

# Delmore: Proposed Consent Conditions

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

## 1.0 General

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### 1.1.1 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 July 2025; and
  - The following reports, plans and further responses listed at **Attachment 1**.

### 1.1.2 Consent Lapse

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.

### 1.1.3 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.
4. Resource consents for bulk earthworks expire 15 years from the date the consent is granted, unless it has lapsed, been surrendered, or cancelled at an earlier date pursuant to the RMA.

#### 1.1.4 Monitoring Deposit

5. 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

#### 1.1.5 Management Plans

6. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, the management plans required under the following conditions must be submitted to Council for certification. Council must respond to the request within 20 working days, or the management plan is deemed to be certified.
  - (a) A Construction Management Plan (CMP) – see Condition 14 of land use consent;
  - (b) An Erosion and Sediment Control Plan (ESCP) – see Condition 16 of land use consent;
  - (c) A Construction Traffic Management Plan (CTMP) – see Condition 19 of land use consent;
  - (d) A Construction Noise and Vibration Management Plan (CNVMP) – see Condition 21 of land use consent;
  - (e) A Chemical Treatment Plan (ChTMP) – see Condition 23 of land use consent;
  - (f) A Tree Management Plan (TMP) – see Condition 27 of land use consent; and
  - (g) A Fauna Management Plan (FMP) – see Condition 30 of land use consent; and
  - (h) A Settlement Monitoring Plan (SeMP) – see Condition 47 of land use consent.

*Advice note: Management Plans shall be sent to [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz).*

7. The management plans required by paragraphs (b)-(g) of Condition 6 may be separate documents or may form part of the CMP. Management plans may be submitted in parts or in sub-stages to reflect the staged implementation of the project.
8. A copy of the CMP and the ESCP (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.

#### 1.1.6 Pre-start Meeting

9. For each of Stage 1 and Stage 2, prior to the commencement of any works within the area covered by that Stage (or sub-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 and Experienced Professionals (SQEPs) if required by other conditions; and
  - (e) Includes the archaeologist approved to oversee the project works covered by the Archaeological Authority obtained for the project works.
10. The meeting must discuss the erosion and sediment control measures and must 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:
- (a) Timeframes for key stages of the works authorised under this consent;
  - (b) Resource consent conditions;
  - (c) The finalised Erosion and Sediment Control Plan required by Condition 16;
  - (d) The Chemical Treatment Management Plan required by Condition 23.
11. The consent holder will invite Ngāti Manuhiri, Te Kāwarau 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 SQEPs (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 Kāwarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga before the meeting;
  - A copy of the Archaeological Authority obtained for the works; and
  - 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](mailto:monitoring@aucklandcouncil.govt.nz).*

#### 1.1.7 Cultural Monitoring

12. The consent holder must invite Ngāti Manuhiri, Te Kāwarau 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:
- (a) Commencement of Stage 2 topsoil strip;

- (b) Commencement of Stage 2 topsoil strip;
- (c) Commencement of works within the area covered by consent notice 10576706.2; and
- (d) If any archaeological sites or artefacts are discovered per Condition 62.

Ngāti Manuhiri, Te Kāwarau 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 12(a)-(c).

## 2.0 Land Use (s9)

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### 2.1.1 Consent Holder

13. 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.*

### 2.1.2 Construction Management Plan

14. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, the consent holder must prepare and submit to Auckland Council for certification, a Construction Management Plan (CMP). Auckland Council must respond to the request within 20 working days, or the management plan is deemed to be certified.
15. 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) Measures to ensure that no rubbish, fuel, solvents, concrete wash-down material or other related materials enter the freshwater environment;
  - (g) Location of workers' offices, conveniences and parking;
  - (h) 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;
  - (i) Location and layout of construction yards, including associated buildings, fencing and site access;
  - (j) Means of maintaining safety of the general public;
  - (k) Dust control; and
  - (l) Any cultural induction and/or monitoring material provided in accordance with Condition 11 and 12, which must be appended to the CMP.

### 2.1.3 Erosion Sediment Control Plan

16. At least 20 working days prior to the commencement of earthworks activity for any stage or sub-stage

of the development, a finalised Erosion and Sediment Control Plan (ESCP) prepared in accordance with the draft ESCP submitted with the application, and in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05), must be submitted to the Council for written certification. Auckland Council must respond to the request within 20 working days, or the management plan is deemed to be certified.

17. The ESCP must be prepared in general accordance with the draft ESCP submitted with the application and referenced under Condition 1 and must contain sufficient details to address the following matters:
- (a) Specific erosion and sediment control measures for the earthworks (location dimensions, capacity), including the location of any sediment retention ponds (SRPs), decanting earth bunds, super silt fences, silt fence clean and dirty water diversion bunds and stabilized construction entrances;
  - (b) Supporting calculations and design drawings as necessary, including confirmation of 2% vs 3% SRPs where required;
  - (c) Details of construction methods;
  - (d) Monitoring, maintenance and inspection requirements;
  - (e) Catchment boundaries and contour information as necessary;
  - (f) Identify location of stabilised construction entrances; and
  - (g) Details relating to the management of exposed areas (e.g. grassing, mulching).

*Advice note: The above ESCP requirement relates to bulk earthworks stages. Additional ESCPs are required at subdivision stage for civil works.*

18. Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the ESCP (referred to in Conditions 16 and 17) and prior to the commencement of the earthworks activity, the consent holder must provide to Auckland Council written certification prepared by a SQEP 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; and*
- *Details regarding the stabilisation of the structure.*

#### 2.1.4 Construction Traffic Management Plan

19. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, the consent holder must prepare and submit to Council for certification 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. Council must respond to the request within 20 working days, or the management plan is deemed to be certified.

20. The purpose 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:
- (a) Construction dates and hours of operation including any specific hours for traffic congestion/noise outside the construction hours in Condition 44;
  - (b) Truck route diagrams both internal to the site and external to the local road network;
  - (c) 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;
  - (d) 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;
  - (e) Details of staging areas / work area; and
  - (f) Details of vehicle cleaning facilities within the site to avoid mud and other material being dropped on the road;
  - (g) Location of construction vehicle parking onsite.

#### 2.1.5 Construction Noise and Vibration Management Plan

21. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, the consent holder must prepare and submit to Council for certification a Construction Noise and Vibration Management Plan (CNVMP). Council must respond to the request within 20 working days, or the management plan is deemed to be certified.
22. 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 45;
  - (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, Stage 1A-4 and Stage 1B-2.

- 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:
  - (i) A brief overview of the construction works;
  - (ii) The working hours and expected duration;
  - (iii) All mitigation measures to be implemented;
  - (iv) The procedure for recording concerns/complaints regarding noise and vibration;
  - (v) The procedure for noise and vibration monitoring where concerns are raised by receivers; and
  - (vi) Contact details for site personnel for any concerns regarding noise and vibration.

#### 2.1.6 Chemical Treatment Plan

23. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, the consent holder must prepare and submit to Council for certification a Chemical Treatment Management Plan (ChTMP). The ChTMP must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05). Council must respond to the request within 20 working days, or the ChTMP is deemed to be certified.
24. The ChTMP must include as a minimum:
  - (a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds, or any other approved impoundment devices;
  - (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
  - (c) Details of optimum dosage (including assumptions);
  - (d) Results of initial chemical treatment trial;
  - (e) A spill contingency plan; and
  - (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
25. All sediment retention ponds and any other impoundment devices, must be chemically treated in accordance with the ChTMP required by Conditions 23 and 24. 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.

#### 2.1.7 Geotechnical Earthworks Review

26. At least 10 working days prior to the commencement of works for any stage or sub-stage of the development, the consent holder must provide a detailed construction methodology endorsed by a



chartered geo-professional who must provide written confirmation of the review. The methodology must include earthworks, boundary works and installation of slope protection measures in accordance with the recommendations provided within the Geotechnical Report (reference: 240065-F) and Letter by Riley Consultants (reference: 240065-M), referenced in Condition 1 and submitted to Auckland Council.

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

#### 2.1.8 Tree Management Plan

27. At least 20 working days prior to the commencement of any vegetation clearance works for any stage or sub-stage of the development, the consent holder must prepare and submit to Council a final Tree Management Plan (TMP) for certification. Council must respond to the request within 20 working days, or the TMP is deemed to be certified. 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.

#### 2.1.9 Pre-Construction Ecological Survey

28. Within each of Stage 1 and Stage 2, and prior to the commencement of any works authorised by this consent within that Stage area, an ecological survey shall be undertaken by a SQEP. The purpose of the survey is to inform ecological management by:
- (a) Confirming whether the species of value (long tail bats, Threatened or At-Risk Birds, and native lizards) are present within the areas proposed for vegetation removal (excluding managed pasture);
  - (b) Confirming whether Threatened or At-Risk wetland birds are present within existing wetlands where works are proposed;
  - (c) Confirming whether the project will or is likely to have a moderate or greater ecological effect on species of value (prior to implementation of impact management measures). The level of effect shall be determined in accordance with Table 10 of EIANZ Guidelines (or subsequent updated version of that table) as included in Attachment 2 of these conditions.
29. If the ecological survey confirms the presence of ecological species of value in accordance with Condition 28(a)-(b), and that effects are likely in accordance with Condition 28(c), then a Fauna Management Plan (or Plans) shall be prepared in accordance with Conditions 30 - 35 for these areas.

#### 2.1.10 Fauna Management Plan (FMP)

30. At least 20 working days prior to the commencement of works for any stage or sub-stage of the development, the consent holder must prepare and submit to Council for certification a final FMP, for any areas confirmed through Condition 28. Council must respond to the request within 20 working days, or the management plan is deemed to be certified.
31. The FMP must be in general accordance with the draft FMP submitted to Council and approved under Condition 1. The objective of the FMP is to minimise effects of the project on the species of value as far as practicable and shall be based on the draft FMP provided to Council as referenced in Condition 1.

### Long tail bats

32. If an FMP is required in accordance with Condition 28 for the presence of long tails bats, the FMP must include the following to achieve the objective:
- (a) Measures to minimise as far as practicable, disturbance from construction activities within 50m of any active long tail bat roosts that are discovered through survey until such roosts are confirmed to be vacant of bats;
  - (b) Timing of any construction works within 50m of any active maternity long tail bat roosts. Those construction works shall be undertaken outside the bat maternity period (between December and March) where reasonably practicable;
  - (c) Details of areas where vegetation is to be retained and where additional planting is proposed to be provided and maintained for the purposes of the connectivity of long tail bat habitats; and
  - (d) Details of measures to minimise any operational disturbance from light spill.

### Threatened or At-Risk Birds (excluding wetland birds)

33. If an FMP is required in accordance with Condition 28 for the presence of Threatened or At-Risk birds (excluding wetland birds), the FMP must include the following to achieve the objective:
- (a) Timing of any construction works which may have adverse effects on Threatened or At-Risk birds (excluding wetland birds). Those construction works shall be undertaken outside of the bird breeding season (September to February) where practicable; and
  - (b) Where works are required during the bird breeding season, methods to minimise adverse effects on Threatened or At-Risk birds.

### Threatened or At-Risk Wetland Birds

34. If an FMP is required in accordance with Condition 28 for the presence of Threatened or At-Risk wetland birds, the FMP must include the following to achieve the objective:
- (a) Details of any nesting bird surveys of Threatened or At-Risk wetland birds. Nesting bird surveys shall be undertaken within any wetland where works are proposed, including a 50m radius from the wetland. Surveys shall be undertaken prior to any such works taking place and repeated at the beginning of each wetland bird breeding season until the completion of construction;
  - (b) Timing of any construction works which may have adverse effects on Threatened or At-Risk wetland birds. Those construction works shall be undertaken outside of the bird breeding season (September to February) where practicable;
  - (c) Where works are required during the bird breeding season, methods to minimise adverse effects on Threatened or At-Risk wetland birds; and
  - (d) Details of what protection and buffer measures are proposed to manage effects on nesting Threatened or At-Risk wetland birds identified through a survey undertaken in accordance with Condition 34(a). Proposed measures shall address:
    - The type, intensity and duration of construction activity;
    - The likely sensitivity of the nesting bird species to the construction activity; and
    - Any environmental features (e.g. vegetation and contour) that could influence the extent of potential adverse effects on the Threatened or At-Risk wetland birds; and

- (e) Details of measures to minimise any operational disturbance from light spill.

#### Native Lizards

35. If an FMP is required in accordance with Condition 28 for the presence of native lizards, the FMP must include the following:
- (a) Credentials and contact details of the ecologist/herpetologist who will implement the plan;
  - (b) Timing of the implementation of the FMP;
  - (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols (including method used to identify suitable relocation site(s)), nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols;
  - (d) A description of the relocation site; including discussion of:
    - Provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released skinks that have been rescued;
    - Any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
    - Any weed and pest management to ensure the relocation site is maintained as appropriate habitat.
36. A copy of the 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.

#### 2.1.11 Wetland and Stream Delineation

37. 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.

*Advice Note: A day-glow barrier mesh or pigtail fence/wire or rope would be sufficient for this purpose. Streams shall be classified as per the AUP(OP) intermittent and permanent definitions (Chapter J), and wetlands in accordance with Ministry for the Environment (MfE) wetland delineation protocols.*

38. No work (other than as authorised by this consent) is permitted to be carried out within the area surrounded by the exclusion fence required under Condition 37, and no building or fill materials must be stored or placed within that area, either on a temporary or permanent basis.

#### 2.1.12 Wetland Offset Plan

39. A Wetland Offset Plan must be prepared in collaboration with a suitably qualified ecologist, hydrologist and engineer. The Wetland Offset Plan must be in general accordance with the following documents approved under Condition 1:
- (a) The Landscape Plans prepared by Greenwood Associates, dated 2 July; and
  - (b) The Memo prepared by WWLA, titled “Hydric Soil & Hydrology Tool Assessments”, dated 30 June

2025; and

- (c) The Memo prepared by Viridis, titled “Delmore Fast Track Application – Response to Auckland Council Freshwater Ecology Queries”, dated 1 July 2025.

40. The Wetland Offset Plan must include the following minimum details:

- (a) 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;
- (b) Works to ensure a wetland hydrology is created and maintained;
- (c) Planting schedule, including species, density and grade;
- (d) Legal protection (e.g., consent notice);
- (e) A five-year maintenance and monitoring plan to ensure the wetland(s) and associated planting is successfully established; and
- (f) Measures to be undertaken if the wetland(s) or planting(s) is not successful.

#### 2.1.13 Engineering Plan Approvals

- 41. 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.
- 42. Prior to the commencement of works for any relevant stage or sub-stage (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 Council for engineering plan approval.

As part of the engineering plan approval process, the consent holder shall engage in further discussion with Auckland Council’s Healthy Waters to optimize the design of the rain gardens, including ensuring adequate maintenance access.

#### During Construction Conditions

- 43. 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 Council for certification.
- 44. 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

The restriction on hours of works shall not apply to low noise generating activities, such as site set up or staff meetings, which may occur outside of these hours.

#### 2.1.14 Construction Noise and Vibration

45. 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 in accordance with the requirements of NZS6803:1999, where affected party approval has not been obtained.

Address	Activity	
	<i>Earthworks during Stage 1E</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

46. 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 ensure the vibration will not exceed 5 mm/s and 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.

#### 2.1.15 Geotechnical

47. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, a Settlement Monitoring Plan (SeMP) prepared by a SQEP, must be submitted to Council for certification. Any later proposed amendment of the SeMP must also be submitted to Council for certification.
48. The purpose of the SeMP is to set out the practices and procedures to be adopted to ensure compliance with the consent conditions regarding earthworks fill settlement monitoring and shall include, at a minimum, the following information:
- (a) A monitoring location plan, showing the location and type and construction detail of all settlement monitoring points;
  - (b) Details of the monitoring frequency;
  - (c) All monitoring data, the identification of services susceptible to damage and all building/service condition surveys undertaken to date; and
  - (d) Details of criteria to confirm that fill induced settlements have sufficiently attenuated.

Settlement monitoring results must be presented in the Geotechnical Completion Report (refer Condition 49 and Condition 50).

49. The placement and compaction of fill material, construction of geogrid reinforced slopes, retaining walls and subsoil drainage works must be supervised by a SQEP. In supervising the works, the SQEP must ensure that they are constructed and otherwise completed in accordance with the recommendations contained within the Geotechnical Report (reference: 240065-F) and Letter by Riley Consultants (reference: 240065-M), approved under Condition 1, relevant engineering code of practice, and the

detailed plans forming part of the application and approved under Condition 1.

50. Within 20 working days from the completion of earthworks, subsoil drainage and slope protection structures, a Geotechnical Completion Report (GCR) signed by the chartered geo-professional must be provided to the Council. The GCR must include (but not to be limited to):
- (a) Earthworks operations (e.g. fill compaction, testing, inspections etc.);
  - (b) Results of settlement monitoring;
  - (c) Statement of professional opinion (as per schedule 2A of NZS4404:2010); and
  - (d) Certified as-built plans for the implemented earthworks and subsoil drainage.
51. The GCR must also provide justification on soil expansivity, subsoil site class, foundation requirements, confirming that the works have been completed in accordance with the approved construction methodology as required by Condition 26 and evidence of settlement monitoring as required by Condition 50 have been met. The GCR must include results of settlement monitoring and demonstration that sufficient settlement attenuation has occurred and be provided to the satisfaction of the Council.
52. 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.

#### 2.1.16 Earthworks

53. No earthworks on the site can be undertaken between 01 May and 30 September in any year, without a 'Request for winter works' approved by 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 Council upon written notice to the consent holder.
54. No storage of machinery, hazardous substances, rubbish, construction stockpiling, or any refilling activity shall occur within the area demarcated in accordance with Condition 37, unless authorised by this consent.
55. The maximum area of exposed earth at any one time throughout the duration of the project when exercising this consent must be no greater than 30 hectares.

*Advice note: The 30ha limit applies to "bulk" earthworks only and not to "post construction" subdivision earthworks.*

56. Earthworks at the site must be progressively stabilised against erosion throughout the earthworks phases of the project and must be sequenced to minimise the discharge of contaminants to surface water in accordance with the certified ESCP.

*Advice Note: Stabilisation measures may include:*

- *The use of waterproof covers, geotextiles, or mulching;*
- *Top-soiling and grassing of otherwise bare areas of earth;*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

57. The operational effectiveness and efficiency of all erosion and sediment control measures shown on the Erosion and Sediment Control Plans required under Conditions 16, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.
58. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

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

- *Provision of a stabilised entry and exit(s) point for vehicles*
- *Provision of wheel wash facilities*
- *Ceasing of vehicle movement until materials are removed*
- *Cleaning of road surfaces using street-sweepers*
- *Silt and sediment traps*
- *Catchpit protection*

59. Immediately upon abandonment or completion of earthworks on the subject site all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.

*Advice Note: Should any earthworks be completed or abandoned, bare areas of earth associated with the works must be permanently stabilised against erosion. Measures may include:*

- *The use of mulching or natural fibre matting.*
- *Top-soiling, grassing and mulching of otherwise bare areas of earth.*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

#### 2.1.17 Contaminated Soils

60. Following demolition and removal of the existing 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).
61. 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.

#### 2.1.18 Archaeology

62. Should any Māori archaeological sites be encountered during earthworks and construction works Te Kōwhiri a Māki, Ngāti Manuhiri, Ngāti Whanaunga, te Runanga o Ngāti Whatua must be contacted by the consent holder no later than 15 working days after the discovery.
63. 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.

#### 2.1.19 Wastewater Servicing

64. Conditions 65 - 73 must be complied with on a continuing basis, until a connection to the public wastewater system is available.

*Advice note: These conditions do not apply if an immediate connection can be made to the public wastewater system.*

65. The proposed turning head and wastewater filling station must be constructed in accordance with the drawings prepared by McKenzie & Co, titled “Wastewater Treated Disposal & Truck Access”.
66. At Engineering Plan Approval stage, the consent holder must provide vehicle tracking for Russell Road to demonstrate that the section of road between the proposed turning head and Upper Orewa Road can accommodate a truck and trailer. Should further assessment demonstrate that the existing section of road cannot accommodate a truck and trailer, the consent holder must undertake localised road widening as recommended by a suitably qualified traffic engineer.
67. An acoustic fence must be constructed along the southern boundary of Lot 203 in accordance with the memo titled “Delmore Wastewater Treatment Strategy – Updated Operational Noise Assessment” prepared by SLR and dated 2 July 2025.

The purpose of the acoustic fence is to ensure compliance with the applicable noise standards under the Auckland Unitary Plan, as referenced below.

Time Period	Noise Level
Monday to Saturday (7:00am to 10:00pm)	50dB LA <sub>eq</sub>
Sunday (9:00am to 6:00pm)	
All other times	40dB LA <sub>eq</sub>
	75dB LAF <sub>MAX</sub>

68. The consent holder must undertake regular visual inspections of the unsealed section of Russell Road between the proposed turning head and Upper Orewa Road. If it is identified that a high proportion of fine (dust-generating) material is present, the consent holder must replenish the surface layer with gravel.
69. The consent holder must monitor the proposed turning head off Russell Road for soil tracking and must



undertake remedial action to remove soil if required.

70. If untreated wastewater is taken off-site for any purpose, the following conditions must be complied with prior to the commencement of the activity and during the activity (where relevant):
- (a) The consent holder must design and construct an odour control system for air that is displaced from the tankers during filling. The odour control system must be designed so that the discharge will not cause odour that is noxious, dangerous, offensive or objectionable to any residential dwellings.
  - (b) The consent holder must design and construct an odour control system for vented emissions from the holding tank at the WWTP site. The odour control system must be designed so that the discharge will not cause odour that is noxious, dangerous, offensive or objectionable to any residential dwellings.
  - (c) Measures (a) and (b) must be incorporated into the Odour Management Plan. The Odour Management Plan must:
    - Include details of monitoring to be undertaken by the consent holder, to ensure odour is not noxious, dangerous, offensive or objectionable to any residential dwellings.
    - Identify contingency measures to remediate any significant odour identified during monitoring.
  - (d) The WTPEMP and Spill Response Plan must be amended to include the filling activity. The Spill Response Plan must include management measures to disinfect small spills or drops that may occur during filling (such as the use of sodium hypochlorite spray).
  - (e) The load out area must be designed to drain to a single stormwater drain / catchpit, with the ability to isolate this drain from stormwater during filling operations (for example: with a resilient sealed gate valve). The area must be designed to either pump out or drain the catchpit back to the sewer network, or empty it via vacuum truck, if it becomes contaminated by a spill.
71. 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 (WWTP) is constructed on-site.
72. If a WWTP is to be constructed on the site, the consent holder must prepare a Wastewater Treatment Plant Environmental Management Plan (WTPEMP). The WTPEMP must be submitted to Council for certification as part of the building consent application process (or sooner if available). Council must respond to the request within 20 working days, or the WTPEMP is deemed to be certified.
73. The purpose of the WTPEMP is to manage and reduce risks to the natural environment and to people from hazardous substances stored for wastewater treatment purposes. The WTPEMP must be in general accordance with the draft WTPEMP approved under Condition 1. It must include, but not be limited to:
- (a) Identification of the specific activities conducted on the site;
  - (b) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;
  - (c) 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;
  - (d) 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));

- (e) 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;
- (f) An appropriate auditing programme to ensure site performance with all components of the WTMP;
- (g) Methods for providing and recording staff training; and
- (h) An Operation and Maintenance Plan.

74. 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.

#### 2.1.20 Stormwater

75. Prior to the occupation of dwellings, the consent holder must design, install and maintain the private on-site stormwater management devices for all residential lots and JOALs in accordance with Council's standards. These must ensure that the stormwater runoff from the site is managed to meet SMAF1 requirements.
76. The stormwater management device or system must be installed or built generally in accordance with the design specifications provided in the documents referred to in Condition 1 by a suitably qualified service provider.
77. Within three months of the practical completion of the works for the related dwelling, the consent holder must provide the following to the council:
- (a) Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications provided in the documents referred to in Condition 1, and by a suitably qualified service provider; and
  - (b) As-built plans of the stormwater management device or system, certified (signed) by a suitably qualified service provider as a true record of the stormwater management system.

#### 2.1.21 Landscape

78. Prior to the completion of earthworks onsite, the consent holder must prepare a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or SQEP in relation to landscape matters associated with the roads to vest and drainage reserves. This information must be submitted to Council for certification.
79. 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 Kāwarau ā Maki, Ngāati 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 87).

80. Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of neighbourhood parks must be low height (1.2m) and at least 50% visually permeable.
81. 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 (maximum 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.

#### 2.1.22 Implementation and Maintenance Plan

82. The consent holder must prepare and submit to Council for certification an Implementation and Maintenance Plan for proposed Lots 1901, 1904, 1905, 1908, 1910, 1920 and 1922, as well as all existing bush covenant areas on private residential lots. The Plan must include as a minimum:
  - (a) The details and timing of when re-vegetation planting will be undertaken;
  - (b) A programme and specification for ongoing control of pest plants and animals;
  - (c) Requirements for fencing; and
  - (d) Methods for ensuring maintenance in perpetuity.

#### 2.1.23 Implementation and Maintenance of Landscaping and Fencing

83. 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.
84. 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.

#### 2.1.24 Waste Management

85. Private waste collection must be provided for the lots that cannot be serviced via the public waste management system. These lots are indicated on the Landscape Plans referred to in Condition 1.

## 3.0 Subdivision (§11)

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### 3.1 General subdivision conditions applying to all stages

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

#### 3.1.1 Consent Holder

86. This subdivision consent shall attach to Vineway Limited as the consent holder. The consent holder may transfer the whole or part of its interest in the consent to any other party, 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.*

#### 3.1.2 Staging of Subdivision

87. The subdivision shall be undertaken in general accordance with the staging plans referenced in Condition 1.

Details relating to the stages are as follows:

##### Stage 1A

- Stage 1A-1: Lot 2000 (road to vest), Lot 1600-1601 (drainage reserve), Lot 1605 (utility reserve), Lots 1500-1503 (JOAL), Lot 5000-5004 (balance allotments) and Lot 1-119 and 470 (residential allotments);
- Stage 1A-3: Lot 1504 (JOAL), Lot 1901 (balance allotment), 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 allotments), Lot 1505 – 1507 (JOAL), Lot 155-256 and 476 (residential allotments);
- Stage 1A-2: Lot 1508 (JOAL), Lot 120 – 129 (residential allotments), Lot 2002 (road to vest), and Lot 1602 (drainage reserve);

##### Stage 1B

- Stage 1B-1: Lot 2003 - 2004 (road to vest), Lot 1605-1606 (drainage reserve), Lot 1509, 1515 (JOAL), Lot 5005-5007 (balance allotments), Lot 257 – 299 and 471 (residential allotments);
- Stage 1B-2: Lot 2005-2006 (road to vest), Lot 1510-1513 (JOAL), Lot 1607-1608 (drainage reserve), Lot 1800 (recreation reserve), Lot 5008 (balance allotment), Lot 300 – 358, 371 - 409 (residential allotments);
- Stage 1B-3: Lot 2008, 2101 (road to vest) Lot 1514 (JOAL), Lot 1609 (drainage reserve), Lot 1908 (balance allotment), Lot 410-467, 469, 475, 600, 740 – 744, 738 – 739, 756, 5009 (residential allotments);

##### Stage 2

- 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 2C: Lot 2106, (road to vest), Lot 1626-1627 (drainage reserve,) Lot 1543-1544 (JOAL), Lot 5013-5015 (balance allotment), Lot 1239-1353 (residential allotments);
- Stage 2B-3: Lot 2104 (road to vest), Lot 1622-1624 (drainage reserve), Lot 1536-1542 (JOAL), Lot 1922 (balance lot containing protected vegetation), Lot 5016- 5018 and 5020 (balance allotments), Lot 1024-1238 (residential allotments);
- Stage 2B-2: Lot 2105 (road to vest), 1920 (balance allotment), Lot 982-1023 (residential allotments);
- Stage 2B-1: 2103 (road to vest), 1621 and 1625 (drainage reserve), Lot 1534-1535 (JOAL), Lot 952-981 (residential allotments); and
- Stage 2A-2: Lot 2102 (road to vest), Lot 1620 (drainage reserve), Lot 1527-1533 (JOAL), Lot 1910 (balance lot containing protected vegetation), Lot 770-898, 900-951 (residential allotments).

88. Amendments to the subdivision staging identified in Condition 87 may be undertaken, provided that all necessary infrastructure required to service a stage (including roads, wastewater, water supply, stormwater, electricity and telecommunications) have been implemented.

*Advice note: Amendments may involve completing the subdivision staging in a different sequence or may involve amendments to the size of the stage.*

89. Where variations to staging in accordance with Condition 88 are proposed, the consent holder shall submit amended staging plans showing the variations to Auckland Council for certification.

### 3.1.3 Public Roads

90. The consent holder must construct all new public roads in accordance with the requirements of Auckland Transport as approved via engineering plan approval.
91. All roading ancillary facilities to be vested in Auckland Council must be constructed in accordance with the approved engineering plans.
92. All landscaping within the road reserve and drainage reserves 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.
93. 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.

### 3.1.4 Road Naming

94. 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 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 Kawarau ā Maki, Ngaati Whanaunga, Ngāti Manuhiri, and te Runanga o Ngāti Whātua).*

### 3.1.5 Transport

#### Vehicle Crossings

95. A pedestrian visibility splay of 2m x 2.5m (2m along the property boundary) must be provided on both sides of all the proposed vehicle crossings. Any obstructions including boundary fencing and/or landscaping within the visibility splay areas must not exceed 900mm in height. If fencing is provided above the 900mm height stipulation, it must be at least 80% visually permeable. Landscaping in the visibility splay area must be trimmed and maintained in perpetuity to comply with the stipulated height by the consent holder.
96. All new vehicle crossings shall be designed and formed in accordance with the Auckland Transport Code of Practice 2013. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.
97. All vehicle crossings must be located to ensure a 2m separation distance is achieved between each crossing.
98. The vehicle crossings of Lots 1304 and 603 must be re-located so they are positioned adjacent to the lot boundary and away from the intersection.

*Advice note: This is to ensure that the intersections are operated safely to avoid conflict with vehicles using them.*

#### Intersection Safety

99. Low level planting must be constructed in accordance with the Sight Distance drawings prepared by Commute and referenced in Condition 1 in relation to the following intersections:
  - (a) At Intersection F (Road 6 and Road 1), low level planting must be constructed in the locations identified within Drawing SD6 (prepared by Commute and dated 27 May 2025);
  - (b) At Intersection D (Road 8 and Road 1), low level planting must be constructed in the locations identified within Drawing SD6 (prepared by Commute and dated 27 May 2025);
  - (c) At Intersection E (Road 5 and Road 15), low level planting must be constructed in the locations identified within Drawing SD8 (prepared by Commute and dated 27 May 2025).

The above must be registered as a consent notice on the relevant records of title to ensure that the landscaping is maintained at a low level in perpetuity.

100. A Safe Systems Audit shall be completed prior to Engineering Plan Approval for the following intersections:
  - (d) Upper Orewa Road and Russell Road; and
  - (a) Upper Orewa Road and Road 17 (roundabout as per Condition 104 below).

The plans must detail the measures that have been adopted as a result of the Safe Systems Audit.

#### Engineering Standards Compliance

101. All roads and turning heads must meet Auckland Council's Code of Practice Chapter 3 (Transport)

standards.

102. The following additional details must be provided on the roading plans at Engineering Plan Approval stage:
  - (a) Detail around the traffic measures proposed for cyclist crossings on side road intersections;
  - (b) Location and design of bus stops along the NoR6 arterial corridor;
  - (c) Vehicle tracking diagrams to demonstrate that the road layout, intersections, turning heads, cul-de-sacs, and vehicle crossings are designed to accommodate the appropriate design vehicles in accordance with Auckland Council's Code of Practice and the Transport Design Manual (TDM); and
  - (d) Evidence that Approach Sight Distance (ASD) is achieved at all intersections.
103. The consent holder must provide traffic priority pavement markings and associated signage at JOAL 6 between Lots 154 and 55 where the lane narrows to 3.5m for a 25m length.
104. The intersection of Road 17 and Upper Orewa Road shall be constructed as a single-lane roundabout and designed to achieve sight distances in accordance with Austroads for 60km/h operating speeds.
105. The intersection required under Condition 104 must be constructed prior to the occupation of more than 750 dwellings.
106. Traffic calming measures shall be provided within 10m of the road boundary and at no more than 30m intervals along JOALs.
107. Traffic calming measures shall be provided to reinforce 30km/hr operating speed on all local roads.
108. A turning head, in accordance with the standard engineering detail drawings in Auckland Transport's Transport Design Manual must be provided at the end of Road 10.
109. Shared accessways (JOALs) shall be designed as either one-way routes or with turning heads to enable waste and delivery vehicle to service all lots. This must be detailed on the roading plans at Engineering Plan Approval stage.
110. Concrete pedestrian footpaths with a gradient steeper than 8% must provide high-friction surfacing.

#### 3.1.6 Lighting Plan

111. Prior to the issue of a s224(c) certificate for a subdivision stage (or sub-stage), 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:
  - (a) Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part); and
  - (b) Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures.
112. The Lighting Plan must be implemented as part of the subdivision. The JOAL lighting must be maintained by the Residential Society required to be established under Condition 120 thereafter.

### 3.1.7 Geotechnical

113. 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 (reference: 240065-F) approved under Condition 1 to ensure the site is stable and suitable for development.
114. A Geotechnical Completion Report (GCR) from a suitably qualified and experienced chartered geo-professional must be prepared and submitted to Council to confirm that all residential lots are stable and suitable for development when applying for a certificate under section 224(c) for a subdivision stage (or sub-stage). The GCR must include a Building Restriction Zone plan that identifies specific design zones and no-build zones. Development must be undertaken in accordance with the recommendations of the GCR.

The preceding paragraph must be registered as a consent notice on the records of title for all residential lots to ensure that it is complied with on a continuing basis. The specific name and date of the GCR provided must be referenced in the consent notice.

*Advice note: Refer to Auckland Council Code of Practice 2023 (Chapter 2) which details expectations of a geotechnical completion report.*

### 3.1.8 Flood Level Report

115. Prior to the issue of a s224(c) certificate for a subdivision stage (or sub-stage), the consent holder shall submit a Flood Report prepared by a SQEP to Auckland Council for certification. The report shall:
- (a) Identify any residential lots that are affected by the 1 in 100-year overland flow path and any adjacent lots situated within 500mm vertical distance of the surface of the 1 in 100-year overland flow path; and
  - (b) Recommend minimum finished floor levels for any future habitable buildings on the affected lots, with an appropriate freeboard allowance above the predicted flood level.

*Advice note: If the required FFL is inconsistent with the FFLs included within the Architectural Drawings, the FFL under Condition 115 will take precedence.*

### 3.1.9 Private Stormwater Infrastructure

116. Prior to the issue of a s224(c) certificate for a subdivision stage (or sub-stage), the consent holder shall prepare an Operation and Maintenance Plan for all residential lots that include on-lot stormwater infrastructure, including raingardens and stormwater roof tanks.
117. The Operation and Maintenance Plan must be prepared and submitted to Auckland Council for certification. The Plan shall include but not be limited to:
- (a) A description of the on-lot stormwater infrastructure, including its location, size, and function; and
  - (b) Procedures and frequency for inspection, maintenance, and cleaning of the stormwater infrastructure and associated components to ensure continued performance.

### 3.1.10 Waste

118. Prior to the issue of a s224(c) certificate for a subdivision stage (or sub-stage), the consent holder shall prepare a Waste Management Plan for all residential lots that will not receive public kerbside waste



collection services and will instead rely on private waste collection.

119. The Waste Management Plan shall be submitted to Auckland Council for certification and shall:
- (a) Identify the private waste collection service(s) to be used;
  - (b) Detail how waste and recycling will be stored on-site in a manner that is safe, sanitary, and does not create a nuisance; and
  - (c) Identify the proposed waste collection point(s) and demonstrate that they are accessible, safe, and do not adversely affect traffic, pedestrian access, or neighbouring properties.

The certified Waste Management Plan must be implemented prior to the occupation of any residential dwelling on the lots and maintained thereafter.

### 3.1.11 Residential Society

120. Prior to the issue of a s224(c) certificate for the first subdivision stage, the consent holder must prepare the necessary documentation to create a society, body corporate, association or other body acceptable to the Council (hereafter referred to as the “Residential Society”) for management of the Common Infrastructure identified below.

#### Stage 1

Common Infrastructure	Ownership and Management Responsibilities	Lots that must pay a levy to the Common Infrastructure
JOALs	<p>JOALs are to be owned and managed in equal shares by all residential lots that access the JOAL, as identified within the approved Scheme Plan under Condition 1. This shall be a sub-group within the Residential Society.</p> <p>The carriageway, lighting and all other infrastructure (e.g., any required stormwater devices) within the JOAL shall be operated, maintained and, when required, renewed by the relevant JOAL sub-group. All costs shall be borne by that JOAL sub-group.</p> <p>Where rubbish collection is to be via “private service” the JOAL responsibilities shall also include the ongoing retention of the private service contact.</p>	<ul style="list-style-type: none"> <li>• JOAL 1500: Lots 1 – 25</li> <li>• JOAL 1501: Lots 28 – 31 and 470</li> <li>• JOAL 1502: Lots 56 – 96</li> <li>• JOAL 1503: Lots 97 - 119</li> <li>• JOAL 1504: Lots 130 – 154</li> <li>• JOAL 1505: Lots 246 – 256</li> <li>• JOAL 1506: Lots 155 – 183</li> <li>• JOAL 1507: Lots 204 – 209</li> <li>• JOAL 1508: Lots 127 – 129</li> <li>• JOAL 1508: Lots 277 – 279 and 471</li> <li>• JOAL 1509: 280 – 299</li> <li>• JOAL 1510: Lots 309 – 320</li> <li>• JOAL 1511: Lots 335 – 337</li> <li>• JOAL 1513: Lots 371 – 376</li> <li>• JOAL 1514: Lots 445 – 460</li> <li>• JOAL 1515: Lots 257 – 259</li> <li>• JOAL 1516: Lots 738 - 744</li> </ul>
Wastewater Treatment Plant (5002)	If a WWTP is constructed on site, Lot 5002 shall be owned by the consent holder (or its subsidiary) and leased to the Residential Society, until an alternative wastewater solution is	All residential lots within Stage 1.

	<p>available.</p> <p>The WWTP shall be operated, maintained and when required, renewed by the Residential Society. All costs shall be borne by the Residential Society.</p>	
<p>Lot 5001 (Wastewater disposal field and existing consent notice area)</p>	<p>Lot 5001 shall be transferred to the Residential Society at the completion of Stage 1 of the development.</p> <p>The Residential Society must ensure the long-term protection of the ecological values of the bush area in accordance with the consent notice obligations.</p> <p>The Residential Society must monitor the wastewater irrigation lines in accordance with the consent conditions.</p>	<p>All residential lots within Stage 1.</p>
<p>Lot 1901, 1904, 1905 and 1908.</p>	<p>Lots 1901, 1904, 1905 and 1908 are to be transferred to the Residential Society at the completion of Stage 1 of the development.</p> <p>The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations. All maintenance must be undertaken in accordance with the Implementation and Maintenance Plan and the Re-vegetation Plan approved under these conditions of consent.</p>	<p>All residential lots within Stage 1.</p>
<p>Bush covenant areas: Lots 16, 17, 76 – 86, 106 – 119, 120 – 127, 155 – 167, 204 – 209, 211 – 226, 228, 243 – 245, 250 – 256, 260-268, 277-279, 303-307, 315-318, 352-359 and 471</p>	<p>The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations.</p> <p>The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations. All maintenance must be undertaken in accordance with the Implementation and Maintenance Plan and the Re-vegetation Plan approved under these conditions of</p>	<p>All residential lots within Stage 1.</p>

	<p>consent.</p> <p>The Residential Society must monitor the stream culverts to ensure there is no large debris or slash that may cause blockages of the culverts.</p>	
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## Stage 2

Common Infrastructure	Ownership and Management Responsibilities	Lots that must pay a levy to the Common Infrastructure
JOALs	<p>JOALs are to be owned and managed in equal shares by all residential lots that access the JOAL, as identified within the approved Scheme Plan under Condition 1. This shall be a sub-group within the Residential Society.</p> <p>The carriageway, lighting and all other infrastructure (e.g., any required stormwater devices) within the JOAL shall be operated, maintained and, when required, renewed by the relevant JOAL sub-group. All costs shall be borne by that JOAL sub-group.</p> <p>Where rubbish collection is to be via “private service” the JOAL responsibilities shall also include the ongoing retention of the private service contact.</p>	<ul style="list-style-type: none"> <li>• JOAL 1520: Lots 637 – 641</li> <li>• JOAL 1521: Lots 615 – 623</li> <li>• JOAL 1522: Lots 655 – 659</li> <li>• JOAL 1523: Lots 703 – 710</li> <li>• JOAL 1524: Lots 691 - 694</li> <li>• JOAL 1525: Lots 699 – 702 and 757 – 769</li> <li>• JOAL 1526: Lots 717 – 756</li> <li>• JOAL 1527: Lots 770 – 774</li> <li>• JOAL 1528: Lots 798 – 802</li> <li>• JOAL 1529: Lots 853 – 858</li> <li>• JOAL 1530: Lots 867 – 869</li> <li>• JOAL 1531: Lots 888 – 892</li> <li>• JOAL 1532: Lots 919 – 931</li> <li>• JOAL 1533: Lots 948 – 951</li> <li>• JOAL 1534: Lots 952 – 957</li> <li>• JOAL 1535: Lots 966 – 974</li> <li>• JOAL 1536: Lots 1024 – 1026</li> <li>• JOAL 1537: Lots 1060 – 1069</li> <li>• JOAL 1538: Lots 1081 – 1086</li> <li>• JOAL 1539: Lots 1097 – 1102</li> <li>• JOAL 1540: Lots 1128 – 1137</li> <li>• JOAL 1541: Lots 1161 – 1165</li> <li>• JOAL 1542: Lots 1204 – 1211 and 1214 – 1217</li> <li>• JOAL 1543: Lots 1278 – 1283</li> <li>• JOAL 1544: Lots 1294 – 1300 and 1304 – 1310</li> </ul>
Lot 1922, 1920 and 1910	<p>Lots 1922, 1920 and 1910 are to be transferred to the Residential Society at the completion of Stage 2 of the development.</p> <p>The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations. All maintenance must be</p>	All residential lots within Stage 2.

	undertaken in accordance with the Implementation and Maintenance Plan and the Re-vegetation Plan approved under these conditions of consent.	
Bush covenant areas: Lots 604 – 623, 636, 664, 668, 673, 677 – 690, 931 – 948, 952 – 958, 999 – 1023, 1028 – 1047, 1052 – 1055, 1057 – 1058, 1060, 1215 – 1216, 1218 – 1238, 1244 – 1250, 1270 – 1272, and 1274 – 1278	<p>The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations.</p> <p>The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations. All maintenance must be undertaken in accordance with the Implementation and Maintenance Plan and the Re-vegetation Plan approved under these conditions of consent.</p> <p>The Residential Society must monitor the stream culverts to ensure there is no large debris or slash that may cause blockages of the culverts.</p>	All residential lots within Stage 2.

121. Membership of the Residential Society shall be compulsory for all owners of lots within the development. This obligation shall be secured on the record title of each lot by way of consent notice and covenant in gross in favour of the Residential Society.
122. The consent holder shall provide written evidence to Council that the Residential Society includes the following items:
- (a) The ownership and management responsibilities of the Residential Society, including the operation, maintenance, repair and renewal of the Common Infrastructure within the development;
  - (b) Mechanisms for the raising of funds from members to adequately finance the operation, maintenance, repair and renewal of the Common Infrastructure; and
  - (c) Decision making and dispute resolution requirements.

### 3.1.12 Infrastructure Servicing

123. The consent holder must make provision for a wastewater connection to be made to the public wastewater reticulation network to serve all residential lots 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).

*Advice note: Condition 148 requires the consent holder to notify Council of the wastewater servicing method for the development. If a private wastewater servicing option is pursued, a connection must be provided to the private wastewater system, with the ability to connect to the public system in the future.*

124. The consent holder must design and construct connections to the public stormwater reticulation network to serve all residential lots 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).
125. 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).
126. The consent holder must make provision for a water connection to be made to the public water reticulation network to serve all residential lots 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).
127. The consent holder must make provision for telecommunications and electricity supply to all residential lots 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).

#### 3.1.13 Access

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

#### 3.1.14 Landscaping

129. Prior to the issue of section 224(c) for the relevant stage, the consent holder must provide to the Monitoring Team Leader for certification a finalised set of detailed soft and hard landscape design drawings and supporting written documentation prepared by a landscape architect or SQEP for re-vegetation works on proposed Lot 1905, 1908, 1910 1920 and 1922. The submitted information must be in general accordance with the Landscape Plans referred to in Condition 1. The landscape design drawings, specifications and maintenance requirements must, at a minimum, include the following matters:
  - (a) The location of all areas to be planted.
  - (b) A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, and height and/or grade (litre) / Pb size at time of planting;
  - (c) Specifications for site preparation, including methods for weed control and protection of retained indigenous vegetation, soil preparation, planting implementation, mulching, and irrigation;
  - (d) Specifications and a programme for active maintenance of planting areas over a period of at least 5 years, including plant replacements, weed control and pest animal control;
  - (e) Plans denoting the design of retaining walls, fences, steps, walkways, wayfinding signage and lookouts; and

(f) The final location, height, materiality and treatment of retaining walls, both within private lots and communally-owned areas.

130. Prior to the issue of section 224(c) certification for any stage or sub-stage, all hard and soft landscape works within the neighbourhood parks in Stage 1 (recreation reserve Lot 1800) and Stage 2 (recreation reserve Lot 5020) and the drainage reserves (Lots 1601-1609, 1616, 1621-1627) must be implemented in accordance with the certified landscape plans.

*Advice note: This condition does not apply to the neighbourhood parks if Council does not choose to acquire them in accordance with Conditions 156 - 157 and 174 - 175.*

### 3.1.15 Erosion and Sediment Control

131. Prior to the commencement of any Civil-Construction or Subdivision earthworks at the site, an Erosion and Sediment Control Plan, specific to that stage of subdivision, must be prepared in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 3 (GD05), and submitted to the Council for written certification. Earthworks activity on that stage of the site must not commence until the Council has certified that the ESCP satisfactorily meets the requirements of GD05. The plan must contain sufficient details to address the following matters:
- (a) Specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds, decanting earth bunds, super silt fences, silt fences, clean and dirty water diversion bunds and stabilised construction entrances, 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).

## 3.2 Stage 1A

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### 3.2.1 Survey Plan Approval (s223) Condition – Stage 1A

132. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan approved under Condition 1 for Stage 1A. 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.

*Advice note: The survey plan may be for the whole subdivision stage, or a sub-stage.*

133. 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 records of title.
134. The survey plan must include easements in favour of Auckland Council for all overland flow paths that traverse private lots, in accordance with the requirements of the Stormwater Code of Practice (SW

CoP).

135. The survey plan must include an easement in favour of Auckland Council for the public pathway on Lot 1905 to ensure public access is maintained in perpetuity.
136. Lots 2000 - 2002 on the scheme plans approved under Condition 1 must be vested to Auckland Council as a public road. The consent holder must meet all costs associated with the vesting of the road.
137. Lots 1601-1604 and 1616 on the scheme plans approved under Condition 1 must be vested to Auckland Council as land in lieu of reserve – for drainage purposes.
138. Lot 1605 on the scheme plans approved under Condition 1 must be vested to Watercare Services Limited as local purpose (utilities) reserve.

### 3.2.2 Consent Notices

139. Pursuant to section 221 of the RMA, the following consent notices must be registered against the relevant records of title on a continuing basis. The consent notice must be prepared by Auckland Council's solicitor and registered at the consent holders' expense.

#### Bush covenant lots

140. Lots 16, 17, 76 – 86, 106 – 119, 120 – 127, 155 – 167, 204 – 209, 211 – 226, 228, 243 – 245, 250 – 256 contain vegetation and freshwater features that are required to be maintained and protected in perpetuity. This comprises the area to be protected as labelled 'bush covenant' on the approved scheme plans under Condition 1.
  - No person must cut, damage, fell, willfully 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.
  - The owners must ensure the vegetation and freshwater features are maintained in accordance with the Implementation and Maintenance Plan.

#### Freshwater and Vegetation

141. Lots 1901, Lot 1904 and 1905 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.
  - Ensure the vegetation and freshwater features are maintained in accordance with the Implementation and Maintenance Plan.

### Geotechnical Stability

142. Development on all residential lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 114.

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

### Operation and Maintenance of Stormwater Infrastructure

143. The owners of all residential lots must comply with the certified Operation and Maintenance Plan relating to on-lot stormwater infrastructure, required by Condition 116.

### Minimum Finished Floor Levels

144. For development on residential lots that are affected by the 1 in 100-year overland flow path, the means of conveying unobstructed overland flow must be provided and maintained. There must be no obstruction of the overland flow with any fencing, object, impermeable landscaping, building, or structure.
145. Development on residential lots that are affected by the 1 in 100-year overland flow path and any adjacent lots situated within 500mm vertical distance of the surface of the 1 in 100-year overland flow path must be undertaken in accordance with the recommendations of the Flood Level Report required by Condition 115.

Certification from a SQEP shall be provided to Council, prior to the issue of a Code Compliance Certificate, confirming that the finished floor level complies with this condition.

### Residential Society

146. The owners of all residential lots must belong to the Residential Society and shall abide by its constitution (or similar incorporation documentation) and shall pay all monies levied by the Residential Society for the Common Infrastructure.

#### 3.2.3 Infrastructure Servicing

147. Prior to occupation of any dwellings within Stage 1A, the consent holder must design and construct a shared pedestrian and cycle pathway connecting to the Ara Hills development.
148. The consent holder must notify Council of the confirmed wastewater servicing method, prior to the occupation of any dwellings within Stage 1.

#### 3.2.4 Section 224(c) Compliance Conditions

149. The consent holder must demonstrate that Conditions 87 - 148 have been met at the time it applies for section 224(c) certificate.

*Advice note: A section 224(c) certificate may be granted for a whole subdivision stage, or a sub-stage.*

150. 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 completion certificate has been issued in relation to any conditions to which section 222 applies; and



- A consent notice has been issued in relation to any conditions to which section 221 applies.

### 3.3 Stage 1B

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#### 3.3.1 Survey Plan Approval (s223) Condition – Stage 1B

151. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan approved under Condition 1 for Stage 1B. 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.

*Advice note: The survey plan may be for the whole subdivision stage, or a sub-stage.*

152. 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 records of title.
153. The survey plan must include easements in favour of Auckland Council for all overland flow paths that traverse private lots, in accordance with the requirements of the Stormwater Code of Practice (SW CoP).
154. Lots 2003-2006, 2008, and Lot 2101 on the scheme plans approved under Condition 1 must be vested to Auckland Council as a public road. The consent holder must meet all costs associated with the vesting of the road.
155. Lots 1605-1609 on the scheme plans approved under Condition 1 must be vested to Auckland Council as land in lieu of reserve – for drainage purposes.
156. Lot 1800 shall be transferred to Auckland Council as recreation reserve if by the time of application for the survey plan for Stage 1B to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for the sale and purchase of Lot 1800.
157. If no agreement is in place in accordance with Condition 156 by the time of application for the survey plan for Stage 1B-2 to be approved under section 223, then Lot 1800 shall be developed into residential lots in accordance with the following plans:
- Scheme plan titled “Alternative Plan for Lots 359 – 370, 1801 Being Subdivision of Lot 1800 DP XXXXXX Stage 1A-5”, dated 3 July 2025
  - Architectural plans prepared by Terra Studio titled “A-S-1-03, A-S-1-05 & A-S-1-06”.

#### 3.3.2 Consent Notices

158. Pursuant to section 221 of the RMA, the following consent notices must be registered against the relevant records of title on a continuing basis. The consent notice must be prepared by Auckland Council’s solicitor and registered at the consent holders’ expense.
159. If additional lots are included as a result of Condition 157, the consent holder must register the below consent notices on the record of title, where relevant.
160. Pursuant to section 221 of the RMA, the following consent notices must be registered against the

relevant records of title on a continuing basis. The consent notice must be prepared by Auckland Council's solicitor and registered at the consent holders' expense.

#### Bush covenant lots

161. Lots 260-268, 277-279, 303-307, 315-318, 352-359 and 471 contain vegetation and freshwater features that are required to be maintained and protected in perpetuity. This comprises the area to be protected as labelled 'bush covenant' on the approved scheme plans under Condition 1.
- No person must cut, damage, fell, willfully 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.
  - The owners must ensure the vegetation and freshwater features are maintained in accordance with the Implementation and Maintenance Plan.

#### Freshwater and Vegetation

162. Lot 1908 contains 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.
  - Ensure the vegetation and freshwater features are maintained in accordance with the Implementation and Maintenance Plan.

#### Geotechnical Stability

163. Development on all residential lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 114 above.

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

#### Operation and Maintenance of Stormwater Infrastructure

164. The owners of all residential lots must comply with the certified Operation and Maintenance Plan relating to on-lot stormwater infrastructure.

#### Minimum Finished Floor Levels

165. Development on lots that contain or are located adjacent to Overland Flow Paths (as identified on the survey plan) must be undertaken in accordance with the recommendations of the Flood Level Report required by Condition 115.

Certification from a SQEP shall be provided to Council, prior to the issue of a Code Compliance

Certificate, confirming that the finished floor level complies with this condition.

### Residential Society

166. The owners of all residential lots must belong to the Residential Society and shall abide by its constitution (or similar incorporation documentation) and shall pay all monies levied by the Residential Society for the Common Infrastructure.

#### 3.3.3 Infrastructure Servicing

167. The consent holder must notify Council of the wastewater servicing method, prior to the occupation of any dwellings within Stage 1.

#### 3.3.4 Section 224(c) Compliance Conditions

168. The consent holder must demonstrate that Conditions 86 - 131 and 151 - 167 have been met at the time it applies for section 224(c) certificate.

*Advice note: A section 224(c) certificate may be granted for a whole subdivision stage, or a sub-stage.*

169. 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 completion certificate has been issued in relation to any conditions to which section 222 applies; and
  - A consent notice has been issued in relation to any conditions to which section 221 applies.

### 3.4 Stage 2

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#### 3.4.1 Survey Plan Approval (s223) Condition – Stage 2

170. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan approved under Condition 1 for Stage 2. 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.

*Advice note: The survey plan may be for the whole subdivision stage, or a sub-stage.*

171. 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 records of title.
172. The survey plan must include easements in favour of Auckland Council for all overland flow paths that traverse private lots, in accordance with the requirements of the Stormwater Code of Practice (SW CoP).
173. The final survey plan for Stage 2 must include an easement in favour of Auckland Council for the public pathways identified on Lots 1910, 1922, 678 – 681 and 673 to ensure public access is maintained in perpetuity.
174. Lot 5020 shall be transferred to Auckland Council as recreation reserve if by the time of application for

the survey plan for Stage 2B-3 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase of Lot 5020.

175. If no agreement is in place in accordance with Condition 174 by the time of application for the survey plan for Stage 2B-3 to be approved under section 223, then Lot 5020 will remain as a balance lot held by the consent holder.
176. Lots 2100 - 2106 on the scheme plans approved under Condition 1 must be vested to Auckland Council as a public road. The consent holder must meet all costs associated with the vesting of the road.
177. Lots 1620 - 1627 on the scheme plans approved under Condition 1 must be vested to Auckland Council as land in lieu of reserve – for drainage purposes.

#### 3.4.2 Consent Notices

178. Pursuant to section 221 of the RMA, the following consent notices must be registered against the relevant records of title on a continuing basis. The consent notice must be prepared by Auckland Council's solicitor and registered at the consent holders' expense.

#### Bush covenant lots

179. Lots 604 – 623, 636, 664, 668, 673, 677 – 690, 931 – 948, 952 – 958, 999 – 1023, 1028 - 1047, 1052 – 1055, 1057 – 1058, 1060, 1215 – 1216, 1218 – 1238, 1244 – 1250, 1270 – 1272, and 1274 – 1278 contain vegetation and freshwater features that are required to be maintained and protected in perpetuity. This comprises the area to be protected as labelled 'bush covenant' on the approved scheme plans under Condition 1.
  - No person must cut, damage, fell, willfully 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.
  - The owners must ensure the vegetation and freshwater features are maintained in accordance with the Implementation and Maintenance Plan.

#### Freshwater and Vegetation

180. Lots 1922, 1920 and 1910 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.
  - Ensure the vegetation and freshwater features are maintained in accordance with the Implementation and Maintenance Plan.

### Geotechnical Stability

181. Development on all residential lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 114.

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

### Operation and Maintenance of Stormwater Infrastructure

182. The owners of all residential lots must comply with the certified Operation and Maintenance Plan relating to on-lot stormwater infrastructure, required by Condition 116.

### Minimum Finished Floor Levels

183. Development on lots that contain or are located adjacent to Overland Flow Paths (as identified on the survey plan) must be undertaken in accordance with the recommendations of the Flood Level Report required by Condition 115.

Certification from a SQEP shall be provided to Council, prior to the issue of a Code Compliance Certificate, confirming that the finished floor level complies with this condition.

### Residential Society

184. The owners of all residential lots shall belong to the Residential Society and shall abide by its constitution (or similar incorporation documentation) and shall pay all monies levied by the Residential Society for the Common Infrastructure.

#### 3.4.3 Infrastructure Servicing

185. Prior to the issue of a s224(c) certificate for the first subdivision stage in Stage 2, the consent holder must construct the proposed water reticulation upgrades, as identified within the "Delmore Transmission Water & Wastewater Supply Capacity Assessment" prepared by McKenzie & Co, dated 2 July.

*Advice note: The upgrades are required to ensure pressure compliance throughout the development.*

#### 3.4.4 Section 224(c) Compliance Conditions

186. The consent holder must demonstrate that Conditions 86 - 131 and 170 - 185 have been met at the time it applies for section 224(c) certificate.

*Advice note: A section 224(c) certificate may be granted for a whole subdivision stage, or a sub-stage.*

187. 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 completion certificate has been issued in relation to any conditions to which section 222 applies; and
  - A consent notice has been issued in relation to any conditions to which section 221 applies.



## 4.0 Streamworks Conditions (§13)

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### Pre-commencement

#### 4.1.1 Streamworks Management Plan to be Provided

188. At least 20 working days prior to the commencement of any works within wetlands or streams, a Stream Works Management Plan (SWMP), must be submitted to Auckland Council for certification. Auckland Council must respond to the request within 20 working days, or the SWMP is deemed to be certified.
189. The purpose of the SWMP 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 SWMP must include as a minimum but is not limited to:

- (a) A plan showing the specific areas where streamworks are to occur;
  - (b) Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment laden water entering the stream in accordance with best practice;
  - (c) Management of contaminants to water (e.g. hydrocarbons, construction materials);
  - (d) An explanation of how and measures to ensure maintenance of fish passage during and after the streamworks is achieved;
  - (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.
190. Any changes to the SWMP must be submitted to Auckland Council with supporting information demonstrating that the changes to the SWMP incorporate best practice methodologies for managing effects from the streamworks and that the adverse effects from the streamworks remain the same or less.
191. The methodology for the installation of the short-term surface water diversions must be in general accordance with the memorandum prepared by McKenzie & Co titled “Delmore – Methodology for Culvert Works within Stream” dated 12 June 2025.
192. Prior to the commencement of any streamworks (including reclamation of ponds), a Native Fish Capture and Relocation Plan (NFCRP) must be submitted to the Council for certification. Auckland Council must respond to the request within 20 working days, or the NFCRP is deemed to be certified.
193. The Native Fish Capture and Relocation Plan must be prepared by a suitably qualified and experienced Freshwater Ecologist and must include the following detail;
- (a) Methodologies to capture fish within the impact stream, or justification there is no habitat for native fish present at the time of construction;
  - (b) Hand search of the base sediments of the stream bed and banks for native fish that may have burrowed into the soils;

- (c) Fishing effort;
- (d) Details of the relocation site;
- (e) Storage and transport measures including prevention of predation and death during capture;
- (f) Euthanasia methods for diseased or pest species;
- (g) Confirmation on the habitat availability of the relocation site to support fish at the time of streamworks;
- (h) An accidental discovery protocol for aquatic fauna which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. regionally threatened species as per the Conservation Status of Freshwater Fishes in Tāmaki Makaurau / Auckland). This includes a protocol to implement the following actions:
  - Immediately cease streamworks (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council.
  - Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated.
  - Update the NFCRP to address handling and relocation of the unexpected aquatic fauna to be submitted to Council for re-certification.
  - Only re-commence the capture and relocation upon re-certification of the NFCRP.

#### Work in progress conditions

- 194. All streamworks must be undertaken in accordance with the SWMP required by Condition 188. 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.
- 195. Native fish capture and relocation must be undertaken in accordance with the certified Native Fish Capture and Relocation Plan, and must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during the dewatering process to ensure that any remaining native fish that is not caught during de-fishing are salvaged.
- 196. The temporary diversion cut must be designed to provide stable stream bed conditions to avoid scouring and erosion both upstream and downstream of the diversion and any other instability of any land or water body.
- 197. During periods of flow greater than the capacity of any stream diversion certified under condition 188 above, a stabilised flow path up to the 100-year flood event must be provided to ensure no scour or erosion occurs and so that flows can pass safely around or through the area of works with minimum nuisance and damage and with minimal sediment generation or discharge.

#### Post-Construction Conditions

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

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

- 199. If any of the routine monitoring or visual inspections identify that provision for fish passage has been



reduced, or the culverts are damaged, the consent holder must undertake maintenance, or remediation works as soon as practicable to remedy the issues identified.

200. Fish passage must be maintained through the culvert structures in perpetuity.

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

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### Notice of Commencement of Excavation

201. The Council must be advised in writing at least ten working days prior to the date of the commencement of excavation for the relevant sub-stage of development.

*Advice note: For the purpose of compliance with conditions of consent, "the Council" refers to the council monitoring inspector unless otherwise specified. To identify your allocated officer please email [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz).*

### Design and Construction

202. The design and construction of the excavations must be undertaken in accordance with the recommendations and analysis contained within the Geotechnical Report (reference: 240065-F) and Groundwater Letter by Riley Consultants (reference: 240065-N), approved under Condition 1.

### Damage Avoidance

203. All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid damage to land, buildings, structures and services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.
204. At least 20 working days prior to the commencement of bulk earthworks for any stage or sub-stage of the development, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a SQEP, must be submitted to Council for certification. Any later proposed amendment of the GSMCP must also be submitted to Council for certification. Council must respond to the request within 20 working days, or the management plan is deemed to be certified.
205. The purpose of the GSMCP is to set out the 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, building, inclinometer and retaining wall deformation pins;
  - (b) Details of any buildings/structures that require detailed pre-condition surveys, groundwater and ground surface monitoring frequency (in accordance with Schedule B, Schedule C and Schedule D in Attachment 3 of the conditions);
  - (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) Completed Schedule A for alert and alarm level triggers (refer Attachment 3 of the conditions), including reasons if changes are proposed, for example, as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring; and
  - (f) Details of contingency actions to be implemented if alert or alarm levels are exceeded.

206. All construction, dewatering, monitoring and contingency actions shall be carried out in accordance with the approved GSMCP. No bulk excavation (that may affect groundwater levels) or other dewatering activities shall commence until the GSMCP is certified by the Council.
207. 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.

#### Pre-Excavation Services Condition Survey

208. Prior to the commencement of excavation, a photographic condition survey (recording evidence of existing observable damage) of any structures within the influence zone of the proposed excavation, must be undertaken by a SQEP and a written report must be prepared and reviewed by the SQEP responsible for overseeing the monitoring.

*Advice note: This condition does not apply to any service where written evidence is provided to Council that the owner of that service has confirmed they do not require a condition survey.*

209. Prior to the commencement of excavation, a condition survey of the potentially affected stormwater services must be undertaken in consultation with the relevant service provider.

*Advice note: This condition does not apply to any service where written evidence is provided to the Council that the owner of that service has confirmed they do not require a condition survey.*

#### External Visual Inspections during Dewatering

210. External visual inspections of the surrounding ground and neighbouring structures within the influence zone of any excavation must be undertaken for the purpose of detecting any new external damage or deterioration of existing external damage. Inspections must be carried out weekly during active excavation, and then monthly until completion of the dewatering. A photographic record must be kept, including time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose. The results of the external visual inspections and an assessment of the results must be reviewed by the SQEP responsible for overseeing the monitoring.

*Advice note: This condition does not apply to any land, building or structure where written evidence is provided to the Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.*

#### Monitoring

211. Groundwater monitoring must be undertaken as shown in the approved GSMCP. The monitoring frequency may be changed if approved by the Council. Any change must be specified in the GSMCP.
212. Ground surface and building deformation monitoring stations must be established as required by the GSMCP. The monitoring frequency may be changed, if approved by the Council. The consent holder must request termination of ground surface settlement and building settlement monitoring from Council, supported with a letter of justification for the termination, prepared by a SQEP.
213. Retaining wall deflection stations and inclinometers (where deemed appropriate) for the measurement of lateral wall movement, must be installed along the top of retaining walls where groundwater is anticipated to be encountered.

214. Monitoring of the retaining wall deflection stations and inclinometers must be undertaken and recorded in accordance with the GSMCP and must be carried out using precise levelling, or by string lines between markers. The monitoring frequency may be changed, if approved by the Council, through the GSMCP.

### Alert and Alarm Level Actions

215. The activity must not cause any settlement or movement greater than the alarm level thresholds specified in the GSMCP (required by Condition 204).
216. In the event of any alert level being exceeded, the consent holder must:
- (a) Notify the Council within 24 hours;
  - (b) Re-measure all monitoring stations within 50m of the affected monitoring locations to confirm the extent of apparent movement;
  - (c) Ensure the data is reviewed, and advice provided, by a SQEP, on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended, those measures must be implemented;
  - (d) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within ten working days of alert level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e. the need for increased frequency or repeat condition survey(s) of building or structures), and recommendations for future remedial actions necessary to prevent alarm levels being exceeded.
  - (e) Measure and record all monitoring stations within 50m of the location of any alert level exceedance every two days until such time that the written report referred to above has been submitted to the Council.
217. In the event of any alarm level being exceeded at any ground deformation pin, retaining wall deflection pin or inclinometer, the consent holder must:
- (a) Immediately halt construction activity, including excavation, dewatering, or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
  - (b) Notify the Council within 24 hours of the alarm level exceedance being detected and provide details of the measurements taken.
  - (c) Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overseeing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any monitoring station where the alarm level has been exceeded.
  - (d) Take advice from the author of the alert level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
  - (e) Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs

(d) above) have been implemented to the satisfaction of a SQEP.

- (f) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within 10 working days of re-commencement of works.

#### Completion of Dewatering - Building, Structure and Services Condition Surveys

218. Between six and twelve months after completion of construction phase dewatering, a detailed condition survey of all previously surveyed stormwater services must be undertaken by a SQEP, and a written report must be prepared. The report must be reviewed by the SQEP responsible for overseeing the monitoring and then submitted to Council, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-excavation condition survey. It must also identify any new damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such damage.

*Advice note: This condition does not apply to any Services where written evidence is provided to Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.*

#### Additional Surveys

219. Additional condition surveys of any building, structure, or service within the area defined by the extent of groundwater drawdown or ground movement, must be undertaken, if requested by the Council, for the purpose of investigating any damage potentially caused by ground movement resulting from dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted to the Council.
220. The requirement for any such additional condition survey will cease six months after the Completion of Dewatering, unless ground settlement is observed during the Dewatering period. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of damage to buildings, structures and services as a result of the dewatering is no longer present.

#### Access to Third Party Property

221. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the consent holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent damage to buildings, structures or services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.

#### Contingency Actions

222. If the consent holder becomes aware of any damage to buildings, structures or services potentially caused wholly, or in part, by the exercise of this consent, the consent holder must:
- (a) Notify the Council and the asset owner within two working days of the consent holder becoming

aware of the damage.

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

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

#### Building, Structure, and Services Surveys and Inspections

- 223. A copy of all condition surveys and photographic records required by this consent must be provided to the Council upon request.

#### Notice of Completion

- 224. The Council must be advised in writing within ten working days of when the construction phase dewatering has been completed for the relevant sub-stage of development.

## 6.0 Stormwater Discharge Permit (s15)

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### 6.1.1 Minor modifications

225. 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.

### 6.1.2 Raingardens

226. The detailed design of all proposed raingardens shall be carried out in accordance with Auckland Council's GD01 – Guidance Document for Stormwater Management Devices in the Auckland Region and Auckland Council's Stormwater Code of Practice (Version 4).

227. The raingardens shall be designed to:
- (a) Provide water quality treatment in accordance with the requirements of GD01;
  - (b) Achieve stormwater retention and detention volumes as required to meet the hydrology mitigation requirements for the development; and
  - (c) Maintain the design intent as presented in the application, including integration into the streetscape or landscape design where relevant.

Evidence demonstrating compliance with these requirements shall be submitted to and approved by Auckland Council prior to lodgement of Engineering Plan Approval.

### 6.1.3 Operation and Maintenance Plan

228. An Operation and Maintenance Plan (OMP) for all stormwater management devices proposed to be vested in Council shall be submitted to Auckland Council Healthy Waters Operations Team for certification at the time of Engineering Plan Approval. The OMP must comply with Healthy Waters Operation and Maintenance Plan Template.

### 6.1.4 Post-Construction Conditions

229. 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.
230. 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 225.



## 7.0 Wastewater Discharge Permit (s15)

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231. If 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.
232. Conditions 233 - 272 must be complied with on a continuing basis whilst the WWTP is in operation, until a connection to the public wastewater system is available.

### 7.1.1 Wastewater Treatment Plant

233. If a Wastewater Treatment Plant is constructed on-site, a Wastewater Treatment Plant Discharge Plan (WTPDP) must be prepared and submitted to Council for certification, at least 20 working days prior to it becoming operational. Council must respond to the request within 20 working days, or the management plan is deemed to be certified.
234. 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:
- (a) Discharge into the public wastewater network;
  - (b) Discharge into a holding tank(s) and removal off-site for disposal; and
  - (c) Reuse on-site or off-site.
235. The site must be operated and managed in accordance with the Wastewater Treatment Plant Management Plan (WTPEMP) while the Wastewater Treatment Plant is operational. While the Wastewater Treatment Plant is operational:
- (a) The WTPEMP must be reviewed and updated after 12 months from the date of commissioning of the Wastewater Treatment Plant, to ensure all components of the WTPMP are still relevant;
  - (b) The WTPEMP must be kept on site and accessible at all times;
  - (c) 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;
  - (d) Suitable spill kits must be made available onsite at all times; and
  - (e) 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.

### 7.1.2 Access and Monitoring

236. 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.
237. A record of the volume of wastewater discharged daily at 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.
238. The infiltration trench and irrigation field shall be monitored and maintained by a suitably qualified individual to ensure it continues to perform as intended.

239. Maintenance of the infiltration trench and disposal field shall be carried out at a minimum 3 monthly and a record of any maintenance carried out shall be kept on site and available for review upon request by the council. At a minimum, maintenance shall include:

- Flushing of irrigation lines;
- Check that any sequencing valves are operating as intended;
- A walkover of the disposal field to check for ponding, runoff, or broken lines;
- Inspection of the infiltration trench for weeds or other potential sources of blockages; and
- Check for odour.

All maintenance procedures shall be listed in the Operations and Maintenance Plan required by Condition 272.

### 7.1.3 Volume

240. The total volume of treated wastewater discharged must not exceed 1701m<sup>3</sup>/day.

241. During the summer period (December to February) at least 80% of the total treated wastewater flows for the whole of the Stage 1 development, must be trucked off-site in accordance with the Memorandum prepared by Apex and titled “Technical Note – Truck Movements and Volumes”, dated 1 July 2025 and referenced in Condition 1.

*Advice note: This condition relates to the total treated wastewater flows for all of the Stage 1 development. This means that in the earlier stages of the development, a smaller percentage of wastewater flows is required to be trucked off-site.*

242. 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 245m<sup>3</sup>/day.

### 7.1.4 Treated Wastewater

243. The treated wastewater from the Wastewater Treatment Plant immediately prior to discharge to 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

*Advice note: Compliance is to be calculated based on the median of all samples taken over a 12-month period.*

244. Should three consecutive samples return results above the median concentration limits for the parameters detailed in Condition 243, the consent holder shall notify Auckland Council within 5 working days. The consent holder must then conduct an investigation into the cause, supported by a report to be supplied to Auckland Council. The report shall outline the actions being undertaken to address and remedy the cause of the exceedance and detail whether further monitoring is required.
245. The UV dose must be greater than 16mWs/cm<sup>2</sup> 95% of the time, while discharging.
246. Chlorine may be up to 3 mg/L as Free Available Chlorine at the point of discharge to land irrigation.

*Advice note: Condition 246 relates solely to land irrigation, Condition 261 applies to the infiltration trench.*

### 7.1.5 Treated Wastewater Monitoring

247. 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.
248. The consent holder must continuously monitor treated wastewater discharge flows and volume, with data linked to the wastewater treatment plant SCADA system.
249. The consent holder must ensure and be able to demonstrate that a UV dose of a minimum of 16mWs/cm<sup>2</sup> 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.
250. 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 cBOD <sub>5</sub>	(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	-

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

252. Should three consecutive samples return results above the median concentration limits for the parameters detailed in Condition 250, the consent holder shall notify Auckland Council within 5 working days. The consent holder must then conduct an investigation into the cause, supported by a report to be supplied to Auckland Council. The report shall outline the actions being undertaken to address and remedy the cause of the exceedance and detail whether further monitoring is required.
253. The treated wastewater compliance monitoring point shall be at a location 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.

#### 7.1.6 Discharge to Irrigation Field

254. The irrigation field shall be designed in general accordance with the *“Delmore Wastewater Treatment Plant Design Report”* (Ref. 241104, February 2025 by Apex) and further response memo titled *“Technical Note – Engagement Requests for Additional Information”* (Ref: TN.04, 12 June 2025 by Apex).
255. No treated water shall be applied to land within 40 metres of any bore used for abstraction of water for human consumption.
256. 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

257. The maximum loading rate to either of the disposal fields shall not exceed 42.5m<sup>3</sup>/d per field (85m<sup>3</sup>/d in total).
258. Irrigation at the disposal shall not result in ponding or runoff.
259. 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.
260. The consent holder must submit the detailed design of the irrigation field to Auckland Council 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.

#### 7.1.7 Discharge to Rapid Infiltration Trench

261. No chlorine dosing must take place into the discharge to the land contact infiltration trench.

262. The discharge trench must be fenced off and signposted to discourage access to the area.
263. The infiltration trench shall be monitored and maintained by a SQEP to ensure it continues to perform as intended. A record of any maintenance carried out shall be kept on site and available for review upon request by the council.

#### 7.1.8 Performance Monitoring

264. 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 SQEP, certifying that the Wastewater Treatment Plant and irrigation field and land contact infiltration trench have been constructed as required by this consent.

#### 7.1.9 Receiving Environment

265. 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 follows:
- (a) A control site situated approximately 100m upstream from the infiltration bed discharge.
  - (b) An impact site situated approximately 50 downstream from the infiltration bed discharge.
  - (c) A second impact site situated approximately 50 m downstream of the main channel's confluence with a tributary.
266. 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.
267. 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 provided that there have been no incidents requiring the submission of an investigation report to Auckland Council under Condition 252. Water quality monitoring must be undertaken by a SQEP, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.
268. 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 carbonaceous five-day biochemical oxygen demand (scBOD5)

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

#### 7.1.10 Monitoring of Ecology

269. 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.
270. 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), which shall include a qualitative assessment of physical habitat characteristics, the collection of macroinvertebrate samples and overnight fish trapping. 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 SQEP, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.
271. Where monitoring indicates a deterioration in ecological health attributable to the discharge, the consent holder must undertake an investigation into the cause, supported by a report to be supplied to Auckland Council. The report shall outline the actions being undertaken to address and remedy the cause and detail whether further monitoring is required.

#### 7.1.11 Operations and Maintenance Management Plan

272. Prior to the commencement of the discharge of treated wastewater, the consent holder must prepare an Operations and Maintenance Management Plan (OMMP). The objective of the OMMP 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 OMMP must be submitted to the Council for certification. The OMMP 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 OMMP must be provided to the Council within 10 working days of a request to do so.

## 8.0 Air Discharge Permit (s15)

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### 8.1.1 Odour Management Plan

273. Prior to the commissioning of the WWTP, the consent holder must prepare and submit to Auckland Council a Final Odour Management Plan (OMP) for certification. The OMP 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.
274. The OMP must be in general accordance with the Draft OMP provided under Condition 1 and 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; and
  - (f) The procedures for the receipt, recording and handling of air quality complaints received.
275. The OMP must be reviewed on an annual basis and any subsequent changes to the certified OMP 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 OMP are considered to be inconsistent with achieving the provisions of this consent.

*Advice Note: The council acknowledges that the Odour Management Plan is intended to provide flexibility both for the consent holder and the council for the management of the air discharges. Accordingly, the Odour 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.*

### 8.1.2 Limit Conditions: Air Discharges

276. All processes associated with the WWTP must be operated, maintained, supervised, monitored and controlled in accordance with the Odour Management Plan in accordance with Condition 273 to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.
277. Discharges of contaminants into air from the site must not cause:
- (a) Odour that is 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 277 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).*

### 8.1.3 Process Conditions

278. 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.
279. Within one month of the 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 WWTP and odour control system (including the odour extraction and treatment system) has been undertaken in accordance with Condition 278.

### 8.1.4 Monitoring and Reporting Conditions

280. Within 3 months of exercising this resource consent, The consent holder must:
- (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 must be retained for at least the duration of the resource consent.
  - (b) Weather data of any period must be provided to Auckland Council within 5 days of a request.
  - (c) The weather station must 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 must 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).
281. 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](mailto: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.*

282. 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

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283. All works must be undertaken in accordance with the Archaeological Management Plan (AMP) prepared by Clough and Associates titled “Delmore Proposed Residential Development, Upper Ōrewa, Auckland” dated February 2025 (AMP). Any changes to the AMP require the prior written agreement of Heritage New Zealand Pouhere Taonga.
284. 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.
285. Any activity undertaken at the site under the archaeological authority must conform to accepted archaeological practice.
286. Within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed to the satisfaction of Heritage New Zealand Pouhere Taonga and following the Archaeological Report Guideline (AGS12 2023), is submitted to Heritage New Zealand Pouhere Taonga for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.
- (a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist.
  - (b) Digital copies of the final report must also be sent to: the NZAA Central Filekeeper, Auckland Museum, Auckland Council, and Tangata Whenua.
287. Prior to any works commencing, the authority holder must ensure that all contractors working on the project are briefed on site by the approved person, who may appoint a SQEP to carry out the briefing on their behalf, on:
- (a) The possibility of encountering archaeological evidence;
  - (b) How to identify possible archaeological sites during works;
  - (c) The archaeological work required by the conditions of this authority; and
  - (d) Contractors responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.
288. Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least two (2) working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within five (5) working days of completion.
289. All earthworks that may affect any archaeological sites must be monitored by the approved person who may appoint a person to carry out the monitoring on their behalf.
290. In addition to any tikanga agreed to between the authority holder and Ngāti Manuhiri, Te Kawarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga provided with the authority application, the following shall apply:
- (a) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police and [name of Tangata Whenua] must be advised immediately in accordance with Guidelines for

Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties;

- (b) Ngāti Manuhiri, Te Kāwarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga shall be informed if any possible taonga or Māori/Moriori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met;
- (c) Ngāti Manuhiri, Te Kāwarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.

291. Annually, from the date of issue of this authority, Site Record Forms are to be updated or submitted to the NZAA Site Recording Scheme, and the authority holder must submit to the Heritage New Zealand Pouhere Taonga Senior Archaeologist and Ngāti Manuhiri, Te Kāwarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga a written report containing a summary of the progress of the project.

## 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	C	2/07/2025
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	03/07/2025
Water, Wastewater and Utilities Report	McKenzie & Co	D	12/02/2025
Stormwater Report	McKenzie & Co	E	02/07/2025
Earthworks Report and Drawings	McKenzie & Co	E	02/07/2025
Roading and Access Report	McKenzie & Co	F	11/02/2025
Noise Assessment	SLR	2	11/02/2025
Urban Design Assessment	Barker & Associates	N/A	14/02/2025
Integrated Transportation Assessment	Commute	N/A	03/07/2025
Flood Assessment Report	McKenzie & Co	B	11/02/2025
Wastewater Design Report	Apex Water Limited	-	
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
Hydrology Assessment	Williamson Water and Land Advisory	2	01/07/2025
<i>Architectural Plans</i>			
Architectural Drawings	Terra Studios	B	-
<i>Landscape Plans</i>			
Addendum to Landscape Assessment	Greenwood Associates	1	11/06/2025
Landscape Plans	Greenwood Associates	-	03/07/2025

<i>Engineering Plans</i>			
Stage 1 Raingarden Plans	McKenzie & Co	E	2/07/2025
Stage 1 Earthworks Drawings	McKenzie & Co	J	01/07/2025
Stage 1 Site Clearing	McKenzie & Co	F	15/5/2025
Stage 1 Erosion and Sediment Control	McKenzie & Co	E	15/05/2025
Stage 2AB Earthworks Drawings	McKenzie & Co	I	30/06/2025
Stage 2CDE Earthworks Drawings	McKenzie & Co	K	01/07/2025
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 2AB Site Clearing	McKenzie & Co	D	02/07/2025
Stage 2AB Sediment Erosion	McKenzie & Co	E	02/07/2025
Stage 2CDE Stormwater Drawings	McKenzie & Co	D	11/02/2025
Stage 2 CDE Site Clearing	McKenzie & Co	J	01/07/2025
Stage 2 CDE Sediment Erosion	McKenzie & Co	D	02/07/2025
Stage 1 Wastewater, Water & Utilities Drawings	McKenzie & Co	C	31/01/2025
Stage 2 Wastewater, Water & Utilities Drawings	McKenzie & Co	E	02/07/2025
Updated Streetlighting Plans	McKenzie & Co	1	-
Updated Water Plans	McKenzie & Co	B	02/07/2025
Updated Earthworks Plan	McKenzie & Co	-	-
Wastewater Filling Station	McKenzie & Co	A	-
Wastewater Holding Tanks	McKenzie & Co	A	-
Typical Diversion Plan	McKenzie & Co		
<i>Scheme Plans</i>			
Stage 1 Scheme Plan	McKenzie & Co	H	02/07/2025
Stage 2 Scheme Plan	McKenzie & Co	C	11/02/2025
Alternative Scheme Plan	McKenzie & Co	A	03/07/2025
<i>RFI Responses</i>			
Groundwater Response	Riley Consultants	-	01/07/2025
Geotechnical Response	Riley Consultants	-	01/07/2025
Response to AC Parks	Greenwood Associates	-	01/07/2025
Response to AC landscape	Greenwood Associates		01/07/2025
Retaining Memorandum	Terra Studios	B	11/06/2025
Wastewater Technical Note	Apex Water Limited	5	02/07/2025
Response to AC Wastewater Comments	Apex Water Limited	2	12/06/2025
Earthworks Response	McKenzie & Co	-	27/06/2025

Culvert Methodology	McKenzie & Co		
Culvert & Hydrological Suitability	McKenzie & Co		
Wastewater Discharge Memo	Virdis	-	01/07/2025
Response to AC Terrestrial Ecology	Virdis	-	30/06/2025
Response to AC Freshwater Ecology	Virdis	-	01/07/2025
Updated Cross Section- Sections	Commute Transportation Consultants	-	1/07/2025
Culvert Memo	Williamson Water and Land Advisory		27/06/2025
Hydrology Memo	Williamson Water and Land Advisory		01/07/2025
Updated Culvert and Wetland Removal Plans	McKenzie & Co		02/07/2025
Commute PC79 Memo	Commute		-
McKenzie AT Response Memo	McKenzie & Co	-	27/06/2025
Updated Roding Report	McKenzie & Co	-	02/07/2025
OLFP Memo Part 1	McKenzie & Co	-	28/ 06/ 2025
OLFP Memo Part 2	McKenzie & Co	-	1/ 07/ 2025
Flood Model Response	McKenzie & Co	-	2/07/2025
Healthy Waters Response	McKenzie & Co	-	2/07/2025
Erosion and Geomorphology Response Memo	McKenzie & Co	-	01/07/2025
Commute Wastewater Memo	Commute	-	03/07/2025
Wastewater Technical Note	Apex	-	02/07/2025
Response to AC Wastewater comments	Apex	-	12/06/2025
Airmatters Truck Tank Memo	Air Matters	-	07/07/2025
Wastewater Memo	SLR	-	03/07/2025
Wastewater Memo	WWLA	-	07/07/2025

Collector Road Memo	Commute, Barker & Associates, Terra Studios	-	03/07/2025
Accessibility/ Connectivity Analysis	Barker & Associates	-	11/06/2025
Upper Orewa Structure Plan	Barker & Associates	-	July 2025
Key Changes Memo	Terra Studio	-	-
Terra Studio Response to AC Parks	Terra Studio	-	-
Terra Studio Response to AC UD	Terra Studio	-	-

## Attachment 2 – EIANZ Guidelines

Ecological Value →  Magnitude ↓	Very high	High	Moderate	Low	Negligible
Very high	Very high	Very high	High	Moderate	Low
High	Very high	Very high	Moderate	Low	Very low
Moderate	High	High	Moderate	Low	Very low
Low	Moderate	Low	Low	Very low	Very low
Negligible	Low	Very low	Very low	Very low	Very low
Positive	Net gain	Net gain	Net gain	Net gain	Net gain



**Attachment 3: Inputs to the Groundwater and Settlement Monitoring and Contingency Plan**

Schedule A: Alarm and Alert Levels			
Movement		Trigger Thresholds (+/-)	
		Alarm	Alert
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the <b>Differential Ground Surface Settlement Alarm or Alert Level</b> ):	TBC	TBC
b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the <b>Total Ground Surface Settlement Alarm or Alert Level</b> ):	TBC mm	TBC mm
c)	Differential vertical settlement between any two adjacent Building Deformation Stations (the <b>Differential Building Settlement Alarm or Alert Level</b> ):	TBC	TBC
d)	Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the <b>Total Building Settlement Alarm or Alert Level</b> ):	TBC mm	TBC mm
e)	Total lateral deflection from the pre-excavation baseline level at any retaining wall deflection station (the <b>Retaining Wall Deflection Alarm or Alert Level</b> ):	TBC mm	TBC mm

Schedule B: Groundwater Monitoring Frequency					
Bore Name	Location		Groundwater level monitoring frequency (to an accuracy of 10 mm)		
			From bore construction until one month before Commencement of Construction Phase Dewatering	Two weeks before Commencement of Construction Phase Dewatering to Completion of Construction Phase Dewatering	From Completion of Construction Phase Dewatering until 3 months later
	Easting (mE)	Northing (mN)			
GWBH	TBC	TBC	Weekly (for at least two weeks)	Weekly	Monthly

Schedule C: Ground Surface and Building Monitoring			
Monitoring Station and type*	Frequency		
	Pre-Commencement of Excavation	Commencement to Completion of Excavation	Post- Completion of Excavation
<b>Ground:</b>  TBC	Twice to a horizontal and vertical accuracy of +/-2 mm (achieved by precise levelling)	Weekly	Monthly for 6 months
<b>Buildings:</b>  TBC	Twice to a horizontal and vertical accuracy of +/-2 mm (achieved by precise levelling)	Weekly	Monthly for 6 months

Schedule D: Retaining Wall Monitoring Frequency				
Frequency				
Pre-Commencement of Excavation	Commencement of Excavation to one month after Completion of Excavation		From Completion of Excavation until 3 months later	
Pre-Commencement of Dewatering	Retaining Wall Deflection Stations	Inclinometers	Retaining Wall Deflection Stations	Inclinometers
N/A - can only be installed after installation and immediately prior to excavation commencing	Once for every 2 metres depth (on average) of excavation, and, in any case, at a minimum of once weekly.	Once for every 2 metres depth (on average) of excavation, and, in any case, at a minimum of once fortnightly.	Fortnightly	Monthly