

APPENDIX A – Proposed Conditions

Conditions

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

Acronym/ Term	Definition
AEE	The document titled “Te Kawerau ā Maki and Avant Property Development Limited (Rangitooopuni 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 BUN[Number to be generated]: LUC[Number to be generated] (s9 – Main land use consent) DIS[Number to be generated](s15 - Stormwater permit) DIS[Number to be generated] (s15 - Wastewater permit) WAT[Number to be generated] (s14 - Water permit – Groundwater diversion) LUS[Number to be generated] (s13- Streamworks 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: <ul style="list-style-type: none"> • 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
CLSMP	Contaminated Land Site 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: <ul style="list-style-type: none"> • Any land within 10m of any stream; • Any land within 20m of any natural wetland or Wetland Management Area; • Any SEA (Terrestrial);

	<ul style="list-style-type: none"> • Any Natural Stream Management Area; • Any land within 50m of any Natural Lake Management Area; • Any Outstanding Natural Feature; <p>Enabling Works include, but are not necessarily limited to:</p> <ul style="list-style-type: none"> • 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; • Relocation, upgrading and establishment of Project Site services and utilities;
ERMP	Ecology and Restoration Management Plan
ESCAMP	Erosion and Sediment Control Adaptive Management Plan
ESCP	Site-Specific Erosion and Sediment Control Plans
FMP	Flocculation Management Plan
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
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 Rangitooopuni 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 Construction Work Component	Specified components of constructing the Project (including all associated activities (excluding Enabling Works)). Project Construction Work Components include, but are not necessarily limited to:
Project Construction Stage	<p>A phase of construction associated with one or more Project Construction Work Components undertaken in accordance with a certified CEMP and preceded by a Pre-Construction Meeting.</p> <p>Project Construction Stages and Project Construction Work Components may occur concurrently.</p>
RMA	Resource Management Act 1991
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.
SWMP	Stormwater Management Plan
SWOMP	Stormwater Operation and Maintenance Plan Stormwater OMP

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 shall 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 LUC[Number to be generated] (land use), SUB[Number to be generated] (subdivision), DIS[Number to be generated] (stormwater discharge), DIS[Number to be generated] (wastewater discharge), LUS[Number to be generated] (stream works) and WAT[Number to be generated] (water diversion 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	
LUC[Number to be generated] (s9 Bulk earthworks, retirement village)	10
Discharge Permits	
DIS[Number to be generated] (s15 stormwater permit)	35
DIS[Number to be generated] (s15 wastewater permit)	35
Water Permits – Taking, using, damming and diverting water and drilling	
WAT[Number to be generated] (s14 water permit – groundwater diversion, water take)	35
Activities affecting lakes, rivers, streams and wetlands	
LUS[Number to be generated] (s13 streamworks consent)	10

Monitoring Charge

4. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$TBC by Council (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, shall 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 staging of the proposed development on Lot 1 DP xxxxx must be in accordance with the staging plan, drawing xxx prepared by xxxx dated xxxx, noting that more than one stage can occur simultaneously.
6. The developments and works on Lot 1 and Lot 2 DP xxxxx can occur independently of each other.
7. 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.

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 (MEMEP), 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 one month 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 Rangitōopuni 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. The consent holder must prepare Management Plans that encompass the combined scope of all Project Construction Work Components associated within each Project Construction Stage in accordance with the following table and corresponding conditions of this consent:

Project Construction Work Component	Pre-Construction Management Plan Requirements

16. The consent holder must supply a copy of each Management Plan, as set out in Condition 15, to the Council no less than 15 working days prior to commencement of the relevant Project Construction Work Component. Subject to Condition 17, the consent holder must not commence the relevant activities pertaining to a Management Plan until written certification has been obtained from the Council.
17. In the event the Council does not provide a response within 30 working days of receiving a Management Plan, it shall be deemed to be certified and the consent holder shall be entitled to proceed with the relevant activities pertaining to the Management Plan in accordance with the submitted plan and the conditions of consent.

Advice Note:

The certification (or withholding certification) of a Management Plan by the Council shall 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. Subsequent Management Plan changes and reviews must also be submitted to Council for certification in accordance with conditions 15 and 16. Any amended Management Plan shall 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 – Project Construction Work Stages

20. Prior to the commencement of any Project Construction Work 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:

- 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) Final Erosion and Sediment Control Plans (ESCP);
- f) Final Construction and Environmental Management Plan (CEMP);
- g) Final Erosion and Sediment Control Adaptive Management Plan;
- h) Final Flocculation Management Plan;
- i) Any other Management Plan required by Condition xx.

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 must be undertaken in accordance with GD05 and a certified LMP.

Advice Note: *Enabling Works can commence without a pre-commencement meeting.*

Specific conditions – land use consent LUC[Number to be generated]

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

Construction Environmental Management Plan

23. Prior to the commencement of any Project Construction Work Component requiring a CEMP, as set out in condition 15, the consent holder must submit a CEMP 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 CEMP meets the requirements of GD05.

The purpose of the CEMP 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 CEMP 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 CEMP 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 CEMP as required.
25. To the extent they are applicable to the Project Construction Work Component, the CEMP 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.
26. To enable sequencing of the Project Construction Works Components, the CEMP may be reviewed and amended over time in accordance with condition 18.

Erosion and Sediment Controls

27. Prior to the commencement of any bulk 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.

Flocculation Management Plan

28. Prior to the commencement of any Project Construction Work Component requiring a FMP, as set out in condition 13, the consent holder must submit a FMP to the Council for certification. The Flocculation Management Plan 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 FMP meets the requirements of GD05, and the measures referred to in that plan have been implemented.

The FMP 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.

To enable sequencing of Project Construction Work Components, the FMP may be reviewed and amended over time in accordance with condition 18.

29. 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.

Erosion and Sediment Control Adaptive Management Plan

30. Prior to the commencement of any Project Construction Work Component requiring an ESCAMP, as set out in condition 13, the consent holder must submit an ESCAMP to the Council for certification. The ESCAMP must be prepared by a suitably qualified and experienced person.

The ESCAMP 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 ESCAMP 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 xx;
 - c) Control device monitoring plans (frequencies and parameters) including procedures for pre, during and post rain events including;
 - Continuous and automated water quality monitoring (e.g. turbidity) at the inlet and outlet of a minimum of one sediment retention pond within the active earthwork area
 - Additional manual monitoring for all remaining sediment retention ponds and decanting earth bunds.
 - d) Sediment control device water quality targets and thresholds including;
 - Treatment efficiency of >90% (up to the 2-year 1hr duration rain event); and
 - 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.
31. To enable sequencing of Project Construction Work Components, the ESCAMP may be reviewed and amended over time in accordance with condition 18.

Earthworks Pre-commencement

32. The Council must be notified at least five (5) working days prior to earthwork activities commencing on the subject site.
33. Within ten (10) working days following implementation and completion of the erosion and sediment controls required by an Site-Specific Erosion and Sediment Control Plan and prior to commencement of the earthwork activity in the corresponding area, 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 super silt fences, dirty water diversions, clean water diversions, decanting earth bunds and sediment retention ponds. 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.

Hours of operation – Construction

34. The construction works must be restricted to between the hours of:
 - a) 7am and 7 pm Monday to Saturday inclusive.
 - b) No work is permitted on public holidays (and any following Monday on which that public holiday is observed).

Earthworks staging

35. The maximum area of all earthworks being undertaken at the Project Site at any one time must not exceed xx hectares.

Subject to prior written approval being obtained from the Council, this earthworks area may be increased. Approval will be based on the following factors (but not necessarily limited to):

- a) Compliance history (if applicable) relative to the earthworks and stream works management; and
- b) Monitoring results provided as part of the ESCAMP.

36. 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.

Seasonal restrictions

37. No Bulk Earthworks and/or streamworks on the subject site are to 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.

During Earthworks

38. 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.

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

40. The monitoring required by Condition 41(c) 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.

41. Following each trigger event defined by Condition 40, 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 ESCAMP 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.

42. 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 ESCAMP and any subsequent revisions approved by the Council must only be re-opened or increased on the written approval of the Council.
43. Amendments to the ESCAMP, 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.
44. If in the Council's opinion, there are changes required to be made to the ESCAMP as a result of observed inefficiencies on site or identified within the site reporting, Council may request that the ESCAMP 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.
45. 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.
46. 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 shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
47. 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.
48. 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.
49. 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.

Discharges beyond the boundary

50. 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.

Accidental discovery protocol

51. 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 following accidental protocol must be followed:
- a) All earthworks must cease in the immediate vicinity (at least 10m from the site of discovery) while a suitably qualified archaeologist is consulted on the type of remains;
 - b) If the material is identified by the archaeologist as human, archaeology or artefact, earthworks must not be resumed in the affected area (as defined by the archaeologist). The consent holder must immediately advise the Council, Heritage New Zealand Pouhere Taonga and NZ Police (if human remains are found) and arrange a site inspection with these parties immediately after discovery.
 - c) If the discovery contains koiwi, archaeology or artefacts of Māori origin, representatives from Te Kawerau ā Maki are to be provided information on the nature and location of the discovery.
 - d) The consent holder must not recommence works until approved by the Council.
52. 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.

Dust Management Plan

53. Prior to the commencement of any Project Construction Work Component requiring a DMP, as set out in condition 13, 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.

To enable sequencing of the Project Construction Work Component, the DMP may be reviewed and amended over time in accordance with condition 16.

Ensure supervision and certification of geotechnical works

54. 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

55. 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.

Geotechnical Completion Report

56. 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 Construction Works Component, 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. 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 opinion 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.

Construction Traffic Management Plan

57. Prior to the commencement of any Project Construction Work Component requiring a CTMP, as set out in condition 13, 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 and must address the surrounding environment including pedestrian and bicycle traffic.

58. Construction activity in relation to any Project Construction Work Component 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.

To enable sequencing of Project Construction Work Components, the CTMP may be reviewed and amended over time in accordance with condition 18.

Avoid damaging assets

59. 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.

60. Prior to the commencement of any engineering works within Old North Road or Forestry Road, the consent holder must submit for 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 works within Old North Road and Forestry Road road reserves as provided for by this resource consent approval.

(a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the 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 Note: The EPA 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> =

61. Within three months of completion of the relevant works, an engineering completion certificate, certifying that the widened 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.

Lizard Management Plan

62. Prior to the commencement of any Enabling Works involving earthworks and prior to the commencement of any Project Construction Work 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 Construction Works 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.
63. 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.
64. All works on site must comply with the certified LMP.

65. To enable sequencing of Project Construction Work Components, the LMP may be reviewed and amended over time in accordance with condition 18.

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.

66. Within three months of completion of works associated with any relevant Enabling Works or Project Construction Work 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.
67. 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.

Bat Management Plan

68. Prior to the commencement of any Project Construction Work Component 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.
69. 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.

Birds

70. The consent holder must undertake activities on the Project Site in a manner that minimises adverse effects on indigenous bird species associated with:
- a) the removal or pruning of any vegetation and/or trees; and
 - b) ongoing operational lighting.
71. Prior to any vegetation clearance or alteration occurring in the period September – February (inclusive) in any year, the consent holder must engage a suitably qualified and experienced ecologist to undertake a nesting bird survey for the purpose of identifying any vegetation being used by native bird as nesting habitat. This includes both arboreal and ground nests.

Countryside Living Residential Lots

Landscape Implementation Management Plan

72. Prior to the commencement of any Project Construction Work Component requiring LPs, as set out in condition 13, the consent holder must submit a LIMP to the Council for certification.
- a) Mitigate adverse visual and landscape and amenity effects associated with the Project;
 - b) Integrate the development into the landscape character of the Project Site and wider setting; and
 - c) Set out a programme of establishment and ongoing protection and maintenance of plants.

The purpose of the LIMP is to:

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 and its ongoing management.

The LIMP must be consistent with Landscape Management Plan prepared by Boffa Miskell in March 2025.

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.

Final Detailed Landscape Plans

73. Prior to the commencement of any stage works for the Countryside Living Lots on Lot 1 DP of Project Construction Work Component requiring LPs, as set out in condition xx, the consent holder must submit relevant LPs to the Council for certification. The LPs must be prepared by a suitably qualified and experienced landscape architect.
- a) A landscape plan and specifications including;
 - i. the extent, materiality and finished levels of any paving or roading;
 - 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, power lines etc); and
 - b) A plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting; and
- All LPs must comply with relevant conditions of this consent, be consistent with the objectives and principles of the certified LIMP and be consistent with the Landscape Concept and Planting Guidelines prepared by Boffa Miskell in December 2022.

To the extent they are applicable to the scope of the LP, they must include:

74. Each certified LP must be included in the LIMP. Planting depicted within each LP must be implemented in the first planting season following completion of any relevant Project Construction Work Component (unless the Council agrees to delay it until the following planting season due to circumstances beyond the consent holder's control, such as unavailability of plants). All landscaping is to be implemented and maintained thereafter to the satisfaction of the Council at the consent holder's expense.

Retirement Village and Community Facility (Conditions 39 to 45 only)

The following building phases can occur in stages and independently of each other.

Architectural Design and Signage

75. Prior to the lodgement of the architectural building consent for the relevant building, a finalised set of architectural detail drawings, external materials specifications and signage (as relevant) for the buildings shall be submitted to Council for written certification. The information shall 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 shall ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at Condition 1.

All works shall then be carried out with the details certified by the Council, and thereafter retained and maintained, to the satisfaction of the Team Leader Compliance Monitoring NW1.

Landscape Design Plans (Hard and Soft)

76. Prior to the to the approval of building consent for the relevant building, the consent holder shall provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape plans at Condition 1, at a minimum, shall include landscape design drawings, specifications and maintenance requirements including:
- a. An 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. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing; and
 - e. An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements.

Lighting

77. 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, building entrances, building frontage, outdoor carparks, footpaths, or common access areas.
 - b. 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.
 - c. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part) as appended to this consent.

- d. 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.).
- e. The finalised design details certified by the qualified Lighting Engineer 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.

Permanent Signage

78. 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 to the satisfaction of the Council.

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

79. Prior to the occupation of each building stage of the development, all access, parking and manoeuvring areas required to service that stage of the development, must be formed and sealed with an all-weather surface, and drained in accordance with the approved plans to the satisfaction of the Council. The consent holder shall provide confirmation to Council that the parking spaces provided on site meet the Unitary Plan standards, relative to their allocation/users.

Post-Construction Conditions

Retirement Village and Community Facility

The following building phases can occur in stages and independently of each other.

Landscaping and maintenance requirements

80. Prior to each stage of the development being first occupied or the immediately following planting season, the consent holder must implement the landscape design which has been certified by the Council under Conditions 31 for that stage. The landscaping must

be thereafter retained and maintained in perpetuity to the satisfaction of the Council in accordance with the Landscape Management Plan that has been approved under Condition 15.

Completion Report for Landscaping

81. All proposed landscaping shall be undertaken and completed in accordance with the approved landscape plans referenced in Condition 1 of this consent. Following completion of the required landscaping, the consent holder shall submit a completion report to the Team Leader Compliance Monitoring NW1 for certification.

Specific conditions – stormwater permit DIS[Number to be generated]

Expiry date

82. Stormwater diversion and discharge permit Number to be generated shall 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

83. The following stormwater management works shall be constructed for the following catchment areas and design requirements, and shall 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 (more than 10 units) Car parking areas with 30+ car parks. Note: No treatment for private driveways less than 10 units or car parking areas with less than 30 car parks.	
Clean water (roof) network		Sized for 95 th percentile rain event and will provide primary non-potable and potable supply in the Village (retention and 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.	Treatment within the via grass swales (where possible)
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	As per Guidelines specifications Retention and reuse of 95 th percentile rain fall event via on-lot storage tanks providing supply for potable and non-potable water supply for future buildings.
SW overflow device either via a level spreader and/or lot connection.	All lots.	Design guideline or standard detail?
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)
Treatment via Raingardens	Extent of road to vest.	
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.

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

Modifications approval

84. 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 shall 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 shall 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

85. A pre-construction meeting shall 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; 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 Team Leader Compliance Monitoring NW1 to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Information required for Pre-construction meeting

86. The following information shall 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.

Post-construction meeting

87. A post-construction meeting shall 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; 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 Team Leader Compliance Monitoring NW1 to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Certification of stormwater management works (As-Built Plans)

88. 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, shall be provided to the Council for approval.

Contents of As-Built Plans

89. As-Built Plans shall be provided to the Council no less than five working days prior to the post- construction meeting required by this consent.
90. The As-Built plans shall display the entirety of the stormwater management system, and shall 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

- 91. The final Stormwater Operation and Maintenance Plan (“Stormwater OMP”) shall be submitted to the Council for approval 5 working days prior to the post-construction meeting required by this consent.
- 92. The Stormwater OMP shall set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The Stormwater OMP shall 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.
- 93. The stormwater management and treatment system shall be managed in accordance with the Stormwater OMP.

Amendments to the Stormwater OMP

- 94. Any amendments or alterations to the Stormwater OMP shall be submitted to, and approved by, the Council in writing prior to implementation.
- 95. The Stormwater OMP shall be updated and submitted to the Council for approval, upon request.

Maintenance Report

- 96. Details of all inspections and maintenance for the Stormwater OMP, for the preceding three years, shall be retained.
- 97. A maintenance report shall be provided to the Council on request.
- 98. The maintenance report shall 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 DIS[to be generated] (Retirement Village)

Expiry date

99. Wastewater discharge permit DIS[to be generated] shall expire 35 years from commencement unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Wastewater volume

100. The wastewater discharge volume to land shall not exceed 173m³/day.

Discharge quality standards

101. The quality of treated wastewater immediately before it is discharged to the land

disposal system shall not exceed the standards specified below:

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

Wastewater system design

102. The key components of the wastewater treatment and land disposal system shall be consistent with those described in the application and shall 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 shall be comprised of:

- (i) At least 50,000m² land disposal area with pressure compensated drip irrigation (PCDI) system consisting of xxxm 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 shall be securely pinned to the soil surface and covered in

mulch or leaf litter.

- (ii) At least 50% reserve land disposal area (25,000m²).
- (iii) The primary and reserve wastewater land disposal areas shall be located in accordance with the approved plans in Schedule 2.

Staging

- 103. 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.
- 104. 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 shall 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 shall be submitted to and approved by the Council prior to implementation.

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

- 105. 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, shall be provided to the Council for approval.

Contents of as-built plans

- 106. For each stage the as-built plans shall 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 shall display the entirety of the wastewater system, and shall 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

- 107. For each stage the consent holder shall 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 shall:

- a. be located on the subject area;
- b. include representation from the Council; 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 Team Leader Compliance Monitoring NW1 or monitoring@aucklandcouncil.govt.nz.

Land disposal area vegetation coverage

108. For each stage the relevant land disposal area shall 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

109. 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)

110. 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 to 150 mm soil depth. The samples shall be tested for the following parameters. The baseline results must be sent to Council for their records.

<i>PARAMETER</i>	<i>UNITS</i>
<i>pH</i>	<i>Standard units</i>
<i>Electrical Conductivity</i>	<i>dS/m</i>
<i>Olson Phosphorus</i>	<i>g/m³</i>
<i>Sodium</i>	<i>me/100 g</i>
<i>Potassium</i>	<i>me/100 g</i>
<i>Calcium</i>	<i>me/100 g</i>
<i>Magnesium</i>	<i>me/100 g</i>
<i>Sulphate-Sulphur</i>	<i>µg/g</i>
<i>Base Saturation</i>	<i>%</i>
<i>Exchangeable Potassium Percentage</i>	<i>%</i>
<i>Exchangeable Sodium Percentage</i>	<i>%</i>

<i>PARAMETER</i>	<i>UNITS</i>
<i>Sodium Absorption Ratio</i>	-
<i>Potassium Absorption Ratio</i>	-

Stream Sampling (Baseline)

111. 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 shall be tested for the following parameters. The baseline results must be sent to Council for their records.

<i>PARAMETER</i>	<i>UNITS</i>
<i>pH</i>	-
<i>Temperature</i>	<i>degrees Celsius</i>
<i>5 day Biochemical Oxygen Demand (BOD₅)</i>	<i>mg/L</i>
<i>Total Suspended Solids (TSS)</i>	<i>mg/L</i>
<i>Escherichia Coli (E. Coli)</i>	<i>cfu/100mL</i>
<i>Total Nitrogen (TN)</i>	<i>mg/L</i>
<i>Total Kjeldahl Nitrogen (TKN)</i>	<i>mg/L</i>
<i>Ammoniacal Nitrogen (NH₃-N)</i>	<i>mg/L</i>
<i>Nitrate Nitrogen (NO₃-N)</i>	<i>mg/L</i>
<i>Nitrite Nitrogen (NO₂-N)</i>	<i>mg/L</i>
<i>Total Phosphorous (TP)</i>	<i>mg/L</i>

112. The discharge of wastewater to land must not result in:
- ponding of wastewater within or adjacent to the land disposal area;
 - channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area; or
 - surface seepage (breakout) of wastewater beyond the land disposal area.

Use of reserve wastewater disposal areas

113. Written approval from the Council shall 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

114. The reserve wastewater land disposal area shall 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 shall not be established in the reserve land disposal area and any earthworks carried out within the reserve land disposal area shall be limited to minor disturbances of the weed management and replanting.

Maintenance standard

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

Wastewater Operation and Maintenance Plan

116. 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 shall be submitted to the Council for certification. The Wastewater OMP shall 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 shall 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 shall be managed in accordance with the Wastewater OMP.

Maintenance Contract

117. 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) shall 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

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

Alarms

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

Emergency Storage

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

Flow meter readings

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

Meter readings shall 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

122. All samples shall 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

123. 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

124. 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

125. 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 to 150 mm deep. The samples shall be taken approximately the same location as those selected in condition 110. The samples

shall 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/m ³	
Sodium		me/100 g	
Potassium		me/100 g	
Calcium		me/100 g	
Magnesium		me/100 g	
Sulphate-Sulphur		µg/g	
Base Saturation		%	
Exchangeable Percentage	Potassium	%	
Exchangeable Percentage	Sodium	%	
Sodium Absorption Ratio		-	
Potassium Absorption Ratio		-	

126. 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

127. Water samples shall be taken from the two representative baseline sample points at six monthly intervals in July and January of each year. The samples shall 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

PARAMETER	UNITS
<i>Escherichia Coli (E. Coli)</i>	<i>cfu/100mL</i>
<i>Total Nitrogen (TN)</i>	<i>mg/L</i>
<i>Total Kjeldahl Nitrogen (TKN)</i>	<i>mg/L</i>
<i>Ammoniacal Nitrogen (NH₃-N)</i>	<i>mg/L</i>
<i>Nitrate Nitrogen (NO₃-N)</i>	<i>mg/L</i>
<i>Nitrite Nitrogen (NO₂-N)</i>	<i>mg/L</i>
<i>Total Phosphorous (TP)</i>	<i>mg/L</i>
<i>Dissolved Reactive Phosphorous (DRP)</i>	<i>mg/L</i>

128. 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

129. In the event of any exceedance of the consented discharge volume or quality standards from the baseline levels within conditions 110 and 111 the Consent Holder shall:
- Advise the Council of the exceedance within two working days of the exceedance being detected;
 - 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
 - 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

130. The following information shall be submitted to the Council by 30 September of each year:
- Maintenance service records for the preceding period of 1 September to 31 August;
 - Flow monitoring records for the preceding period of 1 September to 31 August;
 - Average occupancy numbers for the preceding period of 1 September to 31 August; and
 - Results and analysis of the Discharge Quality Monitoring samples for the preceding period of 1 September to 31 August.

Audit

131. An audit of the condition, operation, and performance of the wastewater treatment and land disposal system shall be undertaken by a suitably qualified wastewater professional every five years. The audit shall 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 shall be provided to the Council by no later than 30 September of the year in which the assessment is undertaken.

Compliance with audit

132. All recommendations specified in the audit report shall 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

133. 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 shall, within three months, submit to the Council's Compliance Manager (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

134. 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's Compliance Manager receives written notification from the consent holder that the threshold has been (or is about to be) exceeded.

Upgrade Implementation and Certification

135. Within one month of completing any upgrade within conditions 133 or 134, the consent holder must provide the Council's Compliance Manager 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

136. 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 LUS[to be generated]

137. Resource consent LUS to be generated] expires ten (10) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Streamworks Management Plan

138. 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.

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

Native Freshwater Fish Relocation Plan

140. 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.

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

Pre-commencement Meeting

142. 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.

143. The pre-commencement meeting must include, at a minimum, a representative of the consent holder, the Council, 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.

144. 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

145. 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

146. 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.
147. 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.
148. All requests for winter works must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from 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.

During Works

149. 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.
150. No machinery shall enter the wetted cross section of the bed of any live stream at any time.

151. 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.

152. If any instream enhancement works are required these must be constructed under the supervision of a suitably qualified and experienced, project engineer and freshwater ecologist.

Specific conditions – Groundwater Take and Diversion WAT[to be generated]

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

Commencement of Dewatering	of	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater
Completion of Dewatering	of	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.

Duration of Consent

153. The take (dewatering) and groundwater diversion consent WAT[to be generated] shall expire on xxxx or on completion of dewatering, whichever comes first, unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.
154. The Team Leader Compliance Monitoring Central shall be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.
155. The design and construction of the proposed bulk earthworks shall be undertaken in accordance with the specifications contained in the relevant geotechnical reports and earthwork drawings within **Schedule 2**.
156. The Team Leader Compliance Monitoring Central shall be advised in writing within 10 working days of when excavation and dewatering has been completed.

Specific conditions – Subdivision Consent SUB [to be generated]

Lapse Date

157. Under section 125 of the Resource Management Act 1991, this subdivision consent shall 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)

158. 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)

159. 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

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

Sequencing of Subdivision Lot 1 DP 5906777

161. Stage 1 must be undertaken prior to Stages 2, 3, 4 and 5.
162. Stages 2, 3 and 4 may then be undertaken in any order or concurrently.
163. 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

164. The boundary adjustment under the stage 1 subdivision needs to have occurred.

Design and Landscape Guidelines

165. Prior to the lodgement of s223 for any subdivision/ or stage the Consent Holder shall submit to the Council 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 shall be based on the Urban Design and Landscape Effects Assessment, prepared for Rangitooopuni Developments Limited Partnership by Boffa Miskell dated 31 March 2025. The final Design and Landscape Guidelines shall 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 off/ 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

166. The consent holder shall submit a survey plan for each stage in accordance with the approved resource consent subdivision scheme plans included in **Schedule 2**.

Easements to be created

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

Right of Ways

168. 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).

Areas to be subject to land covenant(s)

169. 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". The boundaries of the covenant areas must coincide with the extents shown in the final LIMP within condition 72.

170. The following lots shall be subject to a land covenant requiring that an instrument be registered on the records of title advising of the presence of the Waitemata Clay Target Club at 465 Old North Road, and its lawful ability to undertake shooting from that site on one day per month between the hours of 11.00am and 5.00pm:

Stage 1: – Lots 2, 3, 4, 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.

Legal Entity

171. Evidence that a Residents' Society (or similar legal entity) has been created must be provided to Council. All lot owners will be required to become members of this entity in perpetuity. The legal entity must be responsible for and include rules on the following:

- a) Commonly owned assets such as JOALs, walking tracks, community facilities, entrance gates and lighting;
- b) Management of all revegetated areas and the process for establishing any new vegetation other than those species identified within the Landscape Management Plan ('LIMP');
- c) Measures to ensure the ongoing maintenance and protection of the proposed revegetation including weed and pest management; and
- d) The rules to determine and collect an annual levy providing for the operation, maintenance and replacement of these assets and areas of vegetation.

Stage 1 only

172. Lot 6000 (Old Road North Widening) on the approved scheme plan C150-1-2 Rev A shall 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.

173. Lot 8003 is to have a Land Covenant applied for Area ZY for a building and vegetation restriction for maintenance of sight lines.

Stage 6 only

174. Lots 6003 and 6004 (Old Road North Widening) on the approved scheme plan C150-6-3 Rev A shall 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.

175. Lot 68 is to have a Land Covenant applied for Area ZZ for a building and vegetation restriction for maintenance of sight lines.

Subdivision Lot 2 DP 5906777 only

176. 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.

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

177. The application for a certificate under section 224(c) of the Resource Management Act 1991 for each phase shall 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.

Design and Landscape Panel

178. Prior to application for the first s224(c) certificate, the Consent Holder shall provide details to the satisfaction of the Council that they have established an appropriate Panel to manage the implementation of the approved Design Guidelines, condition 165, for development on each of the residential lots. The Panel shall be responsible for ensuring building development is progressed in accordance with the Design Guidelines, including the approval of building proposals. Membership of the Panel shall be comprised of:
- (a) A member of Te Kawerau ā Maki.
 - (b) A representative of the legal entity (residents' association) established under condition 170.
 - (c) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.

Electricity

179. 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

180. 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 will be registered against the title of the relevant 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."

Confirmation of location of building sites

181. 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)

182. A Geotechnical Completion Report by a suitably qualified and Registered Engineer shall 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 shall 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 shall 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.*

Stormwater Swales (JOALS), Individual Spreaders and Outlets

183. Certifications by a suitably qualified and Registered Engineer shall 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.

JOALS

184. 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

185. The consent holder shall 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 shall 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 (Stages 1, 4, and 6 only)

186. Prior to s224c for Stage 1, 4 and 6 the consent holder must provide new vehicle crossings. The crossings must be designed and formed in accordance with Auckland Transport's relevant Vehicle Crossing standard.

Advice Note:

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

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.

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.

Common ownership of infrastructure / assets

187. Lots 1-208 share commonly owned access lots with infrastructure including swales, landscaping, gates, waste collection points and lighting, which are located within the accessways. To ensure that all Lots remain adequately serviced and accessible, the consent holder must create a common entity (incorporated society, residents' association or similar legal entity) to represent and ensure that future owners of Lots are jointly responsible and liable for the ongoing operation, maintenance and repair of the referenced infrastructure.
188. 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. 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 will 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 tracks, JOALs, entrance gates, lighting 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.
189. 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 Lot 57 (Community Hub).”

Consent Notices

190. 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
All Lots	D	A	
Lots 1-3, 50-55, 57, 67-68, 71, 74, 75, 77			B
All lots			C, E, F

- A. The design of any buildings on the lot shall take account of the design and landscape guidelines approved under condition 165. The lot owner shall obtain the approval of the Design Review Panel established under condition 170 for any building design and such approval shall be submitted to the Council with the lot owner's application for building consent.
- B. There shall be no direct vehicle access onto Old North Road from the lot.
- C. No cats shall be kept on the lot at any time. No dogs to be outside of identified curtilage areas unless on a leash.
- D. The building consent lodged 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 shall not exceed 6m.
 - The combined maximum building footprint within the AUP yards on any lot shall not exceed 100m².
- Failure to meet any of the requirements noted above will necessitate a resource consent application to the Council for the AUP yard infringement.
- E. The owners of Lots identified in Table 1 within condition 190 above, shall at all times when registered as proprietors of the lots:
- be and remain members of any legal entity set up by condition 170; and
 - comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other

consents and all statutory.

- F. At the time a building consent application is submitted 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.

Consent Notice Instrument

191. 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

192. 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 at the Council's discretion. The bond amount shall be 1.5 x the contracted rate of any outstanding works and shall be agreed in consultation with the Council prior to lodging the bond. The liability of the consent holder shall not be limited to the amount of the bond.

Maintenance Bonds

193. 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 landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and shall be agreed in consultation with the Council.