in accordance with the requirements of Condition 51 for the public walkways and cycleways within the respective Project Stage, unless a separate plan is prepared to satisfy Condition 51.
b) Should any structures required for the storage of golf carts not be able to achieve compliance with all relevant AUP: OP standards (including but not limited to the provisions of D26 and E15), further resource consents may be required.

Landscaping Implementation and Maintenance requirements

113. Prior to each stage of the development being first occupied or within the immediately following planting season, the consent holder must implement the landscape design which has been certified by the Council under Condition 112 for that stage. The implemented landscape design (planting and built elements) must be thereafter retained and maintained in perpetuity in accordance with the LIMP that has been certified by the Council under Condition 34.

Landscape Implementation Completion Report

114. . Following completion of the certified landscape works, the consent holder must submit a completion report to the Council for certification which confirms that the objective of the certified LIMP (condition 34) has been achieved.

Advice note:
Landscaping associated with new public roads will be considered for engineering plan approval when the lots are to be created, and land is vested at the time of subdivision. It is advisable that any landscaping as part of the land use be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape".

Restoration Planting – Implementation

115. The consent holder must carry out all mitigation planting as detailed within the certified Mitigation Planting and Maintenance Plan (condition 33) within the first planting season (April – September) immediately following the completion of works on site.

116. Following establishment of the required planting the consent holder must submit a completion report to Council, for certification within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plans including evidence of eco-sourcing.

Advice Note:

The planting completion report will include photos of the planted area, an inventory of the specimens planted (species, size & number) and evidence of eco-sourcing (e.g. nursery slip). This information can be compiled by the applicant. If the accepted planting plan includes an initial/pioneer planting (year 1) and enrichment planting stage (year 2/3), a completion report should be provided following the initial planting as this is when the five-year maintenance period begins.

117. The consent holder must maintain all mitigation planting areas for a minimum of five years in accordance with certified Mitigation Planting and Maintenance Plan (Condition 33) and must achieve 80% canopy closure and a minimum of survival rate of the plants (being 90% of the original density through the entire planting areas). The maintenance period must commence once the completion report has been certified by Council in accordance with Condition 116. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive pest plans and pest animals must be controlled at the time of initial planting and on an ongoing basis.

Firefighting Water Supply

118. At the time an application for building consent is submitted to the Council for any part of the Retirement Village activities, it must be demonstrated that fire-fighting water supply will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008. If an alternative fire-fighting water supply is to be provided, written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application. The fire-fighting water supply provided must be maintained and retained as long as a habitable building is located within the site.

State Highway 16 Upgrades

119. With the exception of up to 20 dwelling equivalent units (refer to (c)iv below for definition), no dwellings on the residential lots 1-208 created via the subdivision of Lot 1 DP 590677, and no retirement units (including aged care units) within the development, may be occupied until:

a) The SH16 Upgrade is completed and operational; or

b) The consent holder provides written evidence to the satisfaction of the Council that the SH16 Upgrade is under construction by the NZ Transport Agency, with the relevant consents and/or designations being given effect to.

c) For the purpose of this condition:
   i. “Occupied” means occupation and use of a dwelling and/or retirement unit for residential purposes but does not include occupation by

personnel engaged in construction, fitting out, or decoration.

ii. "Operational" means the SH16 Upgrade is available for use and open to all traffic.

iii. "SH16 Upgrade" means Section 1 of the NZTA Stage 2 Waimauku to Brigham Creek Road project comprising:
- The upgrade of the SH16/Coatesville-Riverhead Highway intersection to a roundabout; and
- The four-laning of SH16 between Coatesville-Riverhead Highway and Brigham Creek Road.

d) For the purpose of this condition, one countryside living dwelling is deemed equivalent to 5.5 retirement village units (villas) or 1.83 aged care units (care beds), based on comparative trip generation rates of 1.1, 0.2 and 0.6 trips per unit respectively. The total number of "dwelling equivalent units" shall be calculated using these conversion factors, and any fractional result shall be rounded up to the nearest whole dwelling equivalent

Advice Note:

The allowance of up to 20 dwelling equivalent units under condition 119 applies across the entire development (countryside living lots and the retirement village land). It is the consent holder's responsibility to ensure that the total number of occupied dwellings, villas, or care beds does not exceed this allowance prior to the SH16 Upgrade requirement being met.

This condition is also secured by way of a consent notice under section 221 of the Resource Management Act 1991, registered on the titles of the countryside-living lots and the retirement-village land. See condition 299 of the subdivision consent. The consent notice may be cancelled from the relevant titles pursuant to section 221(3) of the RMA once limb (a) or (b) of this condition has been satisfied.

Specific conditions – Stormwater Permit DIS60449778

Expiry date

120. Stormwater diversion and discharge permit Number to be generated must expire 35 years from commencement unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Stormwater management works

121. The following stormwater management works must be constructed for the following catchment areas and design requirements, and must be completed **prior** to discharges from the associated new impervious areas commencing from the site:

Retirement Village

Works to be undertaken	Catchment area	Design requirement(s)

Rain gardens and/ or proprietary devices	JOALS and private accessways Car parking areas with 30+ car parks.	Designed in accordance with GD01 or installed in accordance with manufacturer specifications
Clean water (roof) network	All Roof Areas	- Detention of runoff from 95th percentile 24-hour storm event with release over 24 hours - Retention of minimum 5mm of rainfall via domestic reuse
Native revegetation and stream planting		Extent as shown on the LIMP and protection via covenants.
Outfalls	Catchment area as relevant per stage.	Erosion protection to minimise bed scour and erosion In accordance with Auckland Council Technical Report 2013/018.

Countryside Living

Works to be undertaken	**Catchment area**	**Design requirement(s)**
Swales	All JOALS.	Designed in accordance with GD01
JOAL Drainage	All JOALS	Designed for a 10-yr rain event.
Native revegetation and stream planting		Extent as shown on the LIMP and protection via covenants.
On lot Rain tanks	Individual roof areas	- Detention of runoff from 95th percentile 24-hour storm event with

		release over 24 hours - Retention of minimum 5mm of rainfall via domestic reuse
SW overflow device either via a level spreader and/or lot connection.	All lots.	Design in accordance with *The Countryside Living Toolbox – Stormwater Management Device Design Details* (April 2010)
Outfalls	Catchment area as relevant per stage.	Erosion protection to minimise bed scour and erosion In accordance with Auckland Council Technical Report 2013/018.

Forestry Road

Works to be undertaken	**Catchment area**	**Design requirement(s)**
Public Road Drainage	Extent of road to vest.	Designed for 10-yr rain event.
Outfalls	Catchment area as relevant per outfall.	Erosion protection to minimise bed scour and erosion In accordance with Auckland Council Technical Report 2013/018.

Advice note:
As lots are not created as part of a land use or stormwater permit, it is to be noted that landscaping associated with the new public road including within raingardens will be considered for engineering plan approval when the lots are to be created, and land is vested at the time of subdivision. It is advisable that any landscaping as part of the stormwater permit be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape".

122. Detailed designs for stormwater mitigation for the site impervious areas including any relevant drawings, plans and calculations must be submitted to and approved by the Council at the time of application for Engineering Plan Approval and/or Building Consents.

Modifications approval

123. In the event that any modifications to the stormwater management system are required, that will not result in an application pursuant to s127 of the RMA, the following information must be provided:

a. Plans and drawings outlining the details of the modifications; and

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

All information must be submitted to, and approved by, the Council prior to implementation.

Advice Note:

All proposed changes must be discussed with the Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to the Council pursuant to s127 of the RMA.

Pre-construction meeting

124. A pre-construction meeting must be held by the consent holder, prior to commencement of the construction of any stormwater work onsite, that:

a. is arranged five working days prior to initiation of any stormwater work on the site;

b. is located on the subject area;

c. includes representation from the Council, including the Development Engineer and Environmental Monitoring; and

d. includes representation from the site stormwater engineer or contractors who will undertake the works and any other relevant parties.

Advice Note:

To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Information required for Pre-construction meeting

125. The following information must be made available prior to, or at the pre-construction meeting:

a) timeframes for key stages of the works authorised under this consent;

b) contact details of the site contractor and site stormwater engineer; and

c) construction plans approved (signed/stamped) by the Council's Development Engineer.

Flooding

Flood Risk and Nuisance

126. The consent holder must ensure that the development does not result in any increase in flood risk or flood nuisance to upstream or downstream properties, measured against the

existing rainfall and land use conditions for the 50% AEP, 20% AEP, 10% AEP, 2% AEP and 1% AEP storm events, considering both existing rainfall and future rainfall as affected by climate change.

Flood Management Structures

127. Prior to the commencement of physical works within Lot 1 and Lot 2, updated engineering drawings and design details for Culvert 1-1 (Lot 1), Culvert 7 (Lot 2), and the Retirement Village attenuation basin (Lot 2) shall be submitted to the Team Leader, Resource Consents, for certification.

The drawings shall demonstrate that the devices are designed to achieve the following objectives:

a) Provide peak flow attenuation for the 50% AEP, 20% AEP, 10% AEP, 2% AEP, and 1% AEP storm events, consistent with the Stormwater Management Plan prepared in support of the application;
b) Ensure post-development flows do not exceed pre-development flows at the downstream receiving environment for the design storm events;
c) Maintain conveyance capacity to prevent adverse flooding effects on upstream or downstream properties; and
d) Provide safe conveyance of flows in the event of culvert blockages
e) Incorporate safe maintenance access, erosion protection, and energy dissipation measures consistent with GD01.

128. Culvert 1-1, Culvert 7, and the Retirement Village attenuation basin shall be constructed in accordance with the certified drawings and be operational prior to the further development of any impervious areas within the Countryside Living development (Lot 1) or the Retirement Village (Lot 2), whichever occurs first.

Operation and Maintenance – Flood Management Structures

129. Prior to the occupation of any dwellings within Lot 1 or Lot 2, the Consent Holder shall submit for certification by the Team Leader, Resource Consents, an Operation and Maintenance Plan that includes operation and maintenance details for Culvert 1-1, Culvert 7, and the Retirement Village attenuation basin. The OMP shall include but not be limited to:

a) Inspection and maintenance procedures and frequencies;
b) Responsibilities for operation, inspection, and maintenance;
c) Procedures for repair and renewal of assets; and
d) Record-keeping requirements for inspections and maintenance undertaken.
e) The assets shall be operated and maintained in accordance with the certified OMP for the lifetime of the development.

Retirement Village – Pond Access

130. Prior to the commencement of construction of the stormwater attenuation basin, updated engineering drawings shall be submitted to the Team Leader, Resource Consents, for certification. The drawings shall demonstrate that the attenuation basin has been designed in accordance with GD01, including but not limited to:

a) A minimum formed maintenance vehicle access width of 3.5 metres;
b) A maximum maintenance vehicle access grade of 1V:8H (12.5%); and
c) Alignment of the maintenance vehicle access with no sharp bends that would restrict movement.
d) The attenuation basin shall be constructed in accordance with the certified drawings, and the access track shall be maintained in good condition for the lifetime of the pond.

Post-construction meeting

131. A post-construction meeting must be held by the consent holder, within 20 working days of completion of the stormwater management works, that:

a. is located on the subject area;

b. includes representation from the Council, including the Development Engineer and Environmental Monitoring; and

c. includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

Advice Note:

To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Certification of stormwater management works (As-Built Plans)

132. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, must be provided to the Council for the records.

Contents of As-Built Plans

133. As-Built Plans must be provided to the Council no less than five working days prior to the post- construction meeting required by this consent.

134. The As-Built plans must display the entirety of the stormwater management system, and must include:

a) location and dimensions of stormwater manholes and the outlet structure;

b) location, dimensions and levels of any overland flowpaths including cross sections and long sections; and

c) documentation of any discrepancies between the design plans and the As- Built plans approved by the Modifications Approval condition.

Stormwater Operation and Maintenance Plan

135. The final Stormwater Operation and Maintenance Plan ("Stormwater OMP") must be submitted to the Council for certification 5 working days prior to the post-construction meeting required by this consent.

136. The Stormwater OMP must set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The Stormwater OMP must include:

a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;

b. a programme for regular maintenance and inspection of the stormwater management system;

c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;

d. a programme for post storm inspection and maintenance;

e. a programme for inspection and maintenance of the outfalls; and

f. general inspection checklists for all aspects of the stormwater management system, including visual checks.

137. The stormwater management and treatment system must be managed in accordance with the Stormwater OMP.

Amendments to the Stormwater OMP

138. Any amendments or alterations to the Stormwater OMP must be submitted to, and certified by, the Council in writing prior to implementation.

139. The Stormwater OMP must be updated and submitted to the Council for certification upon request.

Maintenance Report

140. Details of all inspections and maintenance for the Stormwater OMP, for the preceding three years, must be retained.

141. A maintenance report must be provided to the Council on request.

142. The maintenance report must include the following information:

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; and

c. details of any inspections completed.

Advice note:

The conditions of this consent may be reviewed by the Council pursuant to s128 of the RMA (with the costs of the review process being borne by the Consent Holder), by giving notice pursuant to s129 of the RMA, at one or more of the following times:

- *within one year of construction of the stormwater works; and/or*
- *at five yearly intervals after that time.*

The purpose of the review may be for any of the following purposes, namely:

a) To deal with any adverse effect on the environment which may arise from the exercise of the consent or is contributed to by the exercise of the consent, or is found

appropriate to deal with at a later stage, and in particular but without limiting the ambit of this clause to:

i. insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this consent and to report the results of that monitoring to the Council; and/or

ii. insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this consent on the local receiving environment and to report the results of that monitoring to the Council;

b) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remedying or mitigating any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

Specific conditions – Wastewater Permit DIS60449777(Retirement Village)

Expiry date

143. Wastewater discharge permit DIS60449777 must expire 35 years from commencement unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Wastewater volume

144. The wastewater discharge volume to land must not exceed 173m^3/day.

Discharge quality standards

145. The quality of treated wastewater immediately before it is discharged to the land disposal system must not exceed the standards specified below:

Parameter	Units	Discharge standard
5-day Biochemical Oxygen Demand (BOD5)	mg/L	15 mg/L
Total suspended solids (TSS)	mg/L	15 mg/L

Wastewater system design

146. The key components of the wastewater treatment and land disposal system must be consistent with those described in the application and must comprise at least the following minimum, or additional, components, dimensions and standards:

a. Wastewater treatment system:

Stage 1 Biological Process

a. Recirculation Tanks (5 x 25,000 L interceptor/ septic tanks with AX100 pods for further treatment.

b. AX100 Pods (15 Units)

Stage 2 Biological Process

a. Recirculation Tanks (2 x 25,000 L)

b. AX100 Pods (5 Units)

Treated Effluent Storage

a. Six treated effluent tanks 5 x 25,000L, 2 irrigation pumps

b. Ultraviolet (UV) disinfection

(1x) Remote monitoring and control panel.
(1x) Arkal type disc filter.

(1x) Wastewater discharge metre (with an accuracy of +/- 5% or better) installed immediately following the irrigation pump.

(1x) An audio/visual alarm system located in a prominent location on the site that detects pump failure or high wastewater levels.

(1x) Emergency storage volume, equivalent to 24 hours peak flow volume, above the high-water alarm levels, within the wastewater treatment system.

b. Wastewater land disposal system must be comprised of:

(i) At least 58,000m^2 land disposal area with pressure compensated drip irrigation (PCDI) system consisting of a minimum line length of 58,000m of line, line spacing of 1m, emitter spacing of less than 0.6m and with clearly marked flush valves at the end of each line. The PCDI lines must be securely pinned to the soil surface and covered in mulch or leaf litter.

(ii) At least 50% reserve land disposal area (29,000m^2).

(iii) The primary and reserve wastewater land disposal areas must be located in accordance with the approved plans in Schedule 2.

Subsurface Drainage Specifications

147. Subsurface drainage in the vicinity of the primary or reserve disposal areas per lot must comply with the following engineering specifications:

a. Wherever practicable, all subsurface stormwater pipes installed within the residential lots shall be thrust bored or drilled through natural soil at a minimum depth of 1m below the finished ground surface and without the addition of any aggregate supporting media.

b. Where subsurface stormwater pipes cannot be thrust or bored, all subsurface stormwater pipes shall include a minimum 1.0m well compacted natural ground above the pipe protection media. All future wastewater discharge fields shall be located either downslope of or a minimum of 10m across from or upslope from any existing trenched drain alignment.

c. All column drains shall be capped with a minimum of 1m compacted clay below the finished surface. The annulus of the columns drain shall be scarified and the backfilled shall be compacted in layers (maximum 250mm) to ensure any interface separation to natural ground is minimised.

d. The cap of the column drains shall be permanently marked to allow future identification and allow for setback (1.5m minimum) to the irrigation networks to be provided.

Staging

148. The design of the wastewater treatment plant and land disposal system can be staged. The final staging of installation must be certified by Council prior to the installation of the

system.

149. In the event that any modifications to the wastewater treatment and land disposal system are required, these will not result in an application under s127 of the RMA or a new application, then the following information must be provided:

a. Plans and drawings outlining the details of the modifications; and

b. Supporting information that details how the proposal does not affect the capacity or performance of the wastewater treatment and land disposal system.

All information must be submitted to and certified by the Council prior to implementation.

Certification of wastewater treatment and land disposal system (as-built plans)

150. For each stage as-built certification and plans of the wastewater treatment and land disposal system for each stage, which are certified (signed) by a suitably qualified and experienced wastewater professional as a true record of the wastewater system, must be provided to the Council for certification.

Land Disposal Area – Vegetation Coverage

151. Prior to the installation of the irrigation system (or a zone of, if staged), the applicant should review the irrigation area to ensure it is free from forestry slash, tree stumps and compacted soils or otherwise remediate the area to achieve the same outcome and ensure the area is suitable for the installation, operation and maintenance of the irrigation system.

Contents of as-built plans

152. For each stage the as-built plans must be provided to the Council either:

a. no less than 5 days prior to the post-construction inspection meeting; or

b. within 5 days of the discharge commencing. whichever is the earlier.

The as-built plans must display the entirety of the wastewater system, and must include:

c. location, dimensions and levels of any drainage field and reserve drainage field;

d. plans, descriptions and dimension of all wastewater devices, including confirmation of the storage volumes and levels of any outflow; and

e. details any other structures or works required by this consent (e.g. a fence or a stormwater diversion drain upslope of the land disposal area).

Post-construction inspection

153. For each stage the consent holder must contact the Council within 3 months of the completion of works relating to the wastewater treatment and land disposal system so that a post- construction inspection can be undertaken by the Council.

The post construction meeting must:

a. be located on the subject area;

b. include representation from the Council, including Environmental Monitoring; and

c. include representation from the Consent Holder's wastewater specialist or maintenance operator and any other relevant parties.

Advice Note:

To arrange the post-construction meeting required by this consent, please contact the Council or monitoring@aucklandcouncil.govt.nz.

Land disposal area vegetation coverage

154. For each stage the relevant land disposal area must be planted or maintained in a dense vegetative cover of suitable plant species (as recommended by TP58 Appendix G, or by a suitably qualified professional, with expertise in botany) that achieves or maintains at least 75% ground coverage to the satisfaction of the Council.

Vegetation Monitoring

155. The consent holder must undertake a visual inspection at least once per year to assess the health of the vegetation on the disposal field area. If any vegetation needs to be replaced this must occur in accordance with condition 108.

Land disposal area performance (Baseline Testing)

156. Prior to wastewater discharge occurring, the consent holder must appoint a suitably qualified individual to take six soil samples at evenly spaced distances across the disposal field, at 0 to150 mm soil depth. The samples must be tested for the following parameters. The baseline results must be sent to Council for their records.

PARAMETER	*UNITS*
pH	*Standard units*
Electrical Conductivity	*dS/m*
Olson Phosphorus	*g/m³*
Sodium	*me/100 g*
Potassium	*me/100 g*
Calcium	*me/10 0g*
Magnesium	*me/100 g*
Sulphate-Sulphur	*µg/g*
Base Saturation	*%*
Exchangeable Potassium Percentage	*%*
Exchangeable Sodium Percentage	*%*
Sodium Absorption Ratio	*-*
Potassium Absorption Ratio	*-*

Stream Sampling (Baseline)

157. Prior to a discharge taking place, water samples must be taken from two representative

sample points monthly for 12 months, with weather conditions and a description of the water flow rate on the day being recorded. The samples must be tested for the following parameters. The baseline results must be sent to Council for their records.

PARAMETER	*UNITS*
pH	*-*
Temperature	*degrees Celsius*
5 day Biochemical Oxygen Demand (BOD_5)	*mg/L*
Total Suspended Solids (TSS)	*mg/L*
Escherichia Coli (E. Coli)	*cfu/100mL*
Total Nitrogen (TN)	*mg/L*
Total Kjeldahl Nitrogen (TKN)	*mg/L*
Ammoniacal Nitrogen (NH_3-N)	*mg/L*
Nitrate Nitrogen (NO_3-N)	*mg/L*
Nitrite Nitrogen (NO_2-N)	*mg/L*
Total Phosphorous (TP)	*mg/L*

158. The discharge of wastewater to land must not result in:

a. ponding of wastewater within or adjacent to the land disposal area;

b. channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area; or

c. surface seepage (breakout) of wastewater beyond the land disposal area.

Use of reserve wastewater disposal areas

159. Written approval from the Council must be obtained prior to the modification of the layout of the primary disposal area or use of part or all of the reserve disposal area on the site. The request for approval should include the following supporting information.

a. The reason why the reserve land disposal area is needed;

b. An assessment of the condition of the primary land disposal area and any maintenance or other mitigation measures required to allow its continued use;

c. An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows; and

d. An updated site plan showing the proposed layout of the irrigation lines within the reserve land disposal area.

Protection of the reserve wastewater disposal area

160. The reserve wastewater land disposal area must be protected and maintained so that it remains available for future wastewater disposal should it be required. Retaining walls, buildings, or other permanent structures (including but not limited to vehicular access ways) that may compromise the future use of the reserve land disposal area for wastewater disposal must not be established in the reserve land disposal area and any earthworks carried out within the reserve land disposal area must be limited to minor disturbances of the weed management and replanting.

Maintenance standard

161. The wastewater treatment and land disposal system must be maintained in good working order at all times.

Wastewater Operation and Maintenance Plan

162. Within three months of the discharge commencing, a Wastewater Operation and Maintenance Plan ("Wastewater OMP") for the on-going operation and maintenance of the wastewater treatment and land disposal system must be submitted to the Council for certification. The Wastewater OMP must include:

a. Details of a six-monthly inspection programme (or more frequent if required by the system's manufacturer) to be undertaken by a suitably qualified wastewater professional to inspect and maintain the key components of the wastewater treatment and land disposal systems.

b. A schedule, instructions, checklist and forms for all operation and maintenance tasks required for the satisfactory operation of the wastewater treatment and land disposal systems, including:

(i) solids removal;

(ii) filter cleaning;

(iii) pump maintenance;

(iv) flushing of PCDI lines (without discharging flushed effluent off site or into surface water);

(v) inspection of the land disposal area and vegetation management within it;

(vi) flow meter readings;

(vii) 10 yearly audits; and

(viii) the checklist must clearly specify who is responsible for completing the required maintenance (for example the consent holder may be responsible for monthly cleaning of the outlet filter monthly and the maintenance contractor for the inspection and maintenance of other treatment system components).

c. Names of appropriate people to contact in the event system malfunctions occur including contact telephone numbers.

The wastewater treatment and disposal system must be managed in accordance with the Wastewater OMP.

Maintenance Contract

163. A written maintenance contract for the system to ensure it operates in accordance with the conditions of the consent, including:

a. Regular preventative maintenance of the system monitoring components;

b. Alarm response and reactive maintenance; and

c. Annual reporting of maintenance, sampling results and condition assessment in accordance with the conditions of the consent.

A copy of the current maintenance contract and any replacement contract(s) must be provided to the Council within three months of a contract being entered into.

Advice Note:

If the original wastewater provider that the consent holder has entered into a maintenance contract with becomes unable to fulfil the obligations of the contract, for any reason, then the consent holder will need to enter into a maintenance contract with another suitably qualified wastewater professional as soon as possible after becoming aware that the original provider will no longer be able to fulfil their contractual obligations.

Flow Meter

164. A wastewater flow meter must be installed and maintained on the treated wastewater discharge flow pipe from the wastewater treatment system to the irrigation system. The meter must continuously measure the flows to an accuracy of plus or minus 5 percent and must be installed in accordance with the manufacturer's specifications and to the satisfaction of the Council.

Alarms

165. An alarm system must be installed and maintained to operate in the event of any pump failure and must be located in a prominent location on the site.

Emergency Storage

166. Emergency storage volumes, equivalent to 24 hours peak flow volume, must be provided above alarm level within the wastewater treatment plant and/or the associated irrigation pump chamber.

Flow meter readings

167. The wastewater meter must be automatically and continuously read for the life of the consent when the wastewater system is being used.

Meter readings must be recorded on or collated onto a form that contains the following information: the consent number, site address, consent holder's name, the date the flow reading was recorded, the meter reading, and the calculated discharge flow volume.

Sampling Methodology

168. All samples must be collected and analysed in accordance with the latest edition of *"Standard Methods for the Examination of Water and Wastewater",* a joint publication of the American Public Health Association, Water Environment Federation and the American Water Works Association; or an alternative method that has been approved in writing by the Council.

Inflow and Infiltration Monitoring

169. The consent holder must record daily rainfall depth from the nearest National Institute for Water and Atmosphere (NIWA) weather station and report this data together with daily discharge flow information in the annual report. Should the discharge flow data exceed the consented daily volume, and the incidence of peak daily flows corresponds with days where there is rainfall, the consent holder must engage a suitable qualified expert to provide advice and recommendations on addressing these exceedances.

Discharge quality monitoring

170. Samples of treated wastewater must be collected and analysed annually or every three months for the following parameters. The results and analysis must be sent to Council for their records.

PARAMETER	*UNITS*
5-day Biochemical Oxygen Demand (BOD_5)	*mg/L*
Total suspended solids (TSS)	*mg/L*
Escherichia coli (E. coli)	*cfu/100ml*
Total Nitrogen (TN)	*mg/L*
Total Kjeldahl Nitrogen (TKN)	*mg/L*
Nitrate Nitrogen (NO_3-N)	*mg/L*
Nitrite Nitrogen (NO_2-N)	*mg/L*
Ammoniacal nitrogen (NH_3)	*mg/L*
Total phosphorus (TP)	*mg/L*
Dissolved Reactive Phosphorous (DRP)	*mg/L*

Soil Monitoring – Ongoing

171. Every two years following the commencement of wastewater discharges at the site, the consent holder must engage a suitably qualified individual to take six soil samples at spaced appropriately across the disposal field, at 0 to150 mm deep. The samples must be taken approximately the same location as those selected in condition 110. The samples must be tested for the following parameters. The results must be sent to Council for their records and condition 129 below may be triggered.

PARAMETER	*UNITS*	*FREQUENCY (0 TO 150 mm SAMPLE DEPTH)*
pH	*Standard units*	*Every two years at evenly spaced distances on each separately managed area, in approximate location as baseline samples*
Electrical Conductivity	*dS/m*	
Olson Phosphorus	*g/m³*	
Sodium	*me/100 g*	
Potassium	*me/100 g*	
Calcium	*me/100 g*	
Magnesium	*me/100 g*	

PARAMETER	UNITS	FREQUENCY (0 TO 150 mm SAMPLE DEPTH)
Sulphate-Sulphur	*µg/g*	
Base Saturation	*%*	
Exchangeable Potassium Percentage	*%*	
Exchangeable Sodium Percentage	*%*	
Sodium Absorption Ratio	*-*	
Potassium Absorption Ratio	*-*	

172. After ten years following the first discharge on site the consent holder must engage a suitably qualified individual to prepare which analyses and summarises the sampling results, and recommends actions to be taken if necessary (for example, if the sodium absorption ration is seen to be in continual decline). The report must be sent to Council for certification. The actions from the report must then be undertaken within a timeframe agreed with Council.

Stream Sampling – Ongoing

173. Water samples must be taken from the two representative baseline sample points at six monthly intervals in July and January of each year. The samples must be tested for the following parameters:

PARAMETER	UNITS
pH	*-*
Temperature	*degrees Celsius*
5 day Biochemical Oxygen Demand (BOD_5)	*mg/L*
Total Suspended Solids (TSS)	*mg/L*
Escherichia Coli (E. Coli)	*cfu/100mL*
Total Nitrogen (TN)	*mg/L*
Total Kjeldahl Nitrogen (TKN)	*mg/L*
Ammoniacal Nitrogen (NH_3-N)	*mg/L*
Nitrate Nitrogen (NO_3-N)	*mg/L*
Nitrite Nitrogen (NO_2-N)	*mg/L*
Total Phosphorous (TP)	*mg/L*
Dissolved Reactive Phosphorous (DRP)	*mg/L*

174. After ten years following the first discharge on site the consent holder must engage a suitably qualified individual to prepare which analyses and summarises the sampling results, and recommends actions to be taken if necessary (for example, if the sodium absorption ration is seen to be in continual decline). The report must be sent to Council for certification. The actions from the report must then be undertaken within a timeframe agreed with Council.

Actions if discharge volumes or quality standards are exceeded

175. In the event of any exceedance of the consented discharge volume or quality standards from the baseline levels within conditions 171 and 173 the Consent Holder must:

a. Advise the Council of the exceedance within two working days of the exceedance being detected;

b. Advise the Council of the actions taken/being taken to address and remedy the cause of the exceedance within five working days of the exceedance being detected; and

c. Undertake additional sampling and analysis (such as nitrate nitrogen, ammonia, etc.) at the request of the Council to verify the wastewater treatment and land disposal system is being operated in accordance with the consent discharge standards.

Reporting

176. The following information must be submitted to the Council by 30 September of each year:

a. Maintenance service records for the preceding period of 1 September to 31 August;

b. Flow monitoring records for the preceding period of 1 September to 31 August;

c. Average occupancy numbers for the preceding period of 1 September to 31 August; and

d. Results and analysis of the Discharge Quality Monitoring samples for the preceding period of 1 September to 31 August.

Audit

177. An audit of the condition, operation, and performance of the wastewater treatment and land disposal system must be undertaken by a suitably qualified wastewater professional every five years. The audit must include:

a. An assessment of the condition of the wastewater treatment and land disposal system;

b. An assessment of the adequacy of the system to treat and dispose the consented wastewater volume;

c. An up-to-date list of the components of the wastewater treatment and land disposal system; and

d. Recommendations including timeframes for any changes, upgrades or remedial works to the treatment and land disposal system or process.

A copy of the assessment report must be provided to the Council by no later than 30 September of the year in which the assessment is undertaken.

Compliance with audit

178. All recommendations specified in the audit report must be implemented to the satisfaction of the Council.

Advice notes:

All information requirements of this consent including the engineer's certificates, as-built plans, maintenance contract, operations and maintenance plan, annual flow monitoring records, copies of maintenance service records, audit reports any other monitoring requirements of this consent can be emailed to the Council at monitoring@aucklandcouncil.govt.nz

Please include the consent number in the email title.

Flushing of pressure compensating drip irrigation (PCDI) lines should be conducted in a manner that does not result in discharges of flushed water off of the property or into surface water.

Staged Upgrades to Wastewater Treatment Plant and Disposal Field

Flow Monitoring and Capacity Thresholds

179. The consent holder must continuously monitor the daily volume of wastewater received at the wastewater treatment plant.

If the average daily flow over any three-month period reaches or exceeds 80% of the design capacity (as certified in the accepted engineering plans within condition xx, the consent holder must, within three months, submit to the Council (or equivalent) a detailed upgrade plan for certification.

The upgrade plan must set out how the wastewater treatment plant and/or disposal field will be expanded or enhanced to accommodate projected increased flow volumes and must include a timetable for implementing the upgrade. The upgrade must be completed in accordance with this timetable to the satisfaction of Council.

Disposal Field Capacity and Expansion

180. The consent holder must ensure the disposal field loading rate does not exceed the design infiltration or hydraulic loading rates specified in the approved design plans within condition xxx.

If the field monitoring indicates the loading rate is trending towards 80% or more of the design limit over a three-month period, the consent holder must commence planning for the disposal field expansion in conjunction with any necessary treatment upgrades.

Construction and commissioning of any required disposal field expansion must be completed within 12 months of the date on which the Council receives written notification from the consent holder that the threshold has been (or is about to be) exceeded.

Upgrade Implementation and Certification

181. Within one month of completing any upgrade within conditions 179 and 180 the consent holder must provide the Council with:

i. As-built drawings certified by a suitably qualified engineer,

ii. A commissioning report confirming the treatment plant and/or disposal field meets or exceeds the specified performance standards.

Review Condition

182. Pursuant to sections 128 and 129 of the Resource Management Act 1991, the Council may, at any time, review the conditions of this consent if monitoring data indicate ongoing or significant non-compliance with consented discharge quality limits, or if the volume of wastewater exceeds design thresholds in a way not anticipated by the original consent application.

Specific conditions – Streamworks Consent LUS60449776

183. Resource consent LUS60449776 expires thirty-five (35)years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Streamworks Management Plan (SMP)

184. Prior to the commencement of any streamworks, including upstream flows being dammed or diverted, a Streamworks Management Plan (SMP) must be prepared and submitted by the consent holder to the Council for certification.

The SMP must be prepared in general accordance with GD05 (section G4 Works within a watercourse) and include:

a) Site specific construction methodology for each culvert, design details and erosion and sediment control measures.
b) Details of any stream diversion methodologies, including location, type, and capacities designed in accordance with GD05;
c) Supporting calculations and design drawings as necessary;
d) Monitoring and maintenance requirements; and
e) Confirmation of fish protection measures at any pump inlets.

185. The SMP must be prepared by a suitably qualified and experienced person.

Native Freshwater Fish Relocation Plan (NFFRP)

186. Should the streams contain flow upon the commencement of stream works, the consent holder must submit a Native Freshwater Fish Relocation Plan (NFFRP) to the Council for certification prior to any stream works commencing.

The NFFRP must be prepared by a suitably qualified and experienced freshwater ecologist.

The NFFRP must set out the practices and procedures to be adopted to avoid loss of native freshwater fish during any streamworks undertaken on the Project Site.

The NFFRP must include, as a minimum:

a) The timing and duration of fish capture;

b) The methodologies to capture fish;

c) Methodologies to ensure effects on fish from any streamworks, including dewatering, are minimised;

d) The transportation methodology;

e) Fish relocation release sites; and

f) A qualified ecologist to undertake the capture and relocation;

g) Details of the relocation site;

h) Storage and transport measures including prevention of predation and death during

capture;

i) Euthanasia methods for diseased or pest species; and

j) Copies of all relevant permits and permissions.

Once certified, the consent holder must comply with the certified SMP and NFFRP.

Fish Salvage Report

The consent holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 5 days of completion of the native fish capture and relocation and upload the results into NIWA's New Zealand Native Freshwater Fish database.Detailed Bridge Design

187. Prior to the commencement of the streamworks activity, a Detailed Bridge Design for Bridge XXXXX must be submitted to Council for Approval. The Detailed Bridge design must demonstrate that the bridge abutments or piles are not within the stream, and that the bridge deck does not obstruct the 1% AEP flood level.

Pre-commencement Meeting

188. Prior to the commencement of any streamworks, the consent holder must arrange and hold a pre-commencement meeting at the Project Site with the Council and Kaitiaki Monitors not less than five working days before the anticipated commencement of any streamworks.

189. The pre-commencement meeting must include, at a minimum, a representative of the consent holder, the Council Earthworks and Streamworks Monitoring Officer, a representative from the contractor(s) who will undertake the streamworks and any suitably qualified and experienced person(s) who are required to supervise any part of the streamworks.

The following must be covered at the meeting:

a) Scheduling and staging of the works, including the proposed start date;
b) Responsibilities of all relevant parties;
c) Contact details for all relevant parties;
d) Expectations regarding communication between all relevant parties;
e) Any relevant cultural safety training or tikanga protocols;
f) Site inspections;
g) Erosion and sediment control measures;
h) Confirmation that all relevant parties have copies of the relevant Consent documents and all relevant management plans including the SMP and NFFRP.

190. The pre-commencement meeting for streamworks may form part of a pre-commencement meeting required for any Project Construction Work Stage required under the Consents.

Native Freshwater Fish Relocation Plan Implementation

191. A suitably qualified and experienced freshwater ecologist is required to:

a) Conduct the fish relocation in accordance with the certified NFFRP; and
b) Be on site during any dewatering to rescue and relocate any native fish present.

Timing of works

192. Streamworks must only be carried out during periods when all flows, normal for the time of year the works are undertaken can be diverted around the area of works up to the 5% annual exceedance probability (AEP) storm event, plus 300mm freeboard, unless an alternative approach is approved by Council.

193. No streamworks are to be undertaken between 01 May and 30 September in any year, without the submission of a '*Request for winter works'* for approval to Council.

194. Streamworks must only be carried out during periods when all flows, normal for the time of year the streamworks are undertaken, can be diverted around the area of works are a two-day weather forecast predicts no rain for the site location, unless otherwise approved by the Council.

During Works

195. Should dewatering of streams be required prior to streamworks commencing, a suitably qualified freshwater ecologist must undertake native fish salvage in accordance with the approved NFFRP prior to dewatering.

196. No machinery must enter the wetted cross section of the bed of any live stream at any time.

197. All machinery associated with any streamworks must be operated (including maintenance, lubrication and refuelling) in a way, that ensures no hazardous substances such as fuel, oil or similar contaminants are discharged.

Advice note:
Refuelling, lubrication, and maintenance activities associated with any machinery should be carried out away from any water body with appropriate methods in place so if any spillage does occur that it will be contained and does not enter the water body.

198. All rip-rap must be embedded into the bed of the stream to ensure water flows over, rather than through, the rock to maintain fish passage. The installation of the rip rap must be overseen by a freshwater ecologist.

Following Completion of Works

NES: FW Requirements

199. Within twenty (20) working days following completion of the installation of the new culvert structures, the consent holder must submit to the council the information required by regulations 62, 63 and 64 of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.

Fish Passage Monitoring and Maintenance Plan

200. Within twenty (20) working days following the completion of the new culvert structures, the consent holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the council for certification. The FPMMP must specify the ongoing and maintenance measures of the culvert structures to ensure fish passage is maintained and does not reduce over the lifetime of the structures and include the following detail and processes:
    a) Specific aspects of the structures to be monitored to ensure that the structure's provision for the passage of fish does not reduce over its lifetime,
    b) Programme frequency of routine monitoring and maintenance,
    c) Method of visual inspection of the structures within 5 days following a significant natural hazard or events that may otherwise affect the provision for fish passage,
    d) Record keeping of monitoring results including photos,
    e) Follow up actions including the preparation of as-built plans and supporting information, further steps and remediation measures.

201. If any of the routine or visual inspections identify that the provision for fish passage has been reduced or that the culvert structures are damaged, the consent holder must undertake maintenance, and remediation works as soon as practicable to remediate the issues identified.

    Advice Note:
    Prior to the remedial works being undertaken, the consent holder should assess whether the works meet the permitted activity regulations in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (or any other superseding regulations).

202. Fish passage must be maintained through the culvert structures in perpetuity, and monitoring, maintenance and remediation measures must be undertaken in accordance with the FPMMP (condition 200) through the lifetime of the structures.

Specific conditions – Water Permit, Groundwater Diversion and dewatering WAT60449801

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5 m in diameter.
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Commencement of Construction Phase Excavation	Means commencement of Bulk Excavation and/or the commencement of the taking of any groundwater from the tunnel, trench or shaft excavation and/or any dewatering prior to excavation.
Completion of Dewatering	Means in the case of a drained site, the stage when all earthworks has been completed and site infrastructure (roads, stormwater and other services) is able to be installed or in the process of being installed and the permanent drainage system(s) are in place and no further groundwater is being taken for site development.
Commencement of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
RL	Reduced Level.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP	Suitably Qualified Engineering Professional

Duration of Consent

203. WAT60449801 expires thirty-five (35) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Notice of Commencement of Construction Phase Dewatering

204. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Excavation Limit

205. The design and construction of the proposed bulk earthworks must be undertaken in accordance with the specifications contained in the relevant geotechnical reports and earthwork drawings within **Schedule 2**.

Notice of Completion

206. The Council must be advised in writing within 10 working days of when excavation and dewatering has been completed.

Performance Standards

Damage Avoidance

207. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

Contingency Actions

208. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:

a) Notify council and the asset owner within two (2) working days of the Consent Holder becoming aware of the Damage.
b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that will be taken to avoid further Damage.
c) Provide a copy of the report prepared under (b) above, to council and the asset owner within ten (10) working days of notification under (a) above.

Advice Note:

It is anticipated that the Consent Holder will seek permission of the damaged asset owner to access the property and asset, to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Review

209. Under section 128 of the RMA, the conditions of this consent WAT60437910 may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

a) Within six (6) months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five (5) years thereafter in order:

b) To deal with any adverse effects 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.

c) To vary the 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:

    a) ground conditions
    b) aquifer parameters
    c) groundwater levels
    d) ground surface movement.

Advice Note:

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply

Specific conditions – Water Permit, Water Take WAT60449800

Duration

210. WAT60449800 expires thirty-three (33) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Advice of Commencement

211. The applicant must notify the Council within one week of the commencement of the groundwater abstraction under consent WAT60449800.

Advice Note:

The notification of the commencement of groundwater abstraction should be submitted to monitoring@aucklandcouncil.govt.nz.

Authorised Use

212. The take and use of groundwater from the AUP: OP Lower Kaipara Waitemata Aquifer is authorised in the manner set out below:

a) The take is from a 150mm diameter, 362m deep bore (ID 31691) at map reference 1740968mE 5932152 mN or a bore certified by the council to be a replacement of the production bore.

b) The take must only be used for water supply to the proposed retirement village on land legally described as Lot 2 DP 590677 the site at Forestry Road, Riverhead and the services provided by the consent holder.

Advice Notes:

Changes to the listed land use activities utilising the water take may require an application to change the conditions pursuant to s127 of the RMA.

Authorised quantities

213. The abstraction in accordance with consent WAT60449800 must comply with the following:

a) The total pumping rate must not exceed 4.6L/s.

b) The total daily abstraction must not exceed 200 cubic metres.

c) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year, must not exceed 29,000 cubic metres.

214. If any limits specified in condition 213 are exceeded, the consent holder must provide the council with a report detailing:

a) The reason for the exceedance and the mitigation measures proposed to ensure future compliance

b) A timeframe for implementing the mitigation measures.

c) The report must be submitted to the council within one (1) month of the identified exceedance.

Advice Note:

The exceedance notifications report should be submitted to monitoring@aucklandcouncil.govt.nz.

Contact details

215. Within 10 days of the consent being granted, the consent holder must provide to council, the details of a nominated contact person, including their full name, their role with respect to the consent (for example, consent holder, tenant, site manager), a valid email address and mobile phone number that the council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the council must be notified of any changes within 10 working days of the change occurring.

Advice Note:

The contact person may be someone other than the consent holder, for example, a site manager or tenant. However, overall responsibility for compliance with consent conditions remains with the consent holder.

Bore construction for water level measurements

216. Provision at the top of the bore for water level measurements must be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

Advice Note:

Access to the wellhead for water level measurement can be achieved by having an access tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

Bore construction for sampling

217. Provision at the top of the bore for water quality sampling must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the water ends any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled. This condition must be implemented within three months from the granting of the consent.

Installation of water meter

218. Prior to the exercise of this consent, a water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and verified in-situ for accuracy on production bore ID 31691, or a bore certified by the council to be a replacement of the production bore, to the satisfaction of the council.

219. The water meter and recording device/systems must:

a) be fit for the purpose and water it is measuring;

b) measure the volume of water taken 60-minute intervals, with an accuracy of+/- 5% of the actual volume taken;

c) transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the council's Hydrotel water database (or to any replacement database required in writing by the council) in a format that is compatible with the council systems;

d) be tamper-proof and sealed;

e) installed (water meter) on the outlet pump;

f) have systems and equipment in place to ensure continued operation in the event of a power outage;

g) have backup data storage;

h) be safely accessible;

i) be installed and maintained in accordance with the manufacturer's specifications.

220. Prior to exercise of this consent, the consent holder must contact monitoring@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the council correctly.

221. Water meter verification must be completed by a Suitably Qualified and Experienced Professional (SQEP) for meter verification.

Advice Note:

The council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

Verification of water meter/device accuracy

222. The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times:

a) Prior to the exercise of this consent.

b) Within 5 working days of the water meter being serviced or replaced.

c) By 31 May of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

The water meter, its verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the council within 10 working days of the meter/devices being verified as accurate.

Water meter verification must be completed by a Suitably Qualified and Experienced Professional (SQEP) for meter verification. The verification of the water meter must be to the installation specifications noted in condition 198.

Advice Note:

The council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

Water meter readings

223. Water meter measurements of water abstraction from the outlet of the pump must be recorded daily at 15-minute intervals, commencing before pumping starts for the day and finishing at the end of pumping for the day. Daily records of the measurements must be provided electronically to the Council by the end of the next day (unless otherwise agreed by the Council).

224. In the event of failure of the data logger, telemetry unit and/or associated electronic devices, the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading.

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

Advice notes:

- *For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.*
- *The web address for council's on-line Water Use Data Management System is:*
- *http://aklc.hydrotel.co.nz/hydrotel/cgi-bin/WudmsWebServer.cgi*
- *Your WUDMS customer number is P2601339089 for consent* WAT60449800, *and the default password is 1234. For the link to work properly you need to ensure that the council has your up-to-date email address for contact purposes. An on-line manual explaining how to enter and submit your water readings is available at the web address specified above*
- *For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.*

226. A photograph of the water meter, showing the meter reading, must be provided to the council annually by the first week of July. This water meter reading must be taken in the month of June each year.

Advice note:

This photograph must be provided to the following email address monitoring@aucklandcouncil.govt.nz.

Water Level Readings

227. Water levels in production bore ID 31691, or a bore certified by the council to be a replacement of the production bore, must be measured at quarterly intervals each year in the following months: March, July, October and January, and records must be

kept of the date, time and corresponding water level for the production bore, in accordance with criteria specified in the advice note below.

228. The results of each quarterly water level reading must be submitted to the council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.

Advice Note:

The static water level shall be measured from the top of surface elevation, and shall be recorded to the nearest 0.01 of a meter (nearest cm). The bore shall be monitored after pumping water levels have fully recovered to non-pumping levels. Recovery to non- pumping levels shall be verified by taking a series of three or more water levels made over a half hour period that are all within 0.02m of each other and are not showing a rising or falling head. If there is a difference of more than 0.02m, then the bore shall be allowed to recover further from any pumping, until the groundwater level has stabilised.

Water Use Efficiency Report

229. A water use efficiency report must be provided to the council in June 2029 and subsequently at intervals of five years thereafter. The report must assess the water use over the previous five-year reporting period, against best practice with respect to the efficient use of water for the purpose consented. This report must include, but not be limited to:

a) Annual summary of water usage in relation to the water consented.

b) Reasons why annual water use may have varied over the previous five years.

c) Information whether any changes regarding water transport and dust suppression equipment and their use are planned for the coming five years.

d) Water conservation steps taken (e.g., leak detection).

e) Demonstrate the measures that have been implemented to ensure the abstraction limit is not breached. These could be sensors, alarms, shut off activation, etc. Maintenance or contingency plan.

Review Condition

230. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Council at the Consent Holder's cost in June 2028 and subsequently at intervals of not less than five years thereafter in order:

a) 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 or

b) To vary the quantities, monitoring, operating 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 availability, including alternative water sources;

- actual and potential water use; groundwater levels;
- efficiency of water use;
- groundwater quality;
- and the relationship of Maori with water.

c) To deal with non-compliances or inefficiencies on the applicant's site related to water use.

Advice Notes:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents South at the consent holder's cost in the following circumstances:

d) *To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(7) (b) of the RMA) that have been made operative since the commencement of consent.*

e) *To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.*

f) *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 more appropriate conditions.*

Under section 126 of the RMA a consent authority may cancel a resource consent by written notice served on the consent holder if the resource consent has been exercised in the past but has not been exercised during the preceding 5 years.

Specific conditions – Water Permit, Dam WATXXXXXXXX

Duration

231. WATXXXXXXXX expires thirty-five (35) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Design Requirements

232. The dam embankment, outlets, spillways and associated structures of must be designed, constructed, operated and maintained to ensure they are structurally sound, pose no undue risk to life, property or the natural environment, and are able to perform satisfactorily under all foreseeable circumstances.

233. The dam must be designed, constructed, operated and maintained with a flood spillway to pass a 100-year ARI flood event without overtopping the dam crest or as determined in the PIC assessment. In addition:

a) Reference should be made to the Dam Safety Guidelines – Auckland Council Technical Publication 109 and the New Zealand Dam Safety Guidelines – New Zealand Society Of Large Dams 2024 for further guidance on spillway sizing.

b) Section 17 of Building Act 2004 requires dams to comply with the building code in addition to the requirements set out in these rules.

234. Prior to commencement of construction, detailed design drawings, calculations and other supporting documents must be submitted to Council for certification demonstrating compliance with Conditions 229 and 230 above.

Construction and Maintenance requirements

235. All spillways and bypass arrangements must be constructed, terminated and maintained to minimise erosion, and the spillway(s) entry must be designed to remain free of debris at all times.

236. Trees or vegetation which could weaken the dam stability or prevent inspection of the dam embankment must not be allowed to grow on or near the embankment.

237. Stock must not be allowed to damage the crest and faces of the dam.

238. The dam structures and spillways must be inspected at least once every 12 months and following any operation of the flood spillway. Any damage recorded at times of inspecting, or noticed at any other time, must be remedied as soon as practicable.

239. A dam safety management system must be developed for long term operation of the dams, in accordance with New Zealand Dam Safety Guidelines 2024 and the requirements of Conditions 232-238 above. This must be submitted to Council for certification within 20 days of completion of the dam structures on site.

Specific conditions – Subdivision Consent SUB60449775

Lapse Date

240. Under section 125 of the Resource Management Act 1991, this subdivision consent must lapse 10 years after the date of commencement unless:

- a survey plan for each stage or for all stages is approved under section 223 of the Resource Management Act 1991; or
- an application to extend the lapse period under section 125 of the Resource Management Act 1991 is granted by the consent authority.

Staging Lot 1 DP 590677 (Countryside Living Lots)

241. For the purposes of the section 223 and section 224(c) conditions set out below, the subdivision staging for the subdivision of Lot 1 DP 5906777 is proposed as follows:

Stage 1

Subdivision of Lot 1 DP 590677 into Lots 1-11 (Residential), Lot 6000 (Road to Vest), Lot 7001 (JOAL), Lots 8002 and 8003 (Balance Lot for Stage 2-3), and Lot 9000 (Balance Lot for Stage 4-5), and boundary adjustment of Lot 2 DP 590677.

Stage 2

Subdivision of Lot 8002 into Lots 12-16 and 20-24 (Residential) and Lot 7002 (JOAL)

Stage 3

Subdivision of Lot 8003 into Lots 45-54, 56 and 61 (Residential) and Lot 7003 (JOAL)

Stage 4

Subdivision of Lot 9000 into Lots 38-39, 55, 57-60, and 62-66 (residential), Lots 7004-7006 (JOAL), Lots 8006 and 8007 (Balance Lot for Stage 6 and 7), and 9001 (Balance Lot).

Stage 5

Subdivision of Lot 9001 into Lots 17-19, 25-37, and 40-44, Lots 7007-7010 (JOAL) and 9002 (Balance Lot).

Stage 6

Subdivision of Lot 8006 into Lots 67-84, 87, 88, 91-97, Lots 6003 and 6004 (Road to Vest) and Lots 7011-7012 (JOAL).

Stage 7

Subdivision of Lot 8007 into Lots 85, 86, 89, 90, 99-12 (Residential) and Lots 7013-7015 (JOAL).

Stage 8

Subdivision of Lot 9002 into Lots 113-118, 132-39, 146 and 147 (Residential), Lots 7016-7019 (JOAL), Lots 8009 (for Stage 9) and Lot 9003 (Balance Lot).

Stage 9

Subdivision of Lot 8009 into Lots 119-131 and 149 (Residential), Lot 7020 (JOAL).

Stage 10

Subdivision of Lot 9003 into Lots 140-143, 167-170 (Residential), Lots 7021-7023 (JOAL) and Lots 9004 (Balance Lot).

Stage 11

Subdivision of Lot 9004 into Lots 144, 145, 148, 150, 163, 165, 166 and 171-83 (Residential), Lots 7024-7026 (JOAL) and Lot 8012 (Balance Lot for Stage 12) and Lot 9005 (Balance Lot)

Stage 12

Subdivision of Lot 8012 into Lots 151-162 and 185 (Residential) and Lots 7027-7029 (JOAL).

Stage 13

Subdivision of Lot 8012 into Lots 171, 181, 184, 186 and 200-209 (Residential), Lots 7030-7035 (JOAL) and Lot 8014 (Balance Lot).

Stage 14

Subdivision of Lot 8014 into Lots 187-199 (Residential) and Lots 7036-7040 (JOAL).

Staging of Subdivision of Lot 2 DP 590677 (Retirement Village)

242. For the purposes of the section 223 and section 224(c) conditions set out below, the subdivision staging for the subdivision of Lot 1 DP 5906777 is proposed as follows:

Stage 1

Subdivision of Lot 2 DP 590677 into Lot 1 and 2 (Retirement Village) and Lot 3 (Road to Vest).

Advice Note:
The stormwater management works within the existing and proposed Forestry Road corridor must be completed in accordance with the requirements of Condition 5 prior to any application for s224(c) for each respective stage that relies upon those works.

Sequencing of Subdivision Lot 1 DP 5906777

243. Stage 1 must be undertaken prior to Stages 2, 3, and 4. Stages 2, 3 and 4 may then be undertaken in any order or concurrently.

244. Stage 4 must be undertaken prior to Stages 5-8. Stages 5-8 may then be undertaken in any order or concurrently.

245. Stages 4 and 8 must be undertaken prior to Stage 9.

246. Stages 4 and 9 must be undertaken prior to Stage 10.

247. Stages 4, 9 and 10 must be undertaken prior to Stage 11.

248. Stages 4, 9, 10 and 11 must be undertaken prior to Stages 12 and 13.

249. Stages 4, 9, 10, 12, and 13 must be undertaken prior to Stage 14.

250. The consent holder may commence work required to comply with conditions under section 224 of the RMA for any stage at any time so that the work is completed on a stage-by-stage basis or across more than one stage provided such works are undertaken in accordance with all relevant conditions of this consent.

Sequencing of Subdivision Lot 2 DP 5906777

251. The boundary adjustment under the stage 1 subdivision of Lot 1 DP 590777 must have been completed and had s224(c) issued.

Design and Landscape Guidelines

252. Prior to the lodgement of s223 for any subdivision/ or stage the Consent Holder must submit to the Council for certification a final set of Design and Landscape Guidelines for the development of dwellings within the Countryside Living Subdivision on Lot 1 DP 590677. The updated guidelines must be based on the Urban Design and Landscape Effects Assessment, prepared for Rangitoopuni Developments Limited Partnership by Boffa Miskell dated 31 March 2025. The final Design and Landscape Guidelines must incorporate guidance on the following matters from the Cultural Values Assessment.

(a) Development should avoid all significant peaks or ridgelines, in particular the tihi or high point of Kaiakeaka, Poohuri, Pukeharakeke, Kaipaakau and Whatatii;
(b) The above sites, or at a minimum their peaks, should be avoided or set aside from development. Fenced of/ or have perimeter planting with flax, and generally have cultural design applied to them; and
(c) Sightlines or viewshafts identified in recommendation 4 need to be retained to avoid severing the visual and spiritual connections to this part of the cultural landscape.

Survey plan approval (s223) conditions

Survey Plan

253. The consent holder must submit a survey plan for each stage in accordance with the approved resource consent subdivision scheme plans included in **Schedule 2**. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, any amalgamation covenants, and any areas subject to other covenants required by this subdivision consent.

254. The Survey Plan required by Condition 253 above must also include the following additional details that are not shown on the approved Scheme Plans, where relevant to the Project Stage in question:

a) Protective Land Covenants for Vegetation Protection over all restoration planting areas detailed in the finalised Restoration Planting and Maintenance Plans required by Condition 33 of LUC60449772. This includes additional covenants over the Restoration planting areas as detailed on the RPMP (condition 33) within Lot 2 DP 590677;

b) An additional Sightline Protection Covenant over Lots 68 and 71 adjacent to Access 5;

c) Suitable Right of Way Easements in gross in favour of Auckland Council over all pedestrian walkways and cycleways as defined on the finalised LIMPs (condition 34) and/or Walkway and Cycleway Plans (condition 51); and

d) Suitable Right of Way Easements in gross in favour of Auckland Council over the publicly accessible Car Park within Lot 57.

Easements to be created

255. The right to convey electricity/ water/ gas/ telecommunication and the right to drain water/ sewage and any services easements must be included in a memorandum of easements endorsed on the survey plan and must be duly granted or reserved. The consent holder must meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers (certificates of title).

Right of Ways

256. The right(s)-of-way in gross over parts of Lot(s) in favour of Council must be included in a memorandum of easements endorsed on the survey plans referred to in **Schedule 2** and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

257. Any right(s)-of-way easements accepted and to be registered in Council for public access must be constructed and maintained by the consent holder in accordance with Council standards and requirements. The consent holder must meet the costs for any defects, construction and maintenance.

Advice Note:
Any easement for right(s) of ways in gross in favour of Council will require prior approval from Council.

Areas to be subject to land covenant(s)

The survey plan for each stage must show and identify (including labelling) all the areas of indigenous revegetation planting to be protected on the Lot(s) as shown on the approved scheme plan(s) referred to in **Schedule 2** as “areas to be subject to land covenant for vegetation protection”, and the additional covenant areas on Lot 2 DP 590677 required by condition 253. The boundaries of the covenant areas must coincide with the extents shown in the final Restoration Planting and Maintenance Plan within condition 33.

258. Lot 68 must have a Land Covenant applied for Area ZZ for a building and vegetation restriction for maintenance of sight lines. The survey plan submitted with the s223c application must clearly show the covenanted area.

259. Lot 8003 must have a Land Covenant applied for Area ZY for a building and vegetation restriction for maintenance of sight lines. The survey plan submitted with the s223c application must clearly show the covenanted area.

Section 224(c) compliance conditions (apply to all stages)

Section 224c Approval

260. The application for a certificate under section 224(c) of the Resource Management Act 1991 for each phase must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;

b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.

c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Culvert/Dam Classification – Roading Assets

261. Prior to engineering approval and any application for s224(c) for Stages XXXXX-XXXXXX and any vesting of stormwater or roading assets along Forestry Road (proposed Road to Vest and upgraded road) the consent holder must provide written certification from a suitably qualified and experienced dam specialist approved by the Council that the proposed culverts within the existing and proposed Forestry Road corridor have been assessed in accordance with the Building Act 2004, the Building (Dam Safety) Refulations 2022, and the New Zealand Society on Large Dams (NZSOLD) – New Zealand Dam Safety Guidelines (2024) and any other relevant statutory or technical requirements, to determine whether they meet the criteria of a “classifiable dam”.

262. If any of these culvert(s) assessed under Condition 261 are a “classifiable dam”:

a) Obtain written agreement from the Council that the culvert(s) will be accepted for vesting; and

b) Provide a Dam Safety Assessment and Potential Impact Classification (PIC) report prepared by a suitably qualified and experienced dam specialist to the Council for review and certification. The report must demonstrate how the structure meets the objectives of safe performance, downstream hazard management, and sustainable maintenance in accordance with the NZSOLD Dam Safety Guidelines (2024).

If a written agreement for vesting under (a) is not provided, then the Consent holder must present an alternative stormwater and flood management solution to Council for review

and certification. The solution must demonstrate that the culvert(s) are not classified as a dam and that the overall stormwater management and flooding outcome for the overall site is consistent to that approved under this consent. This may require an amendment to this resource consent pursuant to s127 of the RMA.

Advice Note:
For the avoidance of doubt, Auckland Transport will not accept vesting of any structure deemed to be a classifiable dam, and Auckland Council (Healthy Waters) is not obliged to accept vesting.

263. If any culvert(s) are not "classifiable dams", but cannot meet the capacity requirements of The Auckland Code of Practice for Land Development and Subdivision Chapter 4: Stormwater or the NZTA Bridge Manual, the consent holder must:

a) Provide certification by a suitably qualified and experienced Chartered Geotechnical Engineer that appropriate anti-seepage measures are included in the culvert(s) design and construction.

b) Provide a suitably qualified and experienced Chartered Geotechnical Engineer provides Producer Statements for the design and construction of the anti-seepage measures to Auckland Transport.

c) Demonstrate that the road embankment within the influence line of the detained floodwater is reinforced and specifically designed by a Chartered Geotechnical Engineer and provide copies of the Producer Statements for the design and construction monitoring to Auckland Transport.

Advice Note:

In the event these structures are classified as Dams, they will also be subject to, and must comply with, Conditions 229-236.

Engineering Plan Approval – Transport

264. Prior to the commencement of any engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

a) Design details of the marking of a channelised right turn facility for right turning vehicles from Deacon Road to Forestry Road
b) Detailed engineering design plans for the proposed upgrades and extension of Forestry Road
    - Design details demonstrating compliance with the Auckland Transport Design Manual (TDM) and relevant standards for road geometry
    - Typical cross-sections showing carriageway width, shoulder treatment, pavement layers, and any drainage infrastructure (culverts, drainage flow paths and overland flow paths and necessary stormwater treatment).
    - Details of how the extension integrates with existing road networks and provides safe access to adjacent lots
c) Design details of the erection of advisory speed signage and/or speed-activated warning signs on Riverhead Road on the western approach to the intersection as approved by Auckland Transport

d) Design details of the marking of a channelised right turn facility for right turning vehicles from Old North Road for vehicle access 1 and 2.

265. As part of the Engineering Plan Approval, the consent holder must submit a flooding assessment which must include but not be limited to:

a) Identifying flood-prone areas along the proposed and existing sections of Forestry Road, including any overland flow paths and ponding risks
b) Show the extent and depth of flooding across the road reserve and adjacent areas for all relevant storm scenarios
c) Compare flood depths across different design scenarios or mitigation options to demonstrate the effectiveness of proposed measures
d) Identify areas where floodwaters pose a safety risk due to high velocity and depth, particularly where vehicles and pedestrians would be present within the road reserve.

266. As part of the application for Engineering Approval, a registered engineer must:

a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.
b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes:

If the Engineering Approval drawings require any permanent traffic or parking restrictions, the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process required external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.

The engineering plan application forms including fees can be found at the following Auckland Council website:
https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

Road Vesting

267. The proposed public road shown as Lot 3 (Forestry Road Extension) on the approved scheme plan C190-1-2 Rev A must vest in the Council as a public road. The consent holder must meet all costs associated with the vesting of the roads.

268. Lot 6000 (Old North Road Widening) on the approved scheme plan C150-1-2 Rev A must vest in the Council as a public road in Stage 1. The consent holder must meet all costs associated with the vesting of the roads.

269. Lots 6003 and 6004 (Old North Road Widening) on the approved scheme plan C150-6-3 Rev A must vest in the Council as a public road in Stage 6. The consent holder must meet all costs associated with the vesting of the roads.

Advice note:
Any construction changes to the existing Old North Road under Stages 1 – Lot 6000 and 6 – Lot(s) 6003 and 6004 (Old North Road Widening) affecting existing trees may require Tree Owner Approval.

Engineering Completion Certification – Transport

270. An engineering completion certificate certifying that the proposed roads and/or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is a 224c component) to Council.

Streetscape Landscaping

Streetscape Plan for Certification

271. Prior to the implementation of works for Stage 15, as part of the engineering plan approval and prior to s224c approval, the consent holder must submit for certification by the Manager Parks Planning detailed streetscape landscaping plan(s) for hard and soft landscaping in the road such as rain gardens/stormwater devices/ street trees. In particular, the plans must:

a) Be prepared by a suitably qualified landscape architect.
b) Be in general accordance with the Rangitoopuni Landscape Management Plan – Structure, Planting Table, Roadside Planting Trees, prepared by Boffa Miskell, dated 1 May 2025
c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
d) To avoid doubt, streetscape planting should only consist of trees and grass except for stormwater infrastructure devices such as rain gardens and swales.
e) Include a weed and pest management plan detailing weed eradication and control methods for streetscape planting.
f) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
g) Include planting methodology.
h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
i) Species must be selected that are suitable for use in a public street environment to avoid ongoing maintenance.

Advice note:

Plans approved under the Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.

Implementation of Streetscape Works

272. Prior to issue of section 224(c) certification for Stage 15, all street landscaping must be implemented on Lot 3 in accordance with the approved planting and streetscape plans to the satisfaction of the Manager Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:

a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
b) Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.
c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.

Maintenance of Streetscape Works

273. Prior to the issue of the section 224(c) certificate for Stage 15, the consent holder must provide for the certification of the Manager Parks Planning a Weed and Pest Control and Maintenance Plan (WPCMP), for all planting and landscaping to be established in the streetscape for Lot 3 (Forestry Road Extension – Subdivision Lot 2 DP 5906777). The WPCMP must include:

a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
c) Vandalism eradication policies.

274. The consent holder must undertake maintenance, in accordance with the approved WPCMP for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager Parks Planning during this period must be remedied by the consent holder at their expense.

275. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager Parks Planning.

276. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, for acceptance every 3 months for the duration of the 2-years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 3 (Forestry Road Extension – Subdivision Lot 2 DP 5906777):

a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
b) State of protection barriers where required;

c) Canopy maturity, beginnings of natural ecological process–s - natural regeneration in understorey, use by native birds, etc;

d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;

e) Details on the condition of, and recommendations for maintenance of, the fencing and

f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

g) Any recommended remediation work must include a start date for replanting.

h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

Advice Note:

This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release where required.

As-Built Plans

277. Prior to the issue of the 224(c) certificate for Stage 15, the consent holder must provide to the Manager Parks Planning as-built plans for street tree planting within the road to be vested, being Lot 3 (Forestry Road Extension - Subdivision Lot 2 DP 5906777) in the following format:

a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).

b) The following requirements apply to digital formats:
   i. All dimensions are to be in millimetres, and all levels and lengths in metres.
   ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).

c) All graphical data to be located/plotted to the following accuracy:
   i. X & Y coordinates +/-100mm
   ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
   iii. Invert levels +/- 20mm.
   iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.

d) The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.

e) The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.

f) Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets

g) Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars

h) Existing assets and assets to be removed or abandoned must be shown on as-built plans.

i) Copies of the following documents are required, where these assets will be maintained by Auckland Council.
   i. All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.

Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals. **Restoration Planting**

278. The consent holder must carry out all mitigation planting as detailed within the certified Restoration Planting and Maintenance Plan (condition 33) within the first planting season (April – September) immediately following the completion of works on site for that Project Stage and prior to the issue of s224(c) for each Project Stage where a Restoration Planting and Maintenance Plan is required pursuant to condition 16.

279. Following establishment of the required planting and prior to the issue of s224(c) the consent holder must submit a completion report to Council, for certification within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plans including evidence of eco-sourcing.

Advice Note:

The planting completion report will include photos of the planted area, an inventory of the specimens planted (species, size & number) and evidence of eco-sourcing (e.g. nursery slip). This information can be compiled by the applicant. If the accepted planting plan includes an initial/pioneer planting (year 1) and enrichment planting stage (year 2/3), a completion report should be provided following the initial planting as this is when the five-year maintenance period begins.

280. The consent holder must maintain all mitigation planting areas for a minimum of five years in accordance with certified Restoration Planting and Maintenance Plan (Condition 33) and must achieve 80% canopy closure and a minimum of survival rate of the plants (being 90% of the original density through the entire planting areas). The maintenance period must commence once the completion report has been certified by Council in accordance with Conditions 104 and 116. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive pest plans and pest animals must be controlled at the time of initial planting and on an ongoing basis.

Design Review Panel

281. Prior to application for the first s224(c) certificate, the Consent Holder must provide to the Council written confirmation that they have established an appropriate Design Review Panel and process to manage the implementation of the certified Design Guidelines (condition 281) for development on Lots 1-208. The Design Review Panel must be responsible for ensuring that development on each lot is progressed in accordance with the certified Design Guidelines, including the approval of building proposals for dwellings or accessory buildings. Membership of the Design Review Panel must be comprised of:

(a) A member of Te Kawerau ā Maki.

(b) A representative of the legal entity (residents' association) established under condition 295.

(c) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.

Confirmation of location of building sites

282. A plan certified and dated by a suitably qualified and experienced person, fixing the location and size of the identified building sites on Lot(s) within the relevant stage by offsets from surveyed boundary pegs must be provided to the Council.

Geotechnical Completion Report (Building Platforms)

283. A Geotechnical Completion Report by a suitably qualified and Registered Engineer must be provided to Council with the section 224(c) application in accordance with the "Auckland Council Code of Practice (CoP) for Land Development and Subdivision", Section 2.6. The report must confirm the Factor of Safety as per CoP and stability of the land for residential development including any special conditions/requirements to be met for any future development on the site. The Geotechnical Completion Report must also include all associated as-built plans for earthworks and subsoil drains and a Statement of Professional Opinion on Suitability of the Land for building construction.

Advice Note: *The findings of this Geotechnical Completion Report may necessitate the requirement for a consent notice on the residential lots in respect to future development of a dwelling.*

Infrastructure

Electricity

284. The consent holder must make provision for telecommunications and electricity to all lots in accordance with the requirements of the respective utility operators. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Act.

Telecommunications

285. Written confirmation must be provided from a telecommunications network supplier, that provision of telephone services has been made available to the Lot(s) within the relevant stage and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been made with the Consent Holder to complete the provision of the service.

Where the provision of a physical telecommunications connection is not provided, the Consent Holder must provide suitable evidence that reliable wireless telecommunication coverage is available at the identified building sites on Lot(s) within the relevant stage to the Council. Suitable evidence must include any form of confirmation from a wireless/mobile service provider (e.g.: website information, email or similar).

Advice Note:
The following Consent Notice condition must be registered against the title of the releavnt Lot(s) if telecommunications are proposed via wireless means:

"Future owners of Lot(s) X, Y, and Z are advised that a physical telecommunication connection has not been provided to Lot(s) X, Y, and Z, and if such services are required, the full cost of providing and maintaining these services will be met by the owners. This cost may include the installation of equipment to the utility providers and Council requirements and any growth or other applicable charges."

Stormwater Swales (JOALS), Individual Spreaders and Outlets

Certification by a suitably qualified and Registered Engineer must be provided to Council with the section 224(c) application confirming that the swales (as relevant) within the JOAL, individual stormwater spreaders on the residential lots and outlets for the stages have been constructed.

Vehicle Accessways (JOALS)

286. The consent holder must design and construct a vehicle accessway (JOAL) to serve the Lot(s) as required for the stage in accordance with the approved plans within Schedule 2. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

JOAL Naming

287. The consent holder must provide and install road naming signs in accordance with the Council's standards for the private roads (JOALS) that serve six or more lots within the subdivision. The names must be as approved by the council.

Advice Note:
Land Information New Zealand (LINZ) requires that proposed roads, private roads within common access lots or lot accesses comprising panhandle access strips and/or reciprocal rights of way easements that serve six (6) or more lots are to be named. LINZ has indicated that a name for the road or private road should be in place before the survey plan of subdivision is approved by the council under section 223 of the RMA and advises that if no name is in place this could be problematic when titles are later requested. The consent

holder should obtain evidence of acceptance from LINZ that the proposed names are not duplicated within the Auckland Council area before submitting the names to the council for reporting to the relevant Local Board for approval. In giving its approval, the Local Board will have regard to the relevance of the road names to the locality, or determine that the names are otherwise appropriate.

Vehicle crossings

288. The consent holder must design and construct all vehicle crossings onto public roads (Stages 1, 4 and 6 onto Old North Road and Stage 14 onto the upgraded and extended Forestry Road) in accordance with the finalised certified plans required under Condition 42 and the requirements of the Auckland Transport Transport Design Manual (AT-TDM), Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Vehicle Accessways

289. The consent holder must design and construct all vehicle accessways in accordance with the finalised certified plans required under Condition 42 and the requirements of the Auckland Transport Transport Design Manual (AT-TDM), Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

a) *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (aucklandcouncil.govt.nz)*

b) *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*

c) *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*

d) *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.*

e) *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*

f) *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

g) *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/*

Pedestrian Walkways and Cycleways

290. The pedestrian walkways and cycleways within the Easement areas shown as "Right of Way (Pedestrian)" in favour of Auckland Council must be formed to allow pedestrian and/or cycle use in accordance with the certified LIMPs (condition 34) or finalised Walkway Plans (condition 49), where relevant for the Project Stage in question.

Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under Section 224(c) of the RMA.

State Highway 16 Upgrades

291. If, at the time of the s224(c) application limb (a) or (b) of condition 119 has not been met, the consent holder must include a document identifying which lots and/or retirement/care units of the overall development will make up the 20 dwelling equivalent units that are permitted to be occupied prior to limb (a) or (b) of condition 119 being met. This must be provided with the s224(c) application for the first Stage that comes forward, and must identify the lots for the full extent of the development at that stage.

Common ownership of infrastructure / assets

292. Lots 1-208 share commonly owned access lots with infrastructure including stormwater management devices including swales and culverts, landscaping, waste collection points and lighting, which are located within the accessways. Lots 1-208 also accommodate comprehensive restoration planting areas that are subject to protective covenants. To ensure that all Lots remain adequately serviced and accessible, and the restoration planting areas are appropriately managed and maintained in perpetuity, the consent holder must create a single common entity (incorporated society, residents' association or similar legal entity) to represent and ensure that future owners of Lots 1-208 are jointly responsible and liable for the ongoing operation, maintenance and repair of the referenced infrastructure and vegetation.

Advice Note:
All Lots (Lots 1-208) must be members of the same legal entity (i.e.: it is not appropriate to establish separate entities to comply with this condition for each Stage of subdivision as reflected in Condition 241 above. The documentation required to comply with this condition must ensure that this is the case and functions appropriately for the staged nature of this application.

293. A copy of the document(s) describing the functions, powers, duties and liabilities of the common entity must be provided to the Council for certification when applying for a certificate under Section 224(c) of the RMA for each Stage. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for. In particular,

- All lot owners must be required to join the legal entity and cannot opt out.
- All owners will be required to pay an annual levy to fund the work of the legal entity.
- The levies cover the maintenance/replacement of commonly owned assets such as the communal facilities, walking and cycling tracks, JOALs, stormwater management devices, culverts, lighting, protected vegetation etc.
- It is intended that Te Kawerau ā Maki would be actively involved in the maintenance contracts and management of the revegetated areas of the site. Kaitiakitanga is a concept fundamental to the iwi view of resource management. The sustainable management of the environment will be promoted in accordance with Te Kawerau ā Maki tikanga, and the role of kaitiaki will continue in perpetuity.

Advice Note:
Flood attenuation Culvert 1-1 is considered a high-risk asset and the corresponding rules, including operation and maintenance obligations, must respond to this.

294. Further, to ensure that future owners maintain membership of the common entity, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 1-208:

"Lots 1-208 are served or serviced by a number of common property assets, which for so long as they are a registered proprietor of that Lot, the owners of Lots 1-208 must be members of the established common entity that is jointly responsible and liable for the ongoing operation, maintenance and repair of the shared common assets located within the common areas including (but not limited to):

- Lot 57 (Community Hub) and parking areas, including publicly accessible parking area(s);
- Walking and cycling tracks and public access;
- Jointly Owned Access Lots (JOALs);
- Stormwater Management Devices;
- Lighting;
- Sightline Protection Covenants; and
- Bush Protection Covenants"

Legal Entity

295. Evidence that a Residents' Society (or similar legal entity) has been created in accordance with the requirements of conditions 292-294 must be provided to Council prior to the issue of s224(c). All lot owners must be required to become members of this entity in perpetuity. The legal entity must be responsible for and include (but is not limited to) rules on the following:

a) Commonly owned assets including JOALs including all traffic calming measures and safety measures, stormwater management devices, culverts, walking and cycling and

other tracks, community facilities and public and communal parking areas within Lot 57, and lighting;

b) Management of the sightline covenant areas;
c) Management and enforcement of the no cat covenants;
d) Measures to ensure the ongoing operation and maintenance of stormwater management devices and culverts;
e) Management of all revegetated restoration planting areas, including vegetation protection covenant areas identified within the Landscape Management Plan ('**LIMP**') and Restoration Planting and Maintenance Plan;
f) The process for establishing any new vegetation other than those species identified within the Landscape Management Plan ('**LIMP**') and Mitigation Planting and Maintenance Plan;
g) Measures to ensure the ongoing maintenance and protection of the proposed revegetation including weed and pest management; and
h) The rules to determine and collect an annual levy providing for the operation, maintenance and replacement of these assets and areas of vegetation.

Advice Note:
Flood attenuation Culvert 1-1 is considered a high-risk asset and the corresponding rules, including operation and maintenance obligations, must respond to this.

Land Covenants

Bush Protection – Countryside Living Subdivision

296. The consent holder must enter into a covenant in accordance with section 108 of the Resource Management Act 1991 or consent notice pursuant to section 221 of the Resource Management Act in favour of Auckland Council for Lots 1-208. The consent holder must contact Council to initiate the preparation of the covenant. The covenant must be duly registered in conjunction with deposit of the survey plan and the consent holder must give an undertaking that this will occur prior to the issuing of the S224c completion certificate for the subdivision.

a) The covenant or consent notice must secure the protection in perpetuity of areas AA-AZ, BA-BZ, CA-CZ, DA-DZ, EA-EZ, FA-FZ, GA-GZ, HA-HZ, IA-IZ, JA-JZ, KA-KZ and LA-LE, as shown on the Scheme Plans referenced in Condition 1, entitled Proposed Scheme Plans Stages 1-14, prepared by Maven Associates Ltd and dated 04/2025.

b) The owners or their successors in title of the respective lots must:
   i. Preserve in perpetuity the indigenous flora and fauna, wildlife habitats and the natural landscape within the area of to be protected on Lot 1-208.
   ii. Require the Covenant owner to provide for a 5 yearly monitoring report, to Council, on the health and management (e.g., weed and pest animal control) of the habitat.
   iii. Not do anything that would prejudice the health or ecological value of the areas to be protected, their long-term viability and/or sustainability, including tree trimming or pruning without prior approval of Council,

Including but not limited to:

i. 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 to be protected.
ii. Maintain the protected area free from residential encroachment, earthworks, or land modification.
iii. The landowner must not place any building and/or structures within the covenant area/s.
iv. Continue to eradicate all invasive plants and control pest animals within the areas to be protected, in accordance with but not limited to the certified Restoration Planting and Maintenance Plan required by Condition 33.

The covenant must:

- be drafted by the Council's nominated Solicitor at the Consent Holder's cost; and
- be registered against the Computer Register and /or Certificate of Title applying to the affected land by the Consent Holder at their cost; and
- require the Consent Holder to:
    i. be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and
    ii. Indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.

Bush Protection – Integrated Maori Development

297. The consent holder must enter into a covenant in accordance with section 108 of the Resource Management Act 1991 or consent notice pursuant to section 221 of the Resource Management Act in favour of Auckland Council for Lot 1. The consent holder must contact Council to initiate the preparation of the covenant. The covenant must be duly registered in conjunction with deposit of the survey plan and the consent holder must give an undertaking that this will occur prior to the issuing of the S224c completion certificate for the subdivision.

a) The covenant or consent notice must secure the protection in perpetuity of all protective covenant areas – vegetation protection, as shown on the finalised Survey Plan as required by conditions 240 and 241 and detailed within the Mitigation Planting and Maintenance Plan (condition 35).

b) The owners or their successors in title of the respective lots must:
    i. Preserve in perpetuity the indigenous flora and fauna, wildlife habitats and the natural landscape within the area of to be protected on Lots 1.
    ii. Require the Covenant owner to provide for a 5 yearly monitoring report, to Council, on the health and management (e.g., weed and pest animal control) of the habitat.
    iii. Not do anything that would prejudice the health or ecological value of the areas to be protected, their long-term viability and/or sustainability, including tree trimming or pruning without prior approval of Council,

Including but not limited to:

v. 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 to be protected
vi. Maintain the protected area free from residential encroachment, earthworks, or land modification.
vii. The landowner must not place any building and/or and structures within the covenant area/s.
viii. Continue to eradicate all invasive plants and control pest animals within the areas to be protected, in accordance with but not limited to the certified Restoration Planting and Maintenance Plan required by Condition 33.

The covenant must:

- be drafted by the Council's nominated Solicitor at the Consent Holder's cost; and
- be registered against the Computer Register and /or Certificate of Title applying to the affected land by the Consent Holder at their cost; and
- require the Consent Holder to:

iii. be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and
iv. Indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.

Waitemata Clay Target Club

298. The following lots must be subject to a land covenant requiring that an instrument be registered on the records of title advising of the presence of the Waitematā Clay Target Club at 465 Old North Road, and its lawful ability to undertake shooting from that site:

Stage 1: – Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9
Stage 2: - Lots 12, 13, 23 and 24
Stage 3: - Lots 50, 51, 52, 53 and 54

The land covenant must be drafted to prevent Lot owners from making complaints in relation to the extent of those lawful activities and the noise that may be generated from those activities. The covenant must be duly registered in conjunction with deposit of the survey plan and the consent holder must give an undertaking that this will occur prior to the issuing of the S224c completion certificate for the subdivision.

Advice Note:
The lawful operation of the Waitemata Clay Target Club is understood to be to undertake shooting from the site on one day per month between the hours of 11am and 5pm.

Consent Notices

299. The consent holder shall cause to be registered against the Certificate of Titles for all lots a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

TABLE 1 – Consent Notices

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

Lots	Built Form	Guidelines	Restrictions
Lots 1-208 (Lot 1 DP 590677)	D	A	C, E, F, G, H, I, J, L, M, N, O, P, Q
Lots 1-3, 50-55, 57, 67-68, 71, 74, 75, 77			B
Lot 1 (Lot 2 DP 590677)			C, Q

Design and Landscape Guidelines

A. The design of any buildings on this lot must be consistent with the Design and Landscape guidelines certified under condition 249 of resource consent SUB60449975, unless otherwise approved by the Design Review Panel and Council. The lot owner must obtain the approval of the Design Review Panel established under condition 279 of resource consent SUB60449975 for any building design and such approval must be submitted to the Council with the lot owner's application for building and/or resource consent.

No Vehicle Access onto Old North Road

B. There must be no direct vehicle access onto Old North Road from the lot.

Cats not Permitted

C. No cats are permitted to be kept on the lot at any time. No dogs to be outside of identified curtilage areas unless on a leash. The Residents Association (or other legal entity) is responsible for management and enforcement of this requirement.

Built Form

D. Any application for building consent lodged with the Council for building development on this lot must demonstrate that the following requirements are met:

- A minimum yard of 3m must be provided.
- Any building must be approved by the DRP.
- Maximum height within the AUP yards must not exceed 6m.

- The combined maximum building footprint within the AUP yards on any lot must not exceed 100m^2.

Failure to meet any of the requirements noted above will necessitate an application for resource consent to be made to the Council for the AUP yard infringement.

Residents Association

E. Lots 1-208 are served or serviced by a number of common property assets, which for so long as they are a registered proprietor of that Lot, the owners of Lots 1-208 must be members of the established common entity that is jointly responsible and liable for the ongoing operation, maintenance and repair of the shared common assets located within the common areas including (but not limited to):

- Lot 57 (Community Hub);
- Walking and cycling tracks;
- Jointly Owned Access Lots (JOALs);
- Stormwater Management Devices;
- Lighting;
- Sightline Protection Covenants; and
- Bush Protection Covenants

The owners of Lots identified in Table 1 within condition 296 of resource consent SUB60449974, must, at all times when registered as proprietors of the lots:

- be and remain members of any legal entity set up by condition 292 of resource consent SUB60449975; 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 and all protected vegetation areas and sightline protection areas in accordance with all relevant resource and other consents and all statutory.

Fire Fighting Water Supply

F. At the time an application for building consent is submitted to the Council for the dwellings it must be demonstrated that fire-fighting water supply will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008. If an alternative fire-fighting water supply is to be provided, written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application. The fire-fighting water supply provided must be maintained and retained as long as a habitable building is located within the site.

Telecommunications

G. “Future owners of Lot(s) X, Y, and Z are advised that a physical telecommunication connection has not been provided to Lot(s) X, Y, and Z, and if such services are required, the full cost of providing and maintaining these services will be met by the owners. This cost may include the installation of equipment to the utility providers and Council requirements and any growth or other applicable charges.”

Advice Note:
Consent Notice G is only required to be registered where telecommunications are provided via wireless means.

Wastewater Servicing

H. A wastewater system design proposal by a suitably qualified and experienced wastewater engineer must be submitted at the time of the land use and building consent applications for the site development (or only the latter if no land use consent application is required). The design proposal must meet the following design specifications:

- The on-site wastewater treatment system must be an OSET approved system capable of consistently producing an effluent quality of 20:30 mg/L BOD:TSS standard or better.

- When determining a suitable location for the effluent disposal area, regard shall be had for the location of the disposal area indicated in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/35 as applicable to each lot, except where otherwise superseded by the conditions of this consent notice.
  Advice Note - The condition above should in no way be construed as meaning that the indicative on-site disposal areas in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/35 or any subsequent versions, represent a full assessment or authorisation for the specified on-site disposal area locations. A full geotechnical assessment of the final on-site wastewater system design is required to provide confidence that the disposal area is appropriate for the site constraints in a manner that it will not lead to significant adverse effects.

- The on-site wastewater disposal system shall comprise a pressure compensating drip irrigation disposal system that dose loads the treated wastewater at a maximum loading rate of 3.0mm/day. The allocated primary and reserve disposal area land shall:
  - Be on land as low a gradient as practicable and not be located on land of over 25 degrees;
  - Be on land that has not been exposed to any earthworks or any cut or fill or have been accessed by heavy or high-pressure machinery during roading or dwelling construction, unless the land has been remediated and certified as suitable for disposal purposes as part of the completed geotechnical review;
  - Be located at least 3m clear of any scarp, gully heads, identified soil creep, benched slopes or hummocks or other land features indicative of unstable land or land that is unsuitable for wastewater disposal purposes. Such land features may be prone to effluent ponding or channelling beyond the boundaries of the disposal area;
  - Contain irrigation lines that are laid across not down the land contours;
  - Stormwater cut-off drains shall be installed upslope of the effluent disposal field as required to divert any overland stormwater flow away from the disposal field; and
  - Be well planted with high evapotranspiration plant species.

I. The required wastewater system for the lot must be assessed against both the Auckland Unitary Plan (AUP) and the National Environmental Standard: Freshwater (NES: FW) to confirm the discharge activity status. If the activity is assessed as not being permitted under these provisions, then appropriate resource consents must be sought by the landowner.

J. The proposed final design proposal and plans for each Lot development shall be undertaken by or reviewed by a suitably experienced geotechnical engineer who has experience with on-site wastewater disposal system designs and TP58 design standards. The geotechnical design or review shall be provided with the wastewater system design proposal to Council as part of the consent applications for construction on the lot. The geotechnical assessment shall specifically include:

- An inspection of the site and an assessment of the site conditions;
- An assessment of the adequacy of the subsoil assessment within the proposed disposal area;
- An assessment of the proposed design flow rate, treatment standard and disposal area loading rate and size;
- Assessment of the suitability of the land proposed for primary and reserve disposal areas;
- An assessment of the risks of the on-going wastewater discharge in the proposed location to the site stability over the long term;
- An assessment of the site soils to ensure that they were not adversely affected by subdivision construction activities, and any remediation measures recommended;
- An assessment of the risks of the irrigated wastewater accessing stormwater drainage and/or other short circuit paths and/or accessing natural water. This should include an assessment of whether suitable distances are achieved from on-site and off-site roadside surface stormwater drains, retaining wall toe drains that drain to stormwater drains, overland flow paths and watercourses
  Note - 'suitable' in this context means the surface water distances are in accordance with the specifications in Table 5.2 in TP58.
- A conclusion as to whether in the opinion of the geotechnical engineer, the disposal area location is the same or better than that indicated in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/35

K. During construction works on the site, the landowner must ensure that there is no stockpiling of earthmoving equipment or of construction materials and no access by heavy machinery in any areas that are specified as wastewater disposal area in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/35 and/or in any other area/s that may be proposed for alternative wastewater disposal area/s.

L. A suitably qualified and experienced arborist must be engaged by the consent holder to provide arboricultural input and supervision during the detail design stages to provide arboricultural input on the routing of the wastewater discharge with pipes installation, to ensure the installation is completed in accordance with the permitted activity standards of Chapter E15 of the AUP: OP. If compliance cannot be achieved, a separate resource consent will be required.

Stormwater Mitigation

M. At the time a building consent application is submitted for the dwellings it must be demonstrated that stormwater management tanks will be provided that achieve hydrology mitigation:

- Detention of runoff from 95th percentile 24-hour storm event with release over 24 hours; and

- Retention of 5mm of rainfall via domestic reuse
- The hydrology mitigation provided must be maintained as long as the habitable dwelling is located within the site.

Vehicle Sightlines

N. Vehicle Sightlines must be maintained in perpetuity within Covenant areas ZY and ZZ, and the additional area adjacent to Access 5 required by condition XXXX. No buildings are permitted within this area, and all vegetation and any fencing within this area must be restricted to a maximum height of 1.1m above ground level. The maintenance of any vegetation within this area is the responsibility of the Residents Association (or other Legal Entity).

Acoustic Design

O. The Lot is located within an area that will receive noise levels as follows from gun noise from the Waitemata Clay Target Club:
- Lots 1, 5-7: greater than 65dBA L_{AFmax}
- Lots 2-4, 8-9, 12, 13, 23, 24, 50, 51, 52, 53 and 54: 55-65dBA L_{AFmax}
- Lots 10, 11, 14-22, 25-49, 55-60, 62-68,71, 74, 74, 94-99, 109-115, 137-139: 45-55dBA L_{AFmax}

Dwellings must be designed to accommodate appropriate acoustic design measures to maintain an internal noise level of XXXXXX when all windows and doors are closed, and provide for mechanical ventilation.

Occupation and Location

P. This lot in accordance with the proposal and assessment under SUB60449974 must only be occupied (in terms of use and occupation) by a maximum of one dwelling which must be solely contained within the areas identified as PR SBA on the approved resource consent subdivision scheme plans included in **Schedule 2.**

An application for resource consent must be made for any other activity or use on this lot.

State Highway 16 Upgrades

Q. Unless either limb (a) or (b) of condition 119 of the land use consent has been satisfied, a consent notice pursuant to section 221 of the Resource Management Act 1991 must be registered against the computer freehold registers for Lots 1-208 (countryside living residential lots) and Lot 1 (retirement village site), securing the restriction in that condition 119. This must read as follows: No dwellings on the Lot created via the subdivision of Lot 1 DP 590677, and no retirement units within the development at Lot 2 DP 590677, unless those units are identified as being one of the 20 dwelling equivalent units that are not subject to this control, may be occupied until:

a. The SH16 Upgrade is completed and operational; or

b. The consent holder provides written evidence to the satisfaction of the Council that the SH16 Upgrade is under construction by the NZ Transport Agency, with the relevant consents and/or designations being given effect to.

c. For the purpose of this condition:

i. "Occupied" means occupation and use of a dwelling and/or retirement unit for residential purposes, but does not include occupation by personnel engaged in construction, fitting out, or decoration.

ii. "Operational" means the SH16 Upgrade is available for use and open to all traffic.

iii. "SH16 Upgrade" means Section 1 of the NZTA Stage 2 Waimauku to Brigham Creek Road project comprising:

- The upgrade of the SH16/Coatesville-Riverhead Highway intersection to a roundabout; and

- The four-laning of SH16 between Coatesville-Riverhead Highway and Brigham Creek Road.

For the purpose of this condition, one countryside living dwelling is deemed equivalent to 5.5 retirement village units (villas) or 1.83 aged care units (care beds), based on comparative trip generation rates of 1.1, 0.2 and 0.6 trips per unit respectively. The total number of "dwelling equivalent units" shall be calculated using these conversion factors, and any fractional result shall be rounded [up/down] to the nearest whole dwelling equivalent.

Advice Note:
This consent notice need not be registered on the titles of individual lots that have been identified in accordance with Condition 292 as being one of the 20 dwelling equivalent units that are not subject to this control.

If the SH16 upgrades are commenced to a degree that aligns with the requirements of the above at the time of applying for s224(c), the consent notice above need not be registered.

The consent notice may be cancelled from the titles pursuant to section 221(3) of the RMA when either limb (a) or (b) of this consent notice/condition 119 of the land use consent has been satisfied.

Consent Notice Instrument

300. The Consent Notice Instruments will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Council to request the Consent Notice Instruments to be prepared and registered. The following should accompany that request:

• A copy of the consent condition; and
• A recent copy of the Certificate of Title.

Bonds

Uncompleted Works Bonds

301. Prior to the lodgement of the section 224(c) certificate and in accordance with section 108(2)(b) of the Resource Management Act 1991, an uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the approved plans and conditions of all consents within BUN60449771 at the Council's discretion. The bond amount must be 1.5 x the contracted rate of any outstanding works and must be agreed in consultation with the Council prior to lodging the bond. The liability of the consent holder must not be limited to the amount of the bond.

Advice note:
This condition will not be applicable to bonding for street landscaping, which will be in accordance with s222 of the RMA. It will also not be applicable to restoration planting.

Maintenance Bonds

302. Prior to the issue of the section 224(c) certificate, and in accordance with section 108(2)(b) of the Resource Management Act 1991, the consent holder will provide the Council a refundable bond in respect of the maintenance of the restoration planting and landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of five years from the issue of a practical completion certificate for restoration planting, and two years for landscape planting. The amount of the bond will be no less than $32,500 per hectare.

Advice note:
This condition will not be applicable to bonding for street landscaping, which will be in accordance with s222 of the RMA

Advice Notes

Corridor Access Request

1. *The consent holder will need to obtain a Corridor Access Request approval from Auckland Transport for the proposed works in or occupation of the road reserve. It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the consent holders work in the road reserve. Should any services exist, the consent holder must contact the owners of those and agree on the service owners future access for maintenance and upgrades. Services information may be obtained from https://www.beforeudig.co.nz/*

2. *All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators Access to Transport Corridors https://nzuag.org.nz/wp-content/uploads/2018/11/National-Code-amended-version-29-Nov-2018.pdf and Auckland Transport Design Manual https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/*

3. *Prior to carrying out any work in the road corridor the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and Traffic Management Plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such a time as the consent holder has approval in the form of a Works Access Permit (WAP). The application may be made at https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests and 15 working days should be allowed for approval.*