

Delmore Fast-Track

25/06/2025 – Auckland Council Response

Annexure 25:

Parks

Cas Hannink

Technical Specialist Memo – Parks and Community Facilities

To:	Dylan Pope – Lead Planner
From:	Cas Hannink – Parks Planner Hester Gerber - Manager Parks Planning, Parks and Community Facilities
Date:	19 June 2025

1.0 APPLICATION DESCRIPTION

Application and property details

Applicant's Name:	Vineway Limited (Applicant)
Application number:	BUN60444768
Activity type:	Subdivision and development
Site address:	88, 130, 132 Upper Orewa Road and 53A, 53B and 55 Russell Road, Orewa

2.0 PROPOSAL

- 2.1 The Applicant is seeking consent to undertake a comprehensive residential development at Upper Orewa and Russell Roads, Orewa, known as “Delmore” (**Proposal**). The Applicant’s assessment of environmental effects (**AEE**) states at 2.0: “*The development will involve the construction of approximately 1,250 dwellings, one unserviced residential superlot, open space areas, areas of protected vegetation, roads including the NoR 6 road, supporting infrastructure and other associated works. Works will be undertaken in two primary stages.*”
- 2.2 We refer below to both the Applicant’s AEE and subsequently supplied documentation, while noting that key documentation is to be supplied by the applicant on 19 June 2025, being after the Council’s close off date on 12 June 2025 for further information in advance of comments.

3.0 PRINCIPAL ISSUES

- 3.1 There are four principal issues with the Proposal from a Parks and Community Facilities perspective:
- No/inadequate metric confirmations for neighbourhood park locations.
 - Unclear interfaces and boundary treatments.
 - Encumbered street tree locations.
 - Disconnected open space network and fragmented route legibility.

4.0 PARKS PROVISION AND COMMUNITY FACILITIES ASSESSMENT

- 4.1 A detailed assessment of the effects of the Proposal from the perspective of Parks Planning is set out below under the four key issues identified above.

No/inadequate metric confirmations for neighbourhood park locations

- 4.2 The updated 'RFI - Change Plan' (A-RFI-1-01) provides two indicative neighbourhood park locations to vest to Council. The Stage 1 park is approximately 2,500m² in area and adjoins an existing stream and wetland to the east, as well as a stream-edge road to the south. The Stage 2 park is approximately 3,200m² in area and is located adjacent to a commercial centre, a stream-edge road, a consent notice area, and a proposed pedestrian connection.

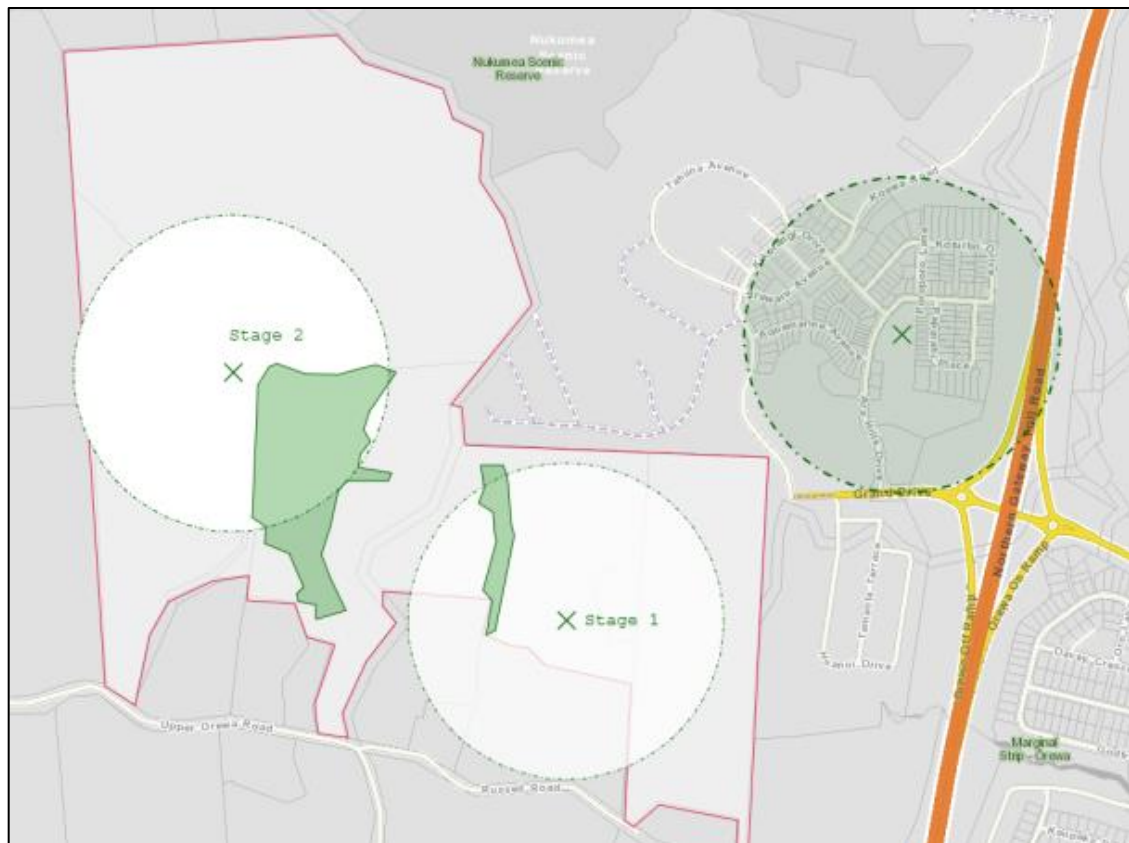


Figure 1: Provision assessment by Council's Property Provision Team.

Source: Rahman Bashir, Principal Property Provision Specialist, dated 16/06/2025.

- 4.3 There is a general willingness to support the provision of these two neighbourhood park locations subject to key metric confirmations with a radial based assessment of a 300m circle applied to the provision targets as per figure 1 above and Table 1 below.

		Walking distance	Radial distance proxy
Neighbourhood Park	High and medium density	400m	300m
	Low density	600m	450m
Suburb Park	High and medium density	1000m	750m
	Low density	1500m	1125m

Table 1: Application of provision targets and measuring walking distances.
Source: *Open Space Provision Policy (2016)*.

4.4 As confirmed by the Applicant's RFI response (12 June 2025) key metric details and cross sections for both park locations will be provided on 19 June 2025, after the finalisation of this memorandum. In the proposal's current form, Council's Property Provision Specialist, Rahman Bashir, noted the following:

- The Applicant has been responsive in identifying the need for two neighbourhood parks to support the development and have agreed to the density discussions under table 1 of the Open Space Provision Policy (2016).
- There are key concerns with the quality of the land. The Applicant has provided a topographical plan for the proposed stage 2 neighbourhood park (figure 2). The current design of the park has limited utility with the battering/topography to the western interface absorbing potential land. As the battered land is not functional from an open space lens, the proposed park from a function and utility of land perspective is not of a neighbourhood park function, but more of a pocket park.

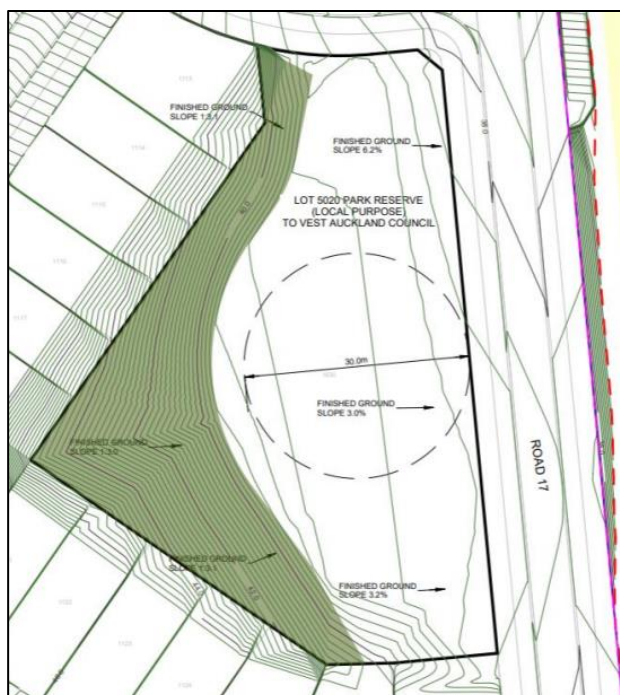


Figure 2: Stage 2 Neighbourhood Park Scheme plan.
Source: *Park Reserve contours, Dwg 3725-2CDE-2006*.

- c. In the case of it being a pocket park, the asset will be required to vest at no capital cost. It is important to acknowledge that pocket parks are not preferred as with the intended density and scale of the development, neighbourhood parks are integral to ensure that the health of these future communities are provisioned accordingly.
 - d. The current scheme and particularly topographical issues are not adequate to meet policy activations or future community needs. The stage 1 park was an addition under the RFI response by the Applicant. While from a provision lens an additional park is appropriately located, there is little to no detail in terms of site-specific measures.
 - e. The stage 1 park is undersized at an area of 2500m², which is 500m² less than the minimum under the Open Space Provision Policy (2016). By not having the detailed information to appropriately scrutinise the proposal, and if inhabiting similar limitations to the stage 2 park, the proposed stage 1 park will not meet policy from a function lens.
 - f. While under the Open Space Provision Policy (2016) we generally support the location and need for both parks, the site-specific measures need to be met while accommodating a high level of useability for the land.
- 4.5 As urban intensification increases, it is essential that it is supported by safe, high-amenity open spaces that also contribute to enhanced canopy coverage. The inclusion of two neighbourhood parks that meet all relevant provision metrics will ensure local access to quality green space including wider connections and access.
- 4.6 The Applicant must meet all associated metrics for neighbourhood parks as identified in the key information gaps assessment below. Failure to meet these key metrics at this stage of the consenting process could result in a deficiency of open space provision and non-acquisition at capital cost.
- 4.7 Acquisition is generally a matter for the local board to accept whilst not restricting the intended outcomes to be achieved for future communities if land is not vested. This is particularly relevant for out of sequence development to ensure these communities do not miss out on necessary social infrastructure.
- 4.8 The vesting of the proposed neighbourhood parks remains unconfirmed at this stage. Should the application be approved, the consent conditions must explicitly acknowledge this and include provisions that allow for the parks to remain in private ownership in the absence of a sale and purchase agreement. Notwithstanding this, the consent holder will still be required to deliver the intended park and open space outcomes, through the establishment of privately owned and maintained neighbourhood parks. These spaces must be made publicly accessible and managed by a common entity to ensure the ongoing provision of community benefit.

Unclear interfaces and boundary treatments

- 4.9 The proposal includes design elements that support accessibility, safety, and activation along reserve interfaces. Most retaining walls are under 1 metre in height, aligning with Parks Planning requirements for open space lots proposed to vest. Lot 5020, the proposed Stage 2 neighbourhood park, is fronted by roads on two sides, while the remaining edges interfaces with residential lots to support passive surveillance. However, no interface details have been provided for the Stage 1 park.

- 4.10 High retaining walls along park boundaries must be avoided, and any future grading must align with Council acquisition metrics. The Applicant has accepted 1.2m high and 50% permeable fencing adjacent to any neighbourhood park location as per the Applicant's response (Terra Studio, Rev B).
- 4.11 For other interfaces, 1.8m fencing may be supported if recessive in design and visually permeable (50%). All retaining walls should integrate with the landscape through stepped or landscaped designs and be attractively finished, especially where visible from public spaces. Although the AEE indicates minimal retaining wall heights, some appear to reach 2.5–3m. Confirmation is required that no walls adjacent to neighbourhood parks or drainage reserves exceed 1m.
- 4.12 The provision of designed interfaces that enhance CPTED and passive surveillance over neighbourhood park locations and drainage reserves is important for the wider community to connect, enjoy, treasure and utilise the space.
- 4.13 Relevant conditions and consent notices have been provided in **Appendix 1** to this technical memorandum to address the proposed interface designs, including heights and locations, ensuring alignment with CPTED principles and standard Parks Planning practices for passive surveillance.
- 4.14 While the application of standard Parks Planning conditions would typically support positive CPTED outcomes and enable effective passive surveillance, the current proposal lacks sufficient clarity to confirm this.

Encumbered street tree locations

- 4.15 The appendix 12-1 Stormwater Layout Drawings indicate stormwater locations directly under the front berm. These service line locations create conflicting points between infrastructure provision and tree growth. Where insufficient separation (depth and distance) is provided, maintenance of service lines may be affected as a result of root penetration. To address the above and as part of the RFI process, the Applicant has outlined the provision of a 10-metre length root barrier to be installed directly above stormwater pipes where they pass beneath street trees.
- 4.16 It is noted that for pipes less than 1m deep and directly beneath trees, a horizontal barrier above the pipe may be needed; if pipes are offset, a vertical barrier may be more appropriate. Where roots grow deeper (1.5–2m), barriers may not be necessary, but if used, they should be placed close to the pipe, not the root ball, and only where the pipe is under or beside the tree.
- 4.17 Given these updates are yet to be confirmed, infrastructure must be placed either under the back berm or under the footpath to enable for sustainable tree growth and to avoid future safety and maintenance issues. The proposed subdivision and road reserve layout must allow for appropriate soil volume and explore additional street tree locations. Moreover, manholes must not be located within the front berms.
- 4.18 The Applicant's Stage 1 and Stage 2 roading plans as per appendix 18-1 and appendix 18-2 indicate an average berm width of between 2.25m to 2.3m for relevant local roads and NOR 6 Road which is considered generally acceptable. The applicant has indicated that further berm width confirmations will be supplied on the 19th of June.
- 4.19 Providing adequate berm widths and appropriately designing infrastructure alignments

beneath street trees will support compliance with the Urban Ngahere Strategy (2019) and the Auckland Code of Practice for Land Development and Subdivision – Chapter 7: Landscape. The strategy has the vision to increase canopy cover across Auckland’s urban areas and increase the network of green infrastructure on public land.

- 4.20 Due to the intensification of land use, the role of street trees increases in importance to address the impact of development on climate change. Trees and vegetation provide a range of services which include enhanced stormwater management, air pollution removal, improved water quality, cooling to reduce the urban heat island effect, and ecological corridors to connect habitats and improve biodiversity.
- 4.21 Relevant conditions, being prior to the implementation of works and as part of future engineering plan approval, will ensure appropriate street tree conditions are provided in accordance with the Urban Ngahere Strategy (2019) and The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.
- 4.22 The Applicant must consider placing infrastructure either under the back berm or under the footpath to enable for sustainable tree growth. If not, and if the Panel is minded to approve the Application, relevant conditions as per standard Parks Planning practice will ensure berm widths, tree numbers and service lines are reviewed at engineering plan approval.

Disconnected open space network and fragmented route legibility

- 4.23 The scheme plans provided (Appendices 17-1 to 17-4) do not clearly indicate whether any relevant accessways are proposed to vest. Similarly, there is no reference to vesting in the documentation. Section 7.5 of the lodged AEE (Subdivision and Development Staging) does not mention any relevant accessways, and as such, no assessment has been undertaken by Parks Planning. All accessways and walkways appear to remain in private ownership.
- 4.24 From an activation perspective, the inclusion of alternative routes and informal connections is considered beneficial and is supported from a Parks Planning standpoint. There is extensive potential for the re-alignment of not only park locations but wider macro-path integration to enable for greater legibility as per Figure 3 below for Stage 1.

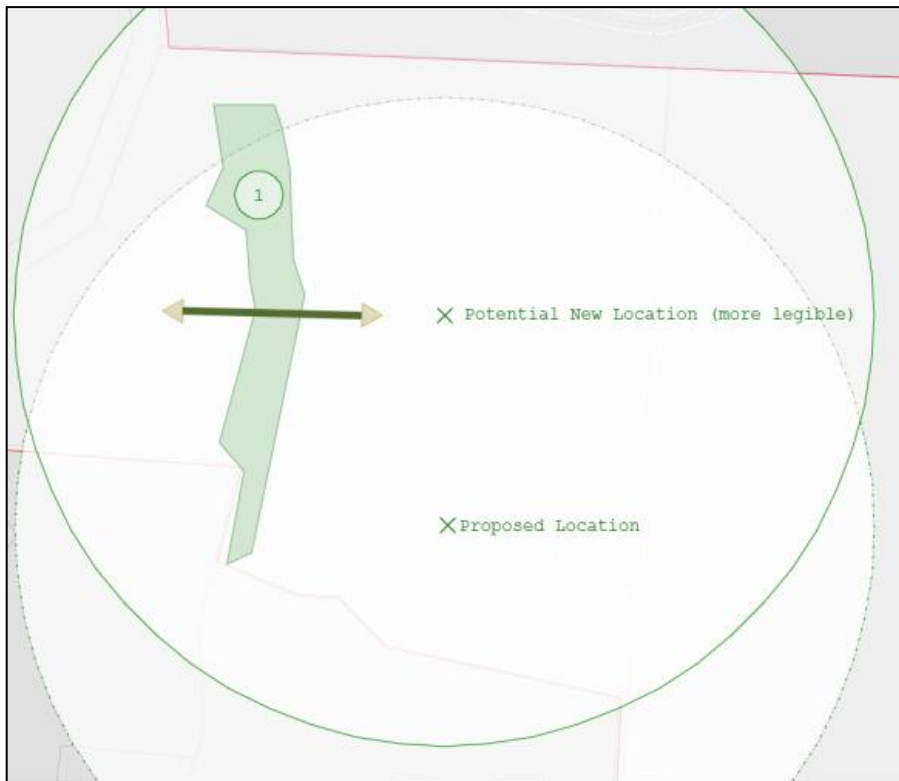


Figure 3: Potential location of Stage 1 Park.

Source: Council Analysis and mapping.

- 4.25 As the proposed routes and pedestrian connections independent of road corridors are to be privately maintained and managed by resident's societies, further assessment of their alignment, interface, or connectivity falls outside the scope of Parks Planning and is appropriately deferred to the relevant Council specialists. In addition, the feasibility of connections in response to ecological outcomes and relevant SEAs must be considered accordingly.
- 4.26 Parks Planning strongly recommends that any proposed informal walking connections include public access easements. Opportunities to provide additional informal access between roads, neighbourhood parks, and proposed drainage reserves are also supported from a wider connectivity lens. Moreover, and while these connections are provided, relevant capital and operational expenditure must be considered at the Applicant's cost.
- 4.27 Wider connectivity will enable parks and open spaces to be linked in a cohesive and integrated manner. This supports clearer wayfinding, improves legibility of the open space network, and encourages greater use and accessibility. It also facilitates the creation of a continuous green network that connects neighbourhood parks, drainage reserves, and other open spaces, while aligning with pedestrian and cycle routes.
- 4.28 The Applicant must supply an updated scheme plan as per the gaps assessment below which identifies all proposed lots to vest. In addition, associated conditions must provide for public access easements for associated maintenance and walking/cycling connections. The Applicant as part of wider connectivity should explore additional informal connections through drainage reserves with roadways.
- 4.29 The Applicant must clearly demonstrate as part of their updated information package all relevant lots to vest, including public access easements for associated connectivity and

maintenance.

5.0 KEY INFORMATION GAPS

5.1 The following table identifies residual information gaps that remain having reviewed the current application material provided, and explains their significance for decision-making:

Information gap	Nature of deficiency	Decision-making impact	Risk uncertainty created /
1. Detailed neighbourhood park metrics have not been supplied or met.	<p>Detailed neighbourhood park plans and cross sections for both neighbourhood parks are to be provided by 19/06/25, showing interfaces, gradients, planting, and infrastructure. Acquisition is dependent on the applicant to meet site specific criteria, these include:</p> <ul style="list-style-type: none"> - The ability to facilitate an unobstructed 30x30 kick ball space at a gradient no greater than 3%. - The rest of the land outside of the kick ball space should be of a gradient no greater than 5%. - The land should be free from infrastructure and any proposed easements. - The land should not include any utility devices within the land or within 30m of its road frontages. - The land should not be subject to any flood risks, flood plains and overland flow paths (1 in 100 years scenario). 	Cannot accurately assess the associated metrics.	<p>High</p> <p>Potential for inadequate provision of open space and acquisitions at a capital cost will not be conducted by Council's Property Provision Team.</p>
2. A detailed and updated scheme plan	It is currently unclear which lot numbers and associated references apply to the future lots proposed for vesting.	<p>Assessment of all proposed lots for vesting with accurate referencing is currently not possible.</p> <p>Notably, the neighbourhood park in Stage 1 lacks an identified lot reference.</p> <p>Intentions of Park 1 lot is unclear given underlying lot layout provided.</p>	<p>High</p> <p>Potential for inaccurate vesting references.</p> <p>Will create confusion when drafting conditions and outcome to be achieved.</p>

3. Retaining wall plans	Relevant plans are to be submitted on 19/06/2025, including confirmation that no walls exceed 1 metre in height adjacent to any open space lots to vest.	Existing plans indicate retaining wall heights exceeding 1m adjacent to open space lots.	Medium Potential for interfaces with poor quality CPTED and passive surveillance outcomes.
4. Interface details	Additional neighbourhood park in Stage 1 maintains no clear interface details.	The absence of these details may compromise passive surveillance, CPTED outcomes, and the potential acquisition of the Stage 1 park. In addition, the lack of clear information on shading and unresolved interface treatments remains a concern that must be addressed.	Medium Potential for interfaces with poor quality CPTED and passive surveillance outcomes.
5. Canopy closure confirmation	The road corridor must align with the Urban Ngahere Strategy with a minimum canopy coverage target of 15%, with a broader mix target of 30%. In addition, Auckland Transport's Sustainability Strategy now sets a minimum 12% canopy coverage requirement for new road corridors.	Non-compliance may compromise alignment with Council's canopy coverage targets, including those set out in the Urban Ngahere Strategy (2019). Inadequate cover will affect biodiversity, amenity and climate change outcomes.	Medium Potential for limited tree provision and canopy coverage.
6. Service line depths	Service line depths must be confirmed or relocated away from front berms to enable a tree-lined streetscape, consistent with the Urban Ngahere Strategy (2019) and relevant provisions under E17.2, E17.3, E38.2(8), and E38.3(17), as well as Auckland Transport's sustainability requirements.	Failure to address this may restrict street tree provision.	Medium Potential for encumbered street tree growth and associated future maintenance costs to underlying infrastructure.
7. Public access easements	Easements must be provided for all paths and maintenance access.	Without easements, long-term public access and maintenance cannot be guaranteed.	Medium Potential for a disconnected network with no public access connections.
8. There is insufficient	Lack of details provides uncertainty in future maintenance and operation	Due to the lack of information, a full	Low

detail on drainage reserve elements	of maintenance paths, bollards, fencing, retaining and encumbrance locations.	assessment of functionality, accessibility, and compliance cannot be undertaken at this stage.	Failure to include these details may restrict maintenance access and future informal connections.
9. Updated landscape plans	<p>Must include detailed planting proposals for both neighbourhood parks and changes to non-supported tree species.</p> <p>These include the replacement of <i>Corynocarpus laevigatus</i>, <i>Cordyline australis</i> and <i>Rhopalostylis sapida</i>.</p> <p>In addition, appropriate species must be selected for both the upper and lower riparian zones within drainage reserves to ensure the functional requirements of each zone is met.</p>	Currently, Council cannot confirm compliance with key documentation being the Urban Ngahere Strategy (2019) and The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.	<p>Low</p> <p>Can be altered at future engineering plan approval and subject to available tree stock.</p>

6.0 RECOMMENDATION AND CONDITIONS

- 6.1 The assessment in this memorandum identifies deficiencies in the Proposal from a Parks and Community Facilities perspective that create substantial uncertainty regarding the quality and adequacy of open space provision for the proposed development of approximately 1,250 dwellings.
- 6.2 While Parks Planning acknowledges the Applicant's general responsiveness in identifying the need for neighbourhood parks and their acceptance of certain design principles, critical information gaps remain that prevent a complete assessment of compliance with Council's Open Space Provision Policy (2016) and related strategic objectives.
- 6.3 The four key issues identified - inadequate metric confirmations for neighbourhood park locations, unclear interfaces and boundary treatments, encumbered street tree locations, and disconnected open space networks - collectively represent a **high risk** to the delivery of appropriate community infrastructure for future residents.
- 6.4 Of particular concern is the **high-risk information gap** regarding detailed neighbourhood park metrics, where the Applicant has yet to demonstrate compliance with fundamental requirements including:
- 30x30m unobstructed kick ball space at gradients no greater than 3%
 - Land gradients no greater than 5% outside kick ball areas
 - Freedom from infrastructure encumbrances and utility devices
 - Protection from flood risks and overland flow paths.
- 6.5 The Stage 1 park is currently undersized at 2,500m² (500m² below policy requirements), while the Stage 2 park's topographical constraints may render it functionally equivalent to

a pocket park rather than the required neighbourhood park standard.


Recommendation

- 6.6 Parks Planning recommends that consent should not be granted until all high and medium-risk information gaps identified in Section 5 are adequately addressed by the Applicant.
- 6.7 **Failure to address these information gaps will result in:**
- a. Potential for inadequate open space provision serving 1,250+ dwellings.
 - b. Non-acquisition of parks at capital cost by Council's Property Provision Team.
 - c. Compromised accessibility, safety, and connectivity outcomes.
 - d. Non-compliance with strategic policies including the Urban Ngahere Strategy (2019).
- 6.8 The scale and density of this development necessitates high-quality neighbourhood parks that genuinely serve community needs. The current proposal, with its significant information gaps, creates unacceptable uncertainty regarding the delivery of essential social infrastructure.
- 6.9 Parks Planning therefore recommends that the Panel defer any decision to grant consent until these critical deficiencies are remedied and a comprehensive reassessment can be undertaken.

Memo prepared by:

Cas Hannink – Parks Planner

Hester Gerber - Manager Parks Planning, Parks and Community Facilities



Date:

19 June 2025

Appendix 1 – Parks Planning Conditions

Appendix 1 – Parks Planning Conditions

Note: Parks Planning acknowledge the conditions proposed by the applicant but it is preferred to use the tested and standard conditions to ensure consistency in its execution whilst also clarifying its application to the various stages for the development. To note is that the vesting of roads is not possible under land use and conditions relevant to Parks infrastructure will only be required under a subsequent subdivision.

The applicant's proposed conditions will be depicted with strikethrough lines in green text (~~deletions~~) and insertions in blue text (insertions).

Due to the timing of this material's provision relative to the deadline for Council family comments, insufficient time has been available for a thorough review and analysis of these conditions. These condition edits are therefore based on the application material as lodged which will require reference updates (such as Lot numbers).

Proposed Consent Conditions



- 1.0 General**
- 2.0 Land Use (s9)**
- 3.0 Subdivision (s11)**
- 4.0 Streamworks Conditions (s13)**
- 5.0 Water Permit for Dewatering/Diversion of Groundwater (s14)**
- 6.0 Stormwater Discharge Permit (s15)**
- 7.0 Wastewater Discharge Permit (s15)**
- 8.0 Air Discharge Permit (s15)**
- 9.0 Archaeological Authority**

The following consent conditions are proposed for the Delmore substantive application under the Fast-track Approvals Act 2024.

1.0 General

Activity in accordance with application

- (1) The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on the 14 February 2025, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
 - Application form and Assessment of Environmental Effects and Statutory Analysis prepared by Barker & Associates Ltd titled "Delmore – 88, 130, 132 Upper Ōrewa Road and 53A, 53B and 55 Russell Road, Ōrewa" and dated February 2025; and
 - The following reports and plans listed at Attachment 1.

- (2) Under section 125 of the RMA, these consents lapse eight 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) Resource consents for streamworks, groundwater diversion/dewatering, stormwater discharge, wastewater discharge and discharge to air expire 35 years from the date the consent is granted, unless it has lapsed, been surrendered, or cancelled at an earlier date pursuant to the RMA.

Monitoring Deposit

- (4) The consent holder must pay the Auckland Council an initial consent compliance monitoring charge of \$3,000 (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 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, these will 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 Auckland Council issue a letter confirming compliance on request of the consent holder.

Pre-commencement conditions

Management Plans

- (5) Management plans may be submitted in parts or in stages to reflect the staged implementation of the project.
- (6) The management plans required under the following conditions must be submitted to Auckland Council:
- (a) A Construction Management Plan (CMP) - see Condition 11 of land use consent;
 - (b) An Erosion Sediment Control Plan (ESCP) – see Condition 12 of land use consent;
 - (c) A Construction Noise and Vibration Management Plan (CNVMP) - see Condition 15 of land use consent;
 - (d) A Construction Traffic Management Plan (CTMP) – see Condition 14 of land use consent;
- The management plans required by paragraphs (b)-(d) of this condition may be separate documents or may form part of the CMP.
- (7) A copy of the CMP, ESCP, SMP (and any updates to these documents) shall be provided to Ngāti Manuhiri, Te Kawarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga at the same time as they are provided to Auckland Council.

Pre-start Meeting

- (8) For each of Stage 1 and Stage 2, prior to the commencement of any works within the area covered by that Stage, the consent holder must hold a pre-start meeting that:
- (a) Is located on the subject site;
 - (b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;
 - (c) Includes the relevant Auckland Council representative(s);
 - (d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions;

- (e) Includes the archaeologist approved to oversee the projects works covered by the Archaeological Authority obtained for the project works.

The consent holder will invite Ngāti Manuhiri, Te Kāwharau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga to attend the pre-start meeting no less than 10 working days before the scheduled meeting.

The purpose of the meeting is to discuss cultural induction and monitoring, archaeological monitoring, the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Name and contact details for key contractors and suitably qualified professionals (as required);
- Resource consent conditions;
- Final or draft copies of the management plans listed in Condition 6;
- Any cultural induction and monitoring material supplied to the consent holder by or on behalf of Ngāti Manuhiri, Te Kāwharau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga before the meeting;
- A copy of the Archaeological Authority obtained for the works.
- Confirmation from the consultant acting for consent holder that the contractor's Public Liability cover, and Health & Safety Plan / policy have been viewed and found satisfactory.

Advice Note:

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

Cultural Monitoring

- (9) The consent holder must invite Ngāti Manuhiri, Te Kāwharau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga to attend each of the following activities at least 10 working days before the activity begins specifically to carry out cultural monitoring and observation:

- (f) Commencement of Stage 2 topsoil strip
- (a) Commencement of Stage 2 topsoil strip
- (b) Commencement of works within the area covered by consent notice 10576706.2
- (c) If any archaeological sites or artefacts are discovered per Condition 36

Ngāti Manuhiri, Te Kāwharau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga shall be notified no later than 15 working days after the completion of each of the activities set out in condition 9(a)-(c).

2.0 Land Use (s9)

Consent Holder

- (10) The land use consent is to attach to the consent holder, Vineway Limited. The consent holder may transfer the whole or part of its interest in the consent to any other person, and must provide written notice of the transfer to Auckland Council.

Advice Note:

This purpose of this condition is to expressly provide for the land-use consent to attach to the applicant, in accordance with Section 134 of the Resource Management Act.

Construction Management Plan

- (11) The consent holder must prepare and submit to Auckland Council, a Construction Management Plan (CMP). The purpose of the CMP is to detail the management procedures and construction methods to be undertaken to avoid, remedy or mitigate potential adverse effects on the environment arising from earthworks and construction works. The CMP must include the following as applicable to the project or project stage:
- (a) Details of the site manager, including their contact details;
 - (b) The location of a notice board that clearly identifies the name, telephone number and address for service of the site manager;
 - (c) Construction methodology;
 - (d) An outline construction programme of the works;
 - (e) Measures to be adopted to maintain the land in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
 - (f) Location of workers' offices, conveniences and parking;
 - (g) Procedures for avoiding the deposit of soil debris on public roads, and procedures for the removal of soil debris and demolition and construction materials from public roads and places;
 - (h) Location and layout of construction yards, including associated buildings, fencing and site access;
 - (i) Means of maintaining safety of the general public;
 - (j) Dust control; and
 - (k) Any cultural induction and/or monitoring material provided in accordance with condition 9, which must be appended to the CMP.

Erosion Sediment Control Plan

- (12) The consent holder must prepare and submit to Auckland Council, a finalised Erosion and Sediment Control Plan (ESCP) in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guidance Document 2016/05 (GD05). The purpose of the ESCP is to ensure that effective and efficient erosion and sediment control measures are in place throughout earthworks and construction. The plan must contain sufficient details to address the following matters:

- (a) Specific erosion and sediment control measures which are to be utilised during general cut to fill earthworks (location dimensions, capacity), including works near streams and wetlands, in accordance with GD05;
 - (b) Supporting calculations and design drawings as necessary;
 - (c) Details of construction methods;
 - (d) Monitoring and maintenance requirements;
 - (e) Catchment boundaries and contour information as necessary; and
 - (f) Details relating to the management of exposed areas (e.g. grassing, mulching).
- (13) Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the Erosion and Sediment Control Plan (ESCP) referred to in Condition 12 and prior to the commencement of the earthworks activity, the consent holder must provide to Auckland 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.

Advice Notes:

Certification of the sediment and erosion control structure should contain sufficient details to address the following matters:

- *Details on the contributing catchment area*
- *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
- *Dimensions and shape of structure*
- *Position of inlets/outlets*
- *Details regarding the stabilisation of the structure*

Construction Traffic Management Plan

- (14) The consent holder must prepare and submit to Auckland Council a Construction Traffic Management Plan (CTMP) in accordance with the Auckland Council's requirements for CTMPs and the New Zealand Transport Agency's Code of Practice for Temporary Traffic Management.

The objective of the CTMP is to ensure that during construction the surrounding road network (including the footpaths) operates safely and efficiently for all road users including existing residents and pedestrians, and that internal construction traffic movements operate safely and efficiently.

The CTMP plan must contain sufficient details to address the following matters:

- (g) Construction dates and hours of operation including any specific n hours for traffic congestion/noise outside the construction hours in Condition 27;
- (h) Truck route diagrams both internal to the site and external to the local road network;
- (i) Temporary road closure and traffic management signage/details for both pedestrians and vehicles to appropriately manage the interaction of these road users with heavy construction traffic;
- (j) Details of site access/egress over the entire construction period. Noting that all egress points to be positioned so that they achieve appropriate site distance as per the Land Transport Safety Authority "Guidelines for visibility at driveways" RTS-6 document;

- (k) Details of staging areas / work area; and
- (l) Location of construction vehicle parking onsite.

Construction Noise and Vibration Management Plan

- (15) The consent holder must prepare and submit to Auckland Council a Construction Noise and Vibration Management Plan (CNVMP). The objective of the CNVMP is to identify and implement the best practicable option to minimise adverse construction noise and vibration effects. The CNVMP must be prepared with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and must address the following matters as a minimum:
- (a) Applicable site noise and vibration criteria, including the criteria in Condition 28;
 - (b) Programme of works and hours of operation;
 - (c) Identification of surrounding noise and/or vibration sensitive receivers;
 - (d) Details of the specific management and mitigation measures required to comply with the relevant noise and vibration criteria;
 - (e) The requirement to provide written communication to occupants of:
 - 19A Kowhai Road and 59 Russell Road prior to commencement of earthworks within Stage 1-A4.
 - 35 Russell Road prior to commencement of earthworks with Stage 1A-2 and Stage 1A-4.
 - 90 Upper Ōrewa Road prior to commencement of earthworks within Stage 2A-1, Stage 2C and Stage 2D.
 - 118 Upper Ōrewa Road prior to commencement of earthworks with Stage 2C.

The written communication should set out:

- (a) A brief overview of the construction works;
- (b) The working hours and expected duration;
- (c) All mitigation measures to be implemented;
- (d) The procedure for recording concerns/complaints regarding noise and vibration;
- (e) The procedure for noise and vibration monitoring where concerns are raised by receivers; and
- (f) Contact details for site personnel for any concerns regarding noise and vibration.

Chemical Treatment Plan

- (16) The consent holder must prepare and submit to Auckland Council a Chemical Treatment Management Plan (ChTMP) in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guidance Document 2016/05 (GD05).
- (17) All sediment retention ponds and any other impoundment devices, must be chemically treated in accordance with the Chemical Treatment Management Plan (ChTMP) required by Condition 16. All measures required by the ChTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.

Geotechnical Earthworks Review

- (18) Prior to commencement of earthworks activities, the consent holder must provide a detailed earthworks construction methodology written by the earthworks contractor and reviewed by a chartered geotechnical engineer or chartered engineering geologist who shall provide written confirmation of the review. The methodology shall include the recommendations provided within the Geotechnical Report referenced in Condition 1 and submitted to Auckland Council.

The earthworks construction methodology is required to ensure stability is maintained throughout the civil works stage of the development.

Tree Management Plan

- (19) The consent holder must prepare and submit to Auckland Council a Tree Management Plan (TMP). The purpose of the TMP is to manage arboricultural effects on vegetation identified within the Arboricultural Report. The TMP must be in general accordance with the Draft TMP provided within the Arboricultural Report approved under Condition 1.

Fauna Management Plan

- (20) Prior to the commencement of any vegetation removal works, the consent holder must submit to Auckland Council a Fauna Management Plan (FMP) prepared by a suitably qualified and experienced ecologist. The purpose of the FMP is to describe measures to address effects on indigenous bats, birds, and lizards, and their habitat, during construction of the project and must be in general accordance with the recommendations in the Ecological Impact Assessment approved in Condition 1.
- (21) A copy of the Fauna Management Plan (FMP) (and any updates to these documents) shall be provided to Ngāti Manuhiri, Te Kawarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga at the same time as they are provided to Auckland Council.

Wetland and Stream Delineation

- (22) Within each of Stage 1 and Stage 2, and prior to the commencement of any works authorised by this consent within that Stage area, the consent holder must delineate and establish with an exclusion fence at least a 10 metre setback from the natural wetlands and streams. The purpose of the exclusion fence is to exclude construction machinery or spoil from accidental incursion to the natural wetlands and streams and to protect them from the effects of earthworks.

No work (other than as authorised by this consent to be located within 10 metres of the natural wetland or stream or within the riparian margin) can be carried out within the area surrounded by the exclusion fence required under Condition 22, and no building or fill materials must be stored or placed within that area, either on a temporary or permanent basis.

Advice Note:

A day-glow barrier mesh or pigtail fence/wire or rope would be sufficient for this purpose.

Wetland Offsetting Plan

- (23) A Wetland Offset Plan (WOP) shall be prepared by a suitably qualified ecologist, hydrologist and engineer, working together. The WOP must be in general accordance with The Ecological Assessment and the and the landscape plans drawing series 2180 prepared by Greenwood Associates (dated February 2025) approved under Condition 1, and must include the following minimum details:

- (g) The location of the area(s) proposed for wetland creation which must be at a minimum 3:1 ratio with the natural wetland area that is lost;
- (h) Works to ensure a wetland hydrology is created and maintained;
- (i) Planting schedule, including species, density and grade;
- (j) Legal protection (e.g., consent notice);
- (k) A five-year maintenance and monitoring plan to ensure the wetland(s) and associated planting is successfully established; and
- (l) Measures to be undertaken if the wetland(s) or planting(s) is not successful.

Engineering Plan Approvals

- (24) All new public assets including roads, vehicle crossings, footpaths and street furniture must be designed to Auckland Transport's relevant Engineering Standards; or be in accordance with this consent and the reports and plans approved under Condition 1; or be in accordance with departures approved under the Standards at a later date.
- (25) Prior to the commencement of works (excluding vegetation removal and/or earthworks) the consent holder shall submit complete engineering plans for all roading, footpath, lighting stormwater, wastewater and water infrastructure required to service the development to Auckland Council for engineering plan approval.

Advice note:

Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created and land is to be vested at the time of subdivision.

During Construction Conditions

- (26) The consent holder must maintain and implement the Construction Management Plan (CMP), Construction Traffic Management Plan (CTMP), Construction Noise and Vibration Management Plan (CNVMP), Chemical Treatment Management Plan (ChTMP), Erosion and Sediment Control Plan (ESCP), the Tree Management Plan (TMP), and the Fauna Management Plan (FMP), throughout the entire earthworks and construction period within the Stage to which they relate. Any changes to a CMP, CTMP, TMP, ChTMP, CNVMP, FMP or ESCP must be submitted to Auckland Council.
- (27) All earthworks and construction works associated with the implementation of this resource consent shall be carried out:
 - (a) Between the hours of 7:30am and 18:00pm, Monday to Saturday; and
 - (b) Shall not occur on Sunday's and public holidays; but

Other activities preparing for earthworks and construction works may occur outside the times in paragraph (a) and on the days in paragraph (b), including but not limited arrival of workers and on-site meetings.

Construction Noise and Vibration

- (28) Noise arising from earthworks and construction works on-site shall not exceed the following limits when measured or assessed at any building on any other site that is occupied during the works, where affected party approval has not been obtained.

Address	Activity	
	<i>Earthworks</i>	<i>All other times</i>
59 Russell Road	75 dB LAeq	Noise limits in Standard E25.6.27

All other properties	Noise limits in Standard E25.6.27	Noise limits in Standard E25.6.27
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- (29) If vibration levels from earthworks or construction works exceeding 2mm/s are predicted or measured, in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building, the consent holder must consult with the relevant occupants to:
- (a) Discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur;
 - (b) Determine whether the exceedances could be timed or managed to reduce the effects on the receiver; and
 - (c) Provide in writing, no less than 3 days before to the work begins, details of the location and duration of the works, a phone number for complaints and the name of the site manager.

Geotechnical

- (30) The placement and compaction of fill material, construction of geogrid reinforced slopes, retaining walls and subsoil drainage works 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 accordance with the recommendations contained within the Riley Consultants Ltd Geotechnical Investigation Report (ref:240065-F) approved under Condition (1), relevant engineering code of practice and the detailed plans forming part of the application and approved under Condition 1.
- (31) All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

Earthworks

- (32) No earthworks on the site can be undertaken between 01 May and 30 September in any year, without the a 'Request for winter works' approved by Auckland Council. All requests must be renewed annually prior to the approval expiring. All winter works will be re-assessed by the consent holder, as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Auckland Council upon written notice to the consent holder.
- (33) No storage of machinery, hazardous substances, rubbish, construction stockpiling, or any refilling activity shall occur within the area demarcated in accordance with Condition 22, unless authorised by this consent.

Contaminated Soils

- (34) Following demolition and removal of the dwellings and other buildings (garages, sheds, barns etc.) existing within the site as at the date of grant of consent, surficial soil and debris (to the lesser of 300mm depth or top of natural insitu soils) across the footprint of each former structure, and a halo 2 metres wide on all sides around it, shall be either:
- (a) Excavated and disposed offsite to a consented Class 1 landfill if physically/geotechnically unsuitable for reuse; or
 - (b) Tested by a suitably qualified and experienced contaminated land professional, as defined in the Users' Guide to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2012, to confirm its suitability for reuse onsite or disposal to alternative offsite facilities. All sampling and testing must be undertaken in accordance with the Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021).
- (35) In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder must immediately cease the works

within a 2-metre halo of the contamination, notify Auckland Council, and engage a suitably qualified and experienced contaminated land professional to assess the situation (including possible sampling and testing) and decide on the best option for managing the material.

Archaeology

- (36) Should any Māori archaeological sites be encountered during earthworks and construction works Te Kōwhiri a Māki, Ngāti Manuhiri, Ngaati Whanaunga, te Runanga o Ngāti Whatua must be contacted by the consent holder no later than 15 working days after the discovery.
- (37) If an Authority from Heritage New Zealand Pouhere Taonga is not yet in place the protocol set out in standards E11.6.1 and E12.6.1 of the Auckland Unitary Plan (Operative in Part, being the version as at the date of this decision) must be followed.

Transport

- (38) Visibility splays and separation distances are to be provided in general accordance with the recommendations provided in the Commute Integrated Transport Assessment approved under Condition 1.

Wastewater Treatment Plant

- (39) The consent holder shall provide copies of Location and Stationary Container Compliance certificates, issued by an authorised Compliance Certifier, to Auckland Council prior to the Wastewater Treatment Plant becoming operational, if a Wastewater Treatment Plant is constructed on-site.
- (40) If a Wastewater Treatment Plant is constructed on-site, the consent holder shall prepare a Wastewater Treatment Plant Management Plan (WTPMP) for the Wastewater Treatment Plant. The WTPMP must be submitted to Auckland Council as part of the building consent application process (or sooner if available). The purpose of the WTPMP is to manage and reduce risks to the natural environment and to people from hazardous substances stored for wastewater treatment purposes.

The WTPMP must include, but not be limited to:

- (c) Identification of the specific activities conducted on the site;
- (d) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;
- (e) Methods used to contain identified contaminants and prevent them contacting stormwater runoff as far as practicable, and methods to manage environmental risks from site activities;
- (f) A Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of environmentally hazardous substances that has entered the stormwater system, a waterbody or has contacted unsealed ground, must be reported immediately to the Auckland Council's 24-Hour Pollution Hotline (09-377-3107));
- (g) Accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system;
- (h) An appropriate auditing programme to ensure site performance with all components of the WTPMP;
- (i) Methods for providing and recording staff training; and
- (j) An Operation and Maintenance Plan.

Finalised Landscape Design Drawings

- (41) Prior to the completion of earthworks onsite the consent holder prepare a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional in relation to landscape matters associated with the roads to vest and drainage reserves. This information must be submitted to Auckland Council. The

submitted information must be consistent with the consented landscape concept plan(s) referenced in Condition 1 and, at a minimum, must include:

- (a) Landscape design drawings, specifications and maintenance requirements including annotated planting plans, plant schedule, pavement plan, furniture plan, as applicable to the final design; and
- (b) Evidence that Te Kawarau ā Maki, Ngaati Whanaunga, Ngāti Manuhiri, and te Runanga o Ngāti Whātua have been consulted regarding provision of cultural markers or similar within a road or drainage reserves, and details of any agreed marker.

The information may be submitted in a staged manner as relevant to the concurrently authorised subdivision staging (refer to Condition 53).

Advice note:

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

Implementation Plan

- (42) An implementation plan must be prepared for the areas shown in the Revegetation Planting plans in the landscape drawings approved under Condition 1, this must include:
 - (a) The details of timing of when revegetation planting is to be undertaken;
- (43) Maintenance actions; and
 - (b) Methods for ensuring maintenance is in perpetuity.

Variations

- (44) Where any variation from the number of residential dwellings/lots detailed within Condition 1 occurs, an updated set of architectural drawings, landscape plans, and engineering drawings and an updated geotechnical assessment shall be submitted to Auckland Council. A variation to the number of residential dwellings/lot numbers can only be undertaken if the necessary infrastructure requirements can be met and the impermeable surface coverage does not exceed 60% of the overall site area.

Advice note:

All updated plans should still exhibit a similar level of quality to the plans originally approved under Condition 1.

- (45) Where any variation from the specifications detailed in the plans listed in Condition 1 occurs, an updated set of architectural detail drawings and materials specifications shall be submitted to Council prior to lodgement of the building consent.

Advice note:

*This condition only applies if the plans differ from the plans approved in **Condition 1** and recognises that although the detailing may change from that illustrated in the application, it should still exhibit a similar level of design quality, tonal variation, etc.*

- (46) Where the landscaping varies from the specifications detailed in the plans listed in Condition (1), an updated set of landscape design drawings associated with that dwelling shall be submitted to Council, prior to the occupation of any dwelling.

Advice note:

This condition only applies to any landscaping which differs from the plans approved in Condition 1 and recognises that although the detail may change from that illustrated in the application, it should still exhibit a similar level of quality.

Implementation and Maintenance of Landscaping and Fencing

- (47) Prior to occupation of the respective dwelling, the consent holder must implement the landscape design in general accordance with the landscape plans approved under Condition 1.

Advice note:

Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular “The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape” and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision.

Retaining Walls adjacent to Neighbourhood Parks & Drainage Reserves

- (48) Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s). The retaining walls must be no higher than 1m above existing ground level.

Fencing to adjacent Neighbourhood Parks

- (49) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood park(s) must be low height (1.2m) and at least 50% visually permeable.

Fencing to adjacent Drainage Reserves

- (50) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of any drainage reserves must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.
- (51) If a Wastewater Treatment Plant is constructed on-site, prior to it being made operational, the consent holder must implement the Wastewater Treatment Plant landscape design in general accordance with the landscaping plans approved under Condition 1.

Waste Management

- (52) For any common accessway which cannot be serviced via the public waste management system provided by Auckland Council, a private waste management contract must be entered in to for the respective dwellings for the life of the consented dwellings. A copy of the respective contract must be provided to Auckland Council prior to the occupation of any such dwelling.

Post Completion

Geotechnical

- (53) Certification from a suitably qualified engineering professional responsible for supervising the earthworks must be provided to Auckland Council, confirming that the works have been completed in accordance with Condition 30 within 10 working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to Auckland Council.

WWTP Decommissioning

- (54) If a Wastewater Treatment Plant (WWTP) is constructed on-site, prior to the decommissioning and removal of the WWTP, all treatment tanks must be cleaned.

3.0 Subdivision (s11)

Under sections 108, 108AA and 220 of the RMA, this consent is subject to the following conditions:

Consent Holder

- (55) The subdivision consent is to attach to the consent holder, Vineway Limited. The consent holder may transfer the whole or part of its interest in the consent to any other person, and must provide written notice of the transfer to Auckland Council.

Advice Note:

This purpose of this condition is to expressly provide for the subdivision consent to attach to the applicant, in accordance with Section 134 of the Resource Management Act.

Staging of Subdivision

- (56) The subdivision shall be undertaken in stages, as shown on the approved subdivision application plans referenced in Condition 1.

Details relating to the stages are as follows:

- Stage 1A-1: Lot 2000 (road to vest), Lot 1601-1602 (drainage reserve), Lot 1600 (utility reserve), Lots 1500-1503 (JOAL), Lot 5000-5004 (balance allotments) and Lot 1-119 (residential allotments).
- Stage 1A-3: Lot 1504 (JOAL), Lot 1901 (balance lots containing protected vegetation), and Lot 130-154 (residential allotments).
- Stage 1A-4: Lot 2001 (road to vest), Lot 1603, 1604 and 1616 (drainage reserves), Lot 1904 and 1905 (balance lots containing protected vegetation), Lot 155-256 (residential allotments).
- Stage 1B-1: Lot 2003-2004 (road to vest), Lot 1605-1606, Lot 1508, 1509, 1515 (JOAL), Lot 5005-5007 (balance allotments), Lot 257 to 299 (residential allotments).
- Stage 1B-2: Lot 2005-2006 (road to vest), Lot 1510-1513 (JOAL), Lot 1607-1608 (drainage reserve), Lot 5008 (balance allotment, Lot 300-409 (residential allotments)
- Stage 1B-3: Lot 2008 (road to vest) Lot 1514 (JOAL), Lot 1609 (drainage reserve), Lot 1908 (balance lots containing protected vegetation), Lot 5009 (balance allotment), Lot 410-467 (residential allotments)
- Stage 2A-1: Lot 2100-1201 (roads to vest), Lot 1520-1526 (JOALS), Lot 1628 (drainage reserve), Lot 5010-5012 (balance allotment), Lot 600-765 (residential allotments)
- Stage 2A-2: Lot 2102 (road to vest), Lot 1620 (drainage reserve), Lot 1527-1533 (JOAL), Lot 1910 (balance lot containing protected vegetation), Lot 5013 (balance allotment), Lot 770-898, 900 -951 (residential allotments)
- Stage 2B-1: 2103 (road to vest), 1621 and 1625 (drainage reserve), Lot 1534-1535 (JOAL), Lot 952-981 (residential allotments)

- Stage 2B-3: Lot 2104 (road to vest), Lot 1622-1624 (drainage reserve), Lot 1536-1542 (JOAL), Lot 5016-5018 and 5020 (balance allotments), Lot 1024-1238 (residential allotments)
- Stage 2B-2: Lot 2105 (road to vest), 1920 (balance lot containing protected vegetation) Lot 982-1023 (residential allotments)
- Stage 2C: Lot 2106, (road to vest), Lot 1626-1627 (drainage reserve,) Lot 1543-1544 (JOAL), Lot 1922 (balance lots containing protected vegetation), Lot 5013-5015 (balance allotment), Lot 1239-1353 (residential allotments)
- Subdivision of Lot 5002: Lot 2002 (road to vest), Lot 1508 (JOAL), Lots 120-129.

If additional lots are included in any Stage (or sub-Stage) as a result of a variation under **Condition 43** those lots shall also form part of that Stage or sub-Stage for the purposes of subdivision.

- (57) While subdivision shall be undertaken on a staged basis as set out in **Condition 52**, the consent holder may undertake stages in any order, provided that the necessary infrastructure requirements (roads, wastewater, water supply, stormwater, electricity and telecommunications) have been implemented.
- (58) Where variations to staging in accordance within **Condition 53** and the associated staging plans are proposed, the consent holder shall submit amended staging plans showing the variations to Auckland Council.

Public Roads

- (59) The consent holder shall construct new public roads in accordance with the requirements of Auckland Transport as approved via engineering plan approval.
- (60) All roading ancillary facilities to be vested in Auckland Council must be constructed in accordance with the approved engineering plans.

Weed control for Neighbourhood Parks (Stage 1 Park Lot X and Stage 2 Park Lot 5020) and Drainage Reserves (Lots 1601-1609, 1616, 1621-1627)

- (61) The consent holder must submit a Weed Control Programme for certification to the Manager of Parks Planning within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:
- An inventory of the weed species to be removed;
 - Removal techniques to be utilised; weed disposal methods;
 - Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
 - Any re-vegetation programme required to prevent re infestation of weeds;
 - As assessment of any ecological issues around the removal of vegetation;
 - Methods for addressing stability and erosion and sediment control methods.

Streetscape landscaping (Lots 2000-2006, 2008 and 2100-2106)

- (62) Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens/ street trees/ street gardens to the certification of the Manager Parks Planning. In particular, the plans must:
- Be prepared by a suitably qualified landscape architect.
 - Be in general accordance with the Landscape Plans prepared by Greenwood Associates, dated 14/02/2025 (Appendix 10-1 to 10-4).
 - Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.

- d) Include a weed and pest management plan detailing weed eradication and control methods for the streetscape planting.
- e) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- f) Include planting methodology.
- g) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- h) Species must be selected that are suitable for use in a public street environment to avoid ongoing maintenance. *Corynocarpus laevigatus*, *Cordyline australis* and *Rhopalostylis sapida* in particular will require replacement with an alternative species.

Advice note:

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

~~(63) All landscaping within the road reserve must be implemented in accordance with the approved landscaping plans under Condition 1 and to comply with Auckland Council's latest specifications or relevant Code of Practice for green assets and landscaping.~~

- (64) An Engineering Completion Certificate certifying that all proposed roads and the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with the approved engineering plans, must be provided in support of the section 224(c) application.

Park and Reserve Development (Stage 1 Park Lot X and Stage 2 Park Lot 5020)

- (65) Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit to the certification of the Manager Parks Planning detailed engineering and landscaping plans for all hard assets/ fixtures /planting/grassing to enable reserve development to be undertaken within Stage 1 Park Lot X and Stage 2 Park Lot 5020. The plan(s) and supporting planting methodology, to be submitted for certification must;

- a) Be in general accordance with the Landscape Plans prepared by Greenwood Associates, dated 14/02/2025 (Appendix 10-1 to 10-4).
- b) Be prepared by suitably qualified person/s
- c) Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves.
- d) Include a weed and pest management plan detailing weed eradication and control methods for the park, prior to and after planting.
- e) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
- f) Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
- g) Identify the existing species to be retained.
- h) Replace *tītoki* species with a larger suitable deciduous tree species in accordance with available tree stock.
- i) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- j) Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve.
- k) Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose.
- l) Locate stormwater outfalls and retaining walls outside reserve areas.
- m) No transformers are to be located within or on the boundary of the reserve.

Advice note:

- i. Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.
- ii. If the consent holder wishes to place any structures or assets on the proposed reserve, approval will be required from the local board.
- iii. If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.

Parks condition only where drainage reserves are acceptable to Healthy Waters.

Drainage reserves landscaping (Lots 1601-1609, 1616, 1621-1627)

(66) Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserves to the certification of the Manager of Parks Planning. The plans must:

- a) Be prepared by a suitably qualified landscape architect.
- b) Be in general accordance with the Landscape Plans prepared by Greenwood Associates, dated 14/02/2025 (Appendix 10-1 to 10-4).
- c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.
- d) Include planting methodology.
- e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
- f) demonstrate a flood overlay identifying flood-prone areas within the reserve.
- g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.
- h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- i) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.
- j) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
- k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.

Advice note:

- i. Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.
- ii. Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the approval from Healthy Waters.
- iii. Recreational infrastructure, including but not limited to seating, rubbish bins, play equipment etc. will require local board approval.

Road Naming

(67) The consent holder must provide and install road naming signs in accordance with Auckland Council standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by Auckland Council.

Advice Note:

The road naming approval must be obtained from the Local Board prior to the submission of the survey plan pursuant to Section 223 of the RMA. The road naming application should provide suggested street names (one preferred plus two alternative names) and must include evidence of consultation with Te Kāwarau ā Maki, Ngaati Whanaunga, Ngāti Manuhiri, and te Runanga o Ngāti Whātua).

Lighting Plan

- (68) The consent holder must submit a Lighting Plan for the JOALs servicing 10 or more dwellings and roads to vest, prepared by a suitably qualified Lighting Engineer, to Auckland Council. The purpose of this condition is to provide adequate lighting for the safety of people. The Lighting Plan must:
- (c) Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part); and
 - (d) Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures.
- (69) The Lighting Plan must be implemented as part of the subdivision. The JOAL lighting must be maintained by associated the Residents' Association required to be established under Condition 77. thereafter.

Geotechnical

- (70) The consent holder must construct the earthworks, geogrid reinforced soils slopes, retaining walls and subsoil drainage in accordance with the recommendations of the Riley Consultants Ltd Geotechnical Investigation Report (ref:240065-F) approved under Condition 1 to ensure the site is stable and suitable for development.
- (71) A Geotechnical Completion Report from a suitably qualified and experienced geo-professional must be prepared and submitted to Auckland Council to confirm that all residential lots are stable and suitable for development when applying for a certificate under section 224(c) .

Neighbourhood Parks ([Stage 1 Park Lot X and Stage 2 Park Lot 5020](#))

- (72) [Stage 1 Park Lot X and Stage 2 Park Lot 5020](#) shall be transferred to Auckland Council as land in lieu of reserve to vest if by the time of application for the survey plan [for Stage 1 and Stage 2](#) to be approved under section 223 the consent holder has entered into an agreement with [Auckland Council for sale and purchase](#).
- (73) [Lots 5020 and X must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.](#)
- (74) If no agreement is in place in accordance with [Condition 72](#) by the time of application for the survey plan for [Stage 1 and 2](#) to be approved under section 223 then [Stage 1 Park Lot X and Stage 2 Park Lot 5020](#) will remain as a balance [for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose. lot held by the consent holder.](#)

Advice Note

[If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, as outlined in the RFI – Change Plan \(referenced A-RFI-1-01, prepared by Terra Studio\), will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.](#)

[Balance lots for Neighbourhood Park purposes \(Stage 1 Park Lot X and Stage 2 Park Lot 5020\)](#)

- (75) [Prior to the issue of a s.224\(c\) certificate, the Consent Holder must establish an Incorporated Society \(or equivalent legal body\) to own, manage and maintain any communal lots, and all associated communal infrastructure, \(if any\) not accepted by Auckland Council for vesting under \[condition 72\]\(#\).](#)

[The following requirements must be met in order to satisfy the condition:](#)

- [\(a\) The common assets are required to remain in the ownership of the Incorporated Society \(or equivalent legal body\), except with the prior approval of Auckland Council.](#)
- [\(b\) The structure, functions and rules of the Incorporated Society must include provision for the following:](#)
- [\(c\) The common assets are required to remain in the ownership of the Incorporated Society \(or](#)

equivalent legal body), except with the prior approval of Auckland Council.

(d) The structure, functions and rules of the Incorporated Society must include provision for the following:

- i. All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
- ii. All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
- iii. The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.
- iv. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and
- v. An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.

(e) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.

(f) A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

(76) In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.

Survey Plan Approval (s223) Condition – All Stages

(77) The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan approved under Condition 1. The survey plan must show all lots to vest to Auckland Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent.

(78) The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:

- a) Stage 1 Park Lot X and Stage 2 Park Lot 5020 must be shown as Park (land in lieu of reserve)
- b) That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors

(79) Where vesting of reserves is to occur, all reserves must vest in accordance with s239 of the RMA and free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms.

Roads to Vest

(80) Lot 2000-2006, 2008, 2100-2106 as shown in the scheme plans approved under Condition 1 must vest in

Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Reserves to Vest

- (81) Lots 1601-1609, 1616, 1621-1627 on the scheme plans approved under Condition 1 must be vested in Auckland Council as ~~local purpose (drainage) reserve~~ land in lieu or reserve for drainage purposes
- (82) Lot 1600 on the scheme plans approved under Condition 1 must be vest in Watercare Services Limited as local purpose (utilities) reserve.

DURING DEVELOPMENT

Implementation of streetscape works (Lots 2000-2006, 2008 and 2100-2106)

- (83) Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 2000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:
 - a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
 - b) Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.
 - c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.

Implementation of neighbourhood park (Stage 1 Park Lot X and Stage 2 Park Lot 5020) and drainage reserve landscape works (Lots 1601-1609, 1616, 1621-1627)

- (84) Prior to the issue of section 224(c) certification, all hard and soft landscape works within the neighbourhood parks in Stage 1 (Park Lot X) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular:
 - a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
 - c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the [council staff title] immediately.
 - d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
 - e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.

- (85) The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 1 (Park Lot X) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

As-built plans

- (86) Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).
 - b) The following requirements apply to digital formats:
 - i. All dimensions are to be in millimetres, and all levels and lengths in metres.
 - ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
 - c) All graphical data to be located/plotted to the following accuracy:
 - i. X & Y coordinates +/-100mm
 - ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
 - iii. Invert levels +/- 20mm.
 - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
 - d) The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
 - e) The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
 - f) Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets
 - g) Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
 - h) Existing assets and assets to be removed or abandoned must be shown on as-built plans.
 - i) Copies of the following documents are required, where these assets will be maintained by Auckland Council.
 - i. All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
 - ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

POST DEVELOPMENT

Maintenance – Streetscape (Lots 2000-2006, 2008 and 2100-2106)

- (87) Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in

the streetscape (Lots 2000-2006, 2008 and 2100-2106). The Maintenance Plan must include:

- a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c) Vandalism eradication policies.
- (88) The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.
- (89) If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

Monitoring Report – Streetscape (2-year maintenance period) (Lots 2000-2006, 2008 and 2100-2106).

- (90) Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 2000-2006, 2008 and 2100-2106:
- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
 - b) State of protection barriers where required;
 - c) Canopy maturity, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc;
 - d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - e) Details on the condition of, and recommendations for maintenance of, the fencing and
 - f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

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

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

Advice Note:

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

Monitoring Report – Land Use (5-year maintenance period) neighbourhood parks in Stage 1 (Park Lot X) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627).

- (91) Following the written confirmation that the landscaping works have been implemented to the satisfaction of the Manager of Parks Planning, the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Park Lot X (Stage 1), Park Lot 5020 (Stage 2), 1601-1609, 1616 and 1621-1627:

- a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- b) State of protection barriers where required;
- c) Canopy closure, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;
- d) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- e) Details on the condition of, and recommendations for maintenance of, the fencing and
- f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

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

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

Advice Note:

This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Maintenance – Reserve planting (subdivision) neighbourhood parks in Stage 1 (Park Lot X) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627)

- (92) Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the reserves (neighbourhood Parks being Park Lot X (Stage 1) and Park Lot 5020 (Stage 2) and drainage reserves lots 1601-1609, 1616, 1621-1627)). The Maintenance Plan must include:
 - a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c) Vandalism eradication policies.
- (93) The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.
- (94) If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.

SECTION 224(C) REQUIREMENTS

Boundary treatments

Retaining Walls adjacent to lots to vest neighbourhood parks in Stage 1 (Park Lot X) and Stage 2 (Park Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627)

- (95) Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s) (Lots 5020, X, 1601-1609, 1616, 1621-1627). The retaining walls must be no higher than 1m above existing ground level. A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

Fencing to adjacent neighbourhood parks in Stage 1 (Park Lot X) and Stage 2 (Park Lot 5020)

- (96) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 5020 and Park Lot X must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 113-1127. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Fencing to adjacent drainage reserves to vest (Lots 1601-1609, 1616, 1621-1627)

- (97) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lots 1601-1609, 1616, 1621-1627) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on Lots 210, 211, 204, 1507, 225, 226, 229, 230, 5009, 461-467, 1535, 969, 1622 and 981. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

Memorandum of Easements

- (98) The rights of way and all services easements labelled on the proposed scheme plans approved under Condition 1 must be included in a memorandum of easements endorsed on the survey plan 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).

Infrastructure and Servicing

Wastewater

- (99) The consent holder must design and construct connections to the public wastewater reticulation network to serve all residential allotments in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) .

Where it is determined that the wastewater is unable to be discharged to the public network beyond the subject site. The consent holder must also design and construct an on-site Wastewater Treatment Plant in accordance with the "Delmore Wastewater Treatment Design Report prepared by Apex Water dated 11 February 2025" approved under Condition 1 or an equivalent treatment facility.

Stormwater

- (100) The consent holder must design and construct connections to the public stormwater reticulation network in accordance with the McKenzie and Co Stormwater Report and Drawings approved under Condition 1 and meeting the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).
- (101) The consent holder must design and construct a stormwater outfall structure as a disposal point for stormwater runoff for all allotments that do not have a connection to the public stormwater reticulation system, generally in accordance with the McKenzie & Co Stormwater Report approved under Condition 1. Certification that works have been satisfactorily undertaken must be provided when applying for a

certificate under section 224(c).

Water Supply

- (102) The consent holder must design and construct connections to the public water supply network to serve all residential allotments in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Telecommunications and Electricity

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

Access

- (104) The consent holder must provide new vehicle crossings to serve all residential allotments. The crossings must be designed and formed in accordance with the requirements of the road controlling authority. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Asset(s) to be managed by an Incorporated Society

- (105) The following conditions apply to all JOALs shown within the scheme plans as Condition 1.
- (e) The JOALs must each be managed by a Residents' Association (or similar) and that Residents' Association shall be a registered Incorporated Society. Its members shall comprise only the registered proprietors from time to time of each of the Lots listed in the scheme plan by McKenzie & Co approved under Condition 1.
 - (f) The carriageway, lighting and all other infrastructure (e.g., any required stormwater devices) within the JOALs shall be operated, maintained and, when required, renewed by, and all at the cost of, the Residents' Association. Where rubbish collection is to be via "private service" the JOAL responsibilities shall also include the ongoing retention of the private service contact.
 - (g) Pursuant to section 221 of the RMA a consent notice shall be registered on the title to each Lot that gains access via the JOAL which requires the owner to become and remain a fully paid up financial member of the Residents' Association, and to pay all levies and other charges made against that Lot by the Residents' Association, for as long as that person remains the registered owner of the allotment.
 - (h) The consent notice referenced in (c) above shall specify that JOAL operation, maintenance and, when required, renewal, are the responsibility of the Residents' Association.

Asset(s) to be owned by an Incorporated Society

- (106) The consent holder shall provide confirmation to Auckland Council from their solicitor that an Incorporated Society has been established that is intended to own, operate and maintain Wastewater Treatment Plant on Lot 5002.
- (107) The consent holder shall provide confirmation to Auckland Council from their solicitor that an Incorporated Society has been established that is intended to own and maintain the consent notice areas within Lot 1901, Lot 1904, 1908, 1920, 1922 and Lot 1905.

Consent Notices

- (108) Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Title for Lots 16, 17, 76-86, 106 – 119, 120, 121 & 123-127, 155-167, 203-209, 211-226, 228, 243-245, 250 – 256, 260-268, 278-279, 303-307, 315-318, 352-359, 369-370, 604-623, 636, 664, 665, 670, 674 –

687, 931 – 947, 982, 999 – 1023, 1028 - 1047, 1052 -1055, 1057, 1058, 1060, 1213 – 1238, 1270 – 1278.

- (a) Lots 16, 17, 76-86, 106 – 119, 120, 121 & 123-127, 155-167, 203-209, 211-226, 228, 243-245, 250 – 256, 260-268, 278-279, 303-307, 315-318, 352-359, 369-370, 604-623, 636, 664, 665, 670, 674 – 687, 931 – 947, 982, 999 – 1023, 1028 - 1047, 1052 -1055, 1057, 1058, 1060, 1213 – 1238, 1270 – 1278 contains vegetation and freshwater features that are required to be maintained and protected in perpetuity. This comprises the area to be protected is labelled 'bush covenant' on the approved scheme plans under Condition 1.
- No person must cut, damage, fell, wilfully injure or destroy any part (including the roots) of any native vegetation present within this area, or conduct any excavation, construction, or storage of material or debris within the canopy span of such vegetation without the prior written approval of Auckland Council.
 - No person may do anything that would prejudice the health or ecological value of the area to be protected, their long-term viability and/or sustainability.
- (b) Compliance with this condition must be on a continuing basis and must be registered as a Consent Notice on the Computer Freehold Register of each lot, in accordance with s221 of the Resource Management Act 1991. The consent notice must be prepared by Auckland Council's solicitor and registered at the consent holders' expense.
- (c) If additional lots are included as a result of a variation under Condition 43 that also contain the vegetation and freshwater features referred to in this condition, the same consent notice must be registered against the record of title.

(109) Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Title for Lot 1901, Lot 1904, 1905 1908, 1920 and 1922.

- (a) Lot 1901, Lot 1904, 1905 1908, 1920 and 1922 contain vegetation and freshwater features that are required to be maintained and protected in perpetuity. The owners or their successors must:
- Not cut, damage, fell, wilfully injure or destroy any part (including the roots) of any native vegetation present within this area, or conduct any excavation, construction, or storage of material or debris within the canopy span of such vegetation without the prior written approval of Auckland Council.
 - No person may do anything that would prejudice the health or ecological value of the area to be protected, their long-term viability and/or sustainability.

Compliance with this condition must be on a continuing basis and must be registered as a Consent Notice on the Computer Freehold Register of each lot, in accordance with s section221 of the RMA. The consent notice must be prepared by Auckland Council's solicitor and registered at the consent holders' expense.

(110) Pursuant to section 221 of the RMA, the following consent notices must be registered against the Records of Title for Lots 1-467, 470-471, 600-765, 770-898, 900-981, 982-1353.

- (b) Development on Lots 1-467, 470-471, 600-765, 770-898, 900-981, 982-1353 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report required by Condition 63 above.
- (c) If additional lots are included as a result of a variation under Condition 43 within the areas of these lots, the same consent notice must be registered against the record of title.

Advice Note:

The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

CONSENT NOTICES

(111) The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Stage 2 Park Lot 5020, Stage 1 Park Lot X and Lots 1601-1609, 1616, 1621-1627. The consent notice/s must record that condition/s 96-98 are to be complied with on a continuing basis.

- Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s) (Stage 2 Park Lot 5020, Stage 1 Park Lot X and Lots 1601-1609, 1616, 1621-1627). The retaining walls must be no higher than 1m above existing ground level.
- Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lot 5020 and Lot X must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 113-1127 and Lots X-X. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.
- Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lots 1601-1609, 1616, 1621-1627) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.
- Stage 2 Park Lot 5020 and Stage 1 Park Lot X must be held as land-in-lieu of reserve by the consent holder for the purpose of a neighbourhood park. The Council is exempt from sharing costs.

Section 224(c) Compliance Conditions

(112) The consent holder must demonstrate that Conditions 56-83 have been met for each stage, at the time it applies for section 224(c) certificate.

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

- (a) A completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies.

4.0 Streamworks Conditions (§13)

Pre-commencement

Streamworks Management Plan to be Provided

(114) Prior to the commencement of the streamworks activity, a finalised Streamworks Management Plan (SMP), must be submitted to Auckland Council. The purpose of the SMP is to provide a finalised streamworks methodology and management measures that enable effects of streamworks to be managed during construction in accordance with best practice.

The SMP must include as a minimum but is not limited to:

- (c) A plan showing the specific areas where streamworks are to occur;
- (a) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment laden water entering the stream in accordance with best practice;
- (b) Management of contaminants to water (e.g. hydrocarbons, construction materials);
- (c) An explanation of how and measures to ensure maintenance of fish passage during and after the streamworks is achieved;
- (d) A Native Fish Capture and Relocation Plan;
- (e) Methodology for diverting upstream flows during the streamworks, including how sufficient flow will be maintained at all times below the site of the works to maintain in-stream biota, and the location and nature of any temporary diversion structures;
- (f) A detailed methodology for the installation of permanent structure(s); and
- (g) Details of final streambed remediation or stabilisation upon completion of stream works.

Work in progress conditions

(115) All streamworks must be undertaken in accordance with the Streamworks Management Plan required by Condition 86. All required control measures and methodologies must be in place prior to the streamworks commencing and be maintained for the duration of the streamworks activity.

(116) Any changes to the Streamworks Management Plan (SMP) must be submitted to Auckland Council with supporting information demonstrating that the changes to the SMP incorporate best practice methodologies for managing effects from the streamworks and that the adverse effects from the streamworks remain the same or less.

Post-Construction Conditions

(117) Within 20 working days following completion of the installation of the structure, the consent holder must provide a certified (signed) as-built plans that confirm that the structure has been constructed in accordance with the approved plans to Auckland Council

The consent holder must engage at their own expense a suitably qualified professional engineer to prepare and certify these plans.

Proposed Consent Conditions

5.0 Water Permit for Dewatering/Diversion of Groundwater (s14)

(118)A Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a suitably qualified and experienced person, shall be submitted to Auckland Council. Any later proposed amendment of the GSMCP shall also be submitted to Auckland Council. The purpose of the GSMCP is to set out practices and procedures to be adopted to ensure compliance with the consent conditions and shall include, at a minimum the following information:

- (a) A monitoring location plan, showing the location and type of all monitoring stations including groundwater monitoring bores, ground and building deformation pins, inclinometers, and retaining wall deflection pins etc;
- (b) Details of any buildings/structures that require detailed pre-condition surveys, groundwater and ground surface monitoring frequency;
- (c) All monitoring data, the identification of services susceptible to damage and all building/service condition surveys undertaken to date;
- (d) A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample monitoring report template (monitoring reports are to be provided at 2-monthly intervals);
- (e) Alert and alarm levels triggers; and
- (f) Details of contingency actions to be implemented if alert or alarm levels are exceeded.

(119)All excavation, dewatering, retaining structures and works associated with diversion or taking of groundwater, shall be designed, constructed and maintained so as to avoid damage to buildings, structures and services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.

Proposed Consent Conditions

6.0 Stormwater Discharge Permit (s15)

Minor modifications

(120)In the event that any minor modifications to the stormwater management works are required, that will not result in an application under section 127 of the RMA, the following information must be provided:

- (a) Plans and drawings outlining the details of the modifications; and
- (b) Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information must be submitted to Auckland Council, prior to implementation.

Post-Construction Conditions

(121)As-Built certification and plans of the stormwater management works, which are certified (signed) by a chartered professional engineer as a true record of the stormwater management devices, must be

provided to Auckland Council within 20 working days of the completion of the stormwater management works.

(122) The As-Built plans must display the entirety of the stormwater management system, and must include:

- (a) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
- (b) The location, dimensions and levels of any overland flow paths including cross sections and long sections;
- (c) Plans and cross sections of all stormwater management devices, including confirmation of the water quality volume, storage volumes and levels of any outflow control structure; and
- (d) documentation of any discrepancies between the design plans and the As-Built plans if modified in accordance with Condition 92.

7.0 Wastewater Discharge Permit (s15)

(123) If a constructed on-site, the Wastewater Treatment Plant shall be as per “Delmore Wastewater Treatment Plant Design Report” approved under Condition 1, or an alternative design that provides equivalent treatment.

Wastewater Treatment Plant

(124) If a Wastewater Treatment Plant is constructed on-site, a Wastewater Treatment Plant Discharge Plan (WTPDP) must be prepared prior to it becoming operational and submitted to Auckland Council. The purpose of the WTPDP is to set out how treated wastewater that cannot be discharged on the site is to be discharged. The WTPDP must explain the alternative discharge option or options to be used in addition to the on-site disposal, including but not limited to:

- (e) Discharge into the public wastewater network;
- (f) Discharge into a holding tank(s) and removal off-site for disposal; and
- (g) Reuse on-site or off-site.

(125) The site must be operated and managed in accordance with the Wastewater Treatment Plant Management Plan (WTPMP) while the Wastewater Treatment Plant is operational.

While the Wastewater Treatment Plant is operational:

- (h) The WTPMP must be reviewed and updated after 12 months from the date of commissioning to the Wastewater Treatment Plant, to ensure all components of the WTPMP are still relevant;
- (i) The WTPMP must be kept on site and accessible at all times;
- (j) The Hazardous Substance Inventory, associated Material Safety Data Sheets, and Spill Response Plan must be kept up to date and maintained onsite at all times;
- (k) Suitable spill kits must be made available onsite at all times; and
- (a) The consent holder must report all spills over 20 litres, or any discharge of environmentally hazardous substances, including wastewater to the environment, to Auckland Council within 24 hours of the spill occurring.

Access and Monitoring

(126) Prior to the exercise of this consent, the consent holder shall install a flow meter to record the daily volume of wastewater discharged to each of the discharge locations.

(127) A record of the volume of wastewater discharged daily each of the discharge locations shall be kept by the consent holder at all times. The consent holder shall forward the record for the previous year to

Auckland Council upon request.

Volume

- (128) The total volume of treated wastewater discharged, must not exceed 1701m³/day.
- (129) The annual daily average volume of treated wastewater discharged to the irrigation field (or the land contact infiltration trench, or a combination of both) must not exceed 245m³/day.

Treated Water

- (130) The treated wastewater from the Wastewater Treatment Plant immediately prior to discharge to the irrigation field and/or the land contract infiltration trench must comply with the following criteria:

Parameters	12-month median must not exceed
Total Nitrogen [mg/L]	1.0
Ammoniacal Nitrogen (mg/L)	0.3
cBOD5 [mg/L]	0.5
Total Suspended Solids [mg/L]	4.0
Total Phosphorus [mg/L]	0.07
Escherichia-coli [CFU/100mL]	<4.0
Enterococci [cfu/100mL]	<4.0

Compliance is to be calculated based on the average of four samples taken over a four-month period.

- (131) The UV dose must be greater than 16mWs/cm² 95% of the time, while discharging.
- (132) Chlorine may be up to 3 mg/L as Free Available Chlorine at the point of discharge.

Discharge to Irrigation Field

- (133) The irrigation field shall be sized in general accordance with the “Delmore Wastewater Treatment Plant Design Report” (Ref. 241104, February 2025 by Apex).
- (134) No treated water shall be applied to land within 40 metres of any bore used for abstraction of water for human consumption.
- (135) The total nutrient loading into the irrigation field must not exceed the following application rates:

Nutrient	Loading
Total Nitrogen	220kg/Ha.year
Total Phosphorous	80 kg/Ha.year
Biological Oxygen Demand	600kg/Ha.day

- (136) A buffer zone of a minimum of 15 metres must be maintained between the discharge of wastewater in the irrigation field and any surface water body.
- (137) The consent holder must submit the detailed design of the irrigation field to AucklandCouncil before installation. The detailed design must include, at a minimum:
- (a) A final layout of the overall irrigation field and irrigation zones;
 - (b) A layout showing buffer distances from watercourses, buildings, bores and other features

requiring buffer separation from the irrigation drip lines; and

- (c) Details of the irrigation system design, including dripline depth, emitter type, emitter spacing and lateral spacing.

Discharge to Rapid Infiltration Trench

- (138) No chlorine dosing must take place when discharge is to the land contact infiltration trench.
- (139) The discharge trench must be fenced off and signposted to discourage access to the area.

Performance Monitoring

- (140) Prior to the exercise of this consent, the consent holder must establish adequate facility and access for wastewater quality sampling of the treated wastewater before the wastewater discharges to the land application area.
- (141) Within one month of the first exercise of this consent, the consent holder must supply Auckland Council with a Producer Statement/Certificate of Compliance from a suitably qualified person, certifying that the Wastewater Treatment Plan and irrigation field and land contact infiltration trench have been constructed as required by this consent.

Treated Wastewater Monitoring (Immediately After Wastewater Treatment Plant)

- (142) The consent holder must continuously monitor treated wastewater discharge flows and volume, with data linked to the wastewater treatment plant SCADA system.
- (143) The consent holder must ensure and be able to demonstrate that a UV dose of a minimum of 16mWs/cm² is delivered by the UV disinfection facility 95% of the time (calculated on the basis of a 15- minute average, while discharging) over each calendar month.
- (144) The consent holder must take 24-hour flow proportioned samples of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point and analyse for the parameters set out below.

Parameters	Unit
Total Nitrogen	(mg/L)
Ammoniacal Nitrogen	(mg/L)
Nitrate Nitrogen	(mg/L)
Nitrite Nitrogen	(mg/L)
Soluble cBOD5	(mg/L)
Total Suspended Solids	(mg/L)
Dissolved Reactive Phosphorus	(mg/L)
Total Phosphorus	(mg/L)
Escherichia-coli	(cfu/100mL)
Enterococci	(cfu/100mL)
Temperature	°C
Electrical Conductivity	µS/cm
Total Residual Chlorine	(mg/L)
pH	-

No more than 12 samples out of any 24 consecutive fortnightly samples shall exceed the specified limit.

The treated wastewater compliance monitoring point shall be at a point within the treatment plant compound, immediately following the final wastewater treatment plant step. All wastewater quality

analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods used must be appropriate for the wastewater analyses undertaken.

Receiving Environment

- (145) The consent holder must undertake water quality monitoring at the general locations within the unnamed tributary of the Orewa River into which the discharges flow, as identified in the Viridis memorandum titled “Delmore Proposed WWTP Discharge: Impact on Water Quality”:
- (a) A control site, US, situated approximately 100m upstream from the infiltration bed discharge.
 - (b) An impact site, ‘DS-1’, situated approximately 50 downstream from the infiltration bed discharge.
 - (c) A second impact site, ‘DS-2’ situated approximately 50 m downstream of the main channel’s confluence with a tributary
- (146) For a period of at least 12 months prior to commencement of wastewater discharge, the Consent Holder must take surface water quality samples on a quarterly basis at three locations within the unnamed stream present on site (US, DS-1 and DS2) as identified in the Viridis memorandum titled “Delmore Proposed WWTP Discharge: Impact on Water Quality”. The purpose of this sampling is to establish a baseline of stream quality prior to the commencement of the development discharges.
- (147) Following the first discharge from the WWTP, the Consent Holder must obtain surface water quality samples on a quarterly basis at the same locations within the unnamed stream. Once the development has been fully utilised and at design capacity for a minimum period of 2 years the in-stream monitoring frequency may be reduced to every 3 years. Water quality monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.
- (148) All surface water quality samples must be tested for the following parameters:
- (a) pH
 - (b) Total Suspended Solids
 - (c) Total ammoniacal nitrogen
 - (d) Nitrate-nitrogen
 - (e) Total nitrogen
 - (f) Dissolved reactive phosphorous
 - (g) Total phosphorous
 - (h) Escherichia coli
 - (i) Enterococci
 - (j) Soluble cOBDS

All sample analyses must be undertaken by an IANZ accredited or equivalent laboratory.

Monitoring of Ecology

- (149) Prior to commencement of the discharge from the treatment plant, the consent holder must engage suitably qualified ecologists to undertake a surface water ecology survey in summer, at Sites US, DS-1, DS-2, which shall include an qualitative assessment of physical habitat characteristics, the collection of

macroinvertebrate samples and overnight fish trapping. The purpose of this sampling is to establish a baseline of stream ecology prior to the commencement of the development discharges.

- (150) Following the commencement of the discharge, the consent holder must conduct ecology surveys on a yearly basis, during summer, at three locations within the unnamed stream present on Site (US, DS-1 and DS-2). Once the development has been fully utilised and at design capacity for a minimum period of 2 years, subject to council approval, the in-stream monitoring frequency may be reduced to once every three years if results indicate the ecological community has been unaffected by the discharge. Ecological monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.

Operations and Management Plan

- (151) Prior to the commencement of the discharge of treated wastewater, the consent holder must prepare an Operations and Management Plan (OMP). The objective of the OMP is to provide a framework for the operation and management of the WWTP and discharge facilities to ensure compliance with the conditions of consent. The OMP must be submitted to the Council. The OMP must be reviewed and updated every three years by the consent holder and as required as a result of any significant changes in WWTP and discharge facilities' operation or management that could affect the quality and quantity of the discharge. An electronic copy of the OMP must be provided to the Council within 10 working days of a request to do so.

8.0 Air Discharge Permit (s15)

Air Quality Management Plan

- (152) Prior to the commissioning of the WWTP, an Air Quality Management Plan (AQMP) must be submitted to the Council, to confirm that the WWTP activities undertaken in accordance with the AQMP will achieve the objectives of the plan and compliance with the relevant consent conditions. Any subsequent review of the AQMP must also be submitted to the council. The consent holder must meet the costs of the production, certification, monitoring and review of the AQMP.

The AQMP may be a sub-section of a wider Wastewater Treatment Plant Management Plan, and must incorporate a series of monitoring, management and operational procedures, methodologies and contingency plans, and together shall accurately record all information required to comply with the conditions of this consent. The AQMP must include the following:

- (a) Identification of all point sources for discharges of contaminants into air, including a map and schematic diagram showing the location of each source;
- (b) Procedures to minimise discharges of contaminants into air (including odour), including details of the inspection, maintenance, monitoring and contingency procedures in place for the waste water treatment plant.
- (c) The operating parameters of odour control equipment and the frequency and scope of the regular checks to be performed on emissions control equipment; including testing of the carbon bed saturation;
- (d) Procedures for the monitoring of odour, including details of inspection procedures, recording requirements and contingency measures;
- (e) The identification of staff responsibilities;
- (f) The procedures for the receipt, recording and handling of air quality complaints received.

- (153) The AQMP must be reviewed on an annual basis and any subsequent changes to the certified AQMP must be submitted to the council for certification prior to implementation. The council will advise the Consent Holder in writing if any aspects of the AQMP are considered to be inconsistent with achieving

the provisions of this consent.

Advice Note: The council acknowledges that the Air Quality Management Plan is intended to provide flexibility both for the consent holder and the council for the management of the air discharges. Accordingly, the Air Quality Management Plan may need to be reviewed over time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.

Limit Conditions: Air Discharges

(154) All processes associated with the WWTP must be operated, maintained, supervised, monitored and controlled in accordance with the Air Quality Management Plan in accordance with Condition 124 to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.

(155) Discharges of contaminants into air from the site must not cause:

- (a) Odour that are noxious, dangerous, offensive or objectionable effect beyond the boundary of the Site, in the opinion of an enforcement officer.
- (b) Visible emissions (other than water vapour/steam or heat haze) that cause a dangerous, offensive or objectionable effect, in the opinion of an enforcement officer.

Advice Note: Air discharge limits

Condition 127 is to be assessed by suitably trained council enforcement officers in accordance with the procedures outlined in the Good Practice Guides for Odour (Ministry for the Environment, 2016), including consideration of the FIDOL factors (frequency, intensity, duration, offensiveness and location) for amenity effects (dust, odour and visible emissions).

Process Conditions

(156) Within one month of WWTP commencing treatment, the Consent Holder must provide to the Council a report from an appropriately qualified person, which verifies that the design and installation of the wastewater treatment plant and odour control system (including the odour extraction and treatment system) in accordance with Conditions 129.

(157) Air discharges from the solids screening and storage and sludge dewatering and storage must be extracted to an emission control system (including an activated carbon scrubber) and discharged from a stack at least 3m above ground level or the apex height of the nearest building within 20 meters, without obstruction of the vertical discharge of air.

Monitoring and Reporting Conditions

(158) Within 3 months of exercising this resource consent, The consent holder shall:

- (a) Operate and maintain a weather station on the site to measure and record the air temperature, wind direction and wind velocity on a continuous basis (at no less than 10-minute intervals). The weather data shall be retained for at least the duration of the resource consent.
- (b) Weather data of any period shall be provided to Auckland Council within 5 days of a request.
- (c) The weather station shall be located on the site in a location which, as far as is practicable, is unaffected by surrounding structures or vegetation or other features for the purpose of ensuring the most accurate measurements as practicable on the site.
- (d) The weather station shall be installed and operated in accordance with AS/NZS 3580.14:2014 (Methods for sampling and analysis of ambient air - Meteorological monitoring for ambient air quality monitoring applications).

(159) The Council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied:

- (a) Details of the nature of the discharge including any wind conditions as recorded under conditions 10 during the incident timeframe.
- (b) An explanation of the cause of the incident.
- (c) Details of remediation action taken.

Advice Note: Significant discharges to be notified to council in accordance with this condition include abnormal discharges arising from unexpected failures of the WWTP (including emission control systems). An email to monitoring@aucklandcouncil.govt.nz should be sent detailing the nature of the issue and what contingency measures are to be implemented to minimise potential air quality effects.

- (160) All air quality complaints that are received must be recorded and if requested by Council, provided to Council within one working day of the complaint. The recorded complaint details must include:
- (a) The date, time, location and nature of the complaint.
 - (b) The name, phone number and address of the complainant, unless the complainant elects not to supply these details.
 - (c) Weather conditions, including wind speed and direction, at time of the complaint.
 - (d) Any remedial actions undertaken.

9.0 Archaeological Authority

- (161) All works must be undertaken in accordance with the Archaeological Management Plan prepared by Clough and Associates titled “Delmore Proposed Residential Development, Upper Ōrewa, Auckland” dated February 2025.
- (162) A copy of the AMP (and any updates to these documents) shall be provided to Ngāti Manuhiri, Te Kawarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga.

Proposed Consent Conditions

Attachment 1 – Table of Plans and Reports

Report title and reference	Author	Rev	Dated
Ecological Impact Assessment	Viridis	1	13/02/2025
Arboricultural Assessment	Peers Brown Miller	N/A	11/02/2025
Draft Stormwater Management Plan	McKenzie & Co	B	24/01/2025
Preliminary Site Investigation	Williamson Water and Land Advisory	3	13/02/2025
Geotechnical Report	Riley Consultants	1.0	14/02/2025
Archaeological Assessment	Clough & Associates Ltd	N/A	02/2025
Landscape Assessment	Greenwood Associates	1	11/02/2025
Water, Wastewater and Utilities Report	McKenzie & Co	D	12/02/2025
Stormwater Report	McKenzie & Co	D	11/02/2025
Earthworks Report and Drawings	McKenzie & Co	D	11/02/2025
Scheme Plans	McKenzie & Co	D	11/02/2025
Roading and Access Report	McKenzie & Co	F	11/02/2025
Noise Assessment	SLR Consulting New Zealand	2.0	11/02/2025
Urban Design Assessment	Barker & Associates	N/A	14/02/2025
Integrated Transportation Assessment	Commute Transportation Consultants	N/A	13/02/2025
Flood Assessment Report	McKenzie & Co	B	11/02/2025
Wastewater Design Report	Apex Water Limited	1	11/02/2025
Air Discharge Assessment	AirMatters	4	11/02/2025
Hazardous Substances Assessment	Williamson Water and Land Advisory	N/A	13/02/2025
Economic Report	Urban Economics Limited	N/A	13/02/2025

Note: The plan sets below will be listed in full following receipt of comments from invited parties.

Plan title and reference	Author	Rev	Dated
<i>Architectural Plans</i>			
Architectural Drawings	Terra Studios	A	
<i>Landscape Plans</i>			
Landscape Plans	Greenwood Associates	-	13/02/2025
<i>Engineering Plans</i>			
Stage 1 Earthworks Drawings	McKenzie & Co	H	05/02/2025
Stage 2AB Earthworks Drawings	McKenzie & Co	H	05/02/2025

Stage 2CDE Earthworks Drawings	McKenzie & Co	H	04/02/2025
Stage 1 Rooding Drawings	McKenzie & Co	A	31/01/2025
Stage 2 Rooding Drawings	McKenzie & Co	B	31/01/2025
Stage 1 Stormwater Drawings	McKenzie & Co	C	05/02/2025
Stage 2AB Stormwater Drawings	McKenzie & Co	E	11/02/2025
Stage 2CDE Stormwater Drawings	McKenzie & Co	D	11/02/2025
Stage 1 Wastewater, Water & Utilities Drawings	McKenzie & Co	C	31/01/2025
Stage 2 Wastewater, Water & Utilities Drawings	McKenzie & Co	E	11/02/2025
<i>Scheme Plans</i>			
Stage 1A Scheme Plan	McKenzie & Co	D	11/02/2025
Stage 1B Scheme Plan	McKenzie & Co	D	11/02/2025
Stage 2 Scheme Plan	McKenzie & Co	C	11/02/2025