# Delmore: Proposed Consent Conditions



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

## 1.0 General

### 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 23 December 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 December 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 Construction Management Plans

6. At least 20 working days prior to the commencement of activity for any stage or sub-stage of the development, the management plans required under the following conditions must be submitted to Council for certification.

   (a) A Construction Management Plan (CMP) – see Condition 2.1.2 of land use consent;

   (b) An Erosion and Sediment Control Plan (ESCP) – see Condition 15 of land use consent;

   (c) A Construction Air Quality Management Plan (CAQMP) – see Condition 18 of land use consent;

   (d) A Construction Traffic Management Plan (CTMP) – see Condition 17 of land use consent;

   (e) A Construction Noise and Vibration Management Plan (CNVMP) – see Condition 19 of land use consent;

   (f) A Chemical Treatment Plan (ChTMP) – see Condition 20 of land use consent;

   (g) A Tree Management Plan (TMP) – see Condition 27 of land use consent;

   (h) A Fauna Management Plan (FMP) – see Condition 28 of land use consent;

   (i) An Adaptive Management Plan (AMP) – see Condition 21 of land use consent; and

   (j) A Settlement Monitoring Plan (SeMP) – see Condition 44 of land use consent; and

   (k) A Stream Works Management Plan (SWMP) – see Condition 166 of the stream works consent.

   Advice note: Management Plans shall be sent to *monitoring@aucklandcouncil.govt.nz.*

7. The management plans required by 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, SWMP 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 15; and

   (d) The Chemical Treatment Management Plan required by Condition 20.

11. The consent holder will invite Ngāti Manuhiri, Te Kawarau 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 Kawarau 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.*

### 1.1.7 Cultural Monitoring

12. The consent holder must invite Ngāti Manuhiri, Te Kawarau 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 59.

    Ngāti Manuhiri, Te Kawarau 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)

### 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 activity 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). 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) 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

15. 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 final Erosion and Sediment Control Plan (ESCP). The ESCP must be 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)*. The ESCP 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.*

16. Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the ESCP (referred to in Condition 15) 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

17. At least 20 working days prior to the commencement of activity 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. 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 41;

(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;

(f) Details of vehicle cleaning facilities within the site to avoid mud and other material being dropped on the road; and

(g) Location of construction vehicle parking onsite.

### 2.1.5 Construction Air Quality Management Plan

18. At least 20 working days prior to the commencement of activity for any stage or sub-stage of the development, the consent holder must prepare and submit to Council for certification a Construction Air Quality Management Plan (CAQMP). The objective of the CAQMP is to avoid as far as practicable, offensive or objectionable dust, arising from construction activities beyond the boundary of the project site. The CAQMP must address the following matters as a minimum:

(a) Description of the works, anticipated equipment/processes, and durations.

(b) Periods of time when emissions of dust might arise from construction activities.

(c) Identification of sensitive land uses likely to be adversely affected by emissions of dust from construction activities.

(d) Methods for mitigating dust that may arise from the construction site, potentially including but not limited to:

- Controlling vehicle speeds
- The use of vacuum sweeping (hard paved areas)
- Water suppression
- Restabilising ground cover on exposed earth by way of revegetation or geotechnical cloth (or similar) and wheel washes for vehicles at exit points.

(e) Methods for undertaking and reporting on the results of daily inspections of construction activities that might give rise to dust.

(f) Procedures for maintaining contact with stakeholders, notification of proposed construction activities and handling complaints about dust or other air quality matters.

(g) Identification of contingency measures to address verified effects on neighbouring property in the event of a process malfunction or accidental dust discharge.

(h) Contact numbers for key construction staff responsible for managing air quality during construction.

### 2.1.6 Construction Noise and Vibration Management Plan

19. At least 20 working days prior to the commencement of activity 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). 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 42;

(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 all immediately neighbouring buildings prior to the commencement of activities on site. The written communication shall set out:

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

### 2.1.7 Chemical Treatment Plan

20. At least 20 working days prior to the commencement of activity 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). 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.

21. All sediment retention ponds and any other impoundment devices, must be chemically treated in

accordance with the ChTMP required by Condition 20. 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.

### 2.1.8 Adaptive Management Plan

22. At least 20 working days prior to the commencement of activity for any stage or sub-stage of the development, the consent holder must prepare and submit to Council for certification, an Adaptative Management Plan (AMP) for all earthworks which are to be undertaken throughout the full duration of consent. The AMP must address monitoring requirements and changes to management procedures in response to the results of monitoring, and must include but is not limited to, the following details:

    (a) Pre-construction Baseline monitoring containing the in-stream results for turbidity and / or total suspended solids (TSS) within the receiving environment;

    (b) Baseline monitoring results from an appropriate location;

    (c) Weather forecasting and monitoring;

    (d) Trigger levels for water quality and rainfall events (actual and forecasted events);

    (e) Ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment; and

    (f) Management responses when a trigger level is exceeded.

### 2.1.9 Culvert Management and Monitoring Plan

23. At least 20 working days prior to the commencement of any vegetation clearance within the site, the consent holder must prepare and submit to Council for certification an Culvert Management and Monitoring Plan to manage the risk of blockage of the NZTA culvert from residual slash, debris, or sediment during construction activities.

24. The certified Culvert Management and Monitoring Plan must be implemented for the duration of construction works and shall remain in effect until the development is fully built out and the site has been stabilised to the satisfaction of Council.

25. Should the Culvert Management and Monitoring Plan identify that accelerated scour or erosion has been observed, the consent holder must consult with NZTA to determine whether further mitigation is necessary for the culvert. This may be through the installation of a relief inlet riser (consistent with NZTA P46 standard design) and/or additional embankment interface reinforcement/resilience measures.

### 2.1.10 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, 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.*

### 2.1.11 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.

### 2.1.12 Fauna Management Plan (FMP)

28. 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. The FMP must be in general accordance with the draft FMP submitted to Council and approved under Condition 1 and must include the measures as outlined in Condition 28(a) – (d).

*Advice note: The FMP may be prepared in parts to align with the development staging.*

Long tail bats

(a) The FMP must include the following measures relating to long tail bats:

- 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;
- 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; and
- 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.

Native Avifauna (Birds) (excluding wetland birds)

(b) The FMP must include the following measures relating to native avifauna (birds):

- Timing of any construction works which may have adverse effects on native avifauna (birds) (excluding wetland birds). Those construction works shall be undertaken outside of the bird breeding season (September to February) where practicable; and
- Where works are required during the bird breeding season, methods to minimise adverse effects on native avifauna (birds); and
- Where works are required during the bird breeding season, methods to minimise adverse effects on native avifauna (birds).

Native Wetland Birds

(c) The FMP must include the following measures relating to native wetland birds:

- Details of any nesting bird surveys of native 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;

- Timing of any construction works which may have adverse effects on native wetland birds. Those construction works shall be undertaken outside of the bird breeding season (September to February) where practicable;
- Where works are required during the bird breeding season, methods to minimise adverse effects on native wetland birds; and
- Details of what protection and buffer measures are proposed to manage effects on nesting native wetland birds. 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 native wetland birds.

Native Lizards

(d) The FMP must include the following measures relating to native lizards:

- Credentials and contact details of the ecologist/herpetologist who will implement the plan;
- Timing of the implementation of the FMP;
- 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;
- 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.

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

29. All construction works undertaken on site must comply with the certified FMP.

30. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the lizard management measures outlined in Condition 28 must certify that the lizard related works have been carried out according to the certified FMP within two weeks of completion of the vegetation clearance works.

31. 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.

### 2.1.13 Wetland and Stream Delineation

32. 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.*

33. 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 32, and no building or fill materials must be stored or placed within that area, either on a temporary or permanent basis.

### 2.1.14 Wetland Offset Plan

34. Prior to the commencement of earthworks on-site, the consent holder must prepare and submit to Council for certification, a final Wetland Offset Plan. The Wetland Offset Plan must be prepared with input from a suitably qualified ecologist, hydrologist and stormwater 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 December 2025; and

(b) The report prepared by WWLA, titled "Wetland and Culvert Assessment", dated December 2025; and

(c) The report prepared by Virdis, titled "Delmore Fast Track Application – Ecological Impact Assessment", dated December 2025.

The Wetland Offset Plan must include the following minimum details:

(d) Calculated accountancy for unavoidable wetland reclamation in accordance with the AUP(OP) Appendix 8;

(e) The location of the area(s) proposed for wetland creation;

(f) Works to ensure a wetland hydrology is created and maintained;

(g) Planting schedule, including species, density and grade;

(h) Legal protection (e.g., consent notice);

(i) A five-year maintenance and monitoring plan to ensure the wetland(s) and associated planting is successfully established; and

(j) Measures to be undertaken if the wetland(s) or planting(s) is not successful.

*Advice note: The Wetland Offset Plan may be submitted in stages or sub-stages to align with the development staging.*

35. The consent holder must implement the Wetland Offset Plan approved under Condition 34. All wetland

planting and landscaping must be implemented within the first planting season following completion of earthworks and wetland formation works in the relevant area, unless otherwise agreed in writing by Council.

*Advice note: The wetlands will be completed in stages or sub-stages to align with the development staging*.

36. Within three months following completion of the wetland creation and planting works, the consent holder must submit to Council written certification confirming that the wetlands have been constructed and planted in accordance with the certified Wetland Offset Plan.

37. The consent holder must maintain and monitor the wetland(s) and associated planting for a period of five years following completion of planting. Annual monitoring reports must be prepared by a SQEP and submitted to Council within three (3) months of each monitoring anniversary. Each report must, as a minimum:

    (a) Assess wetland hydrology, vegetation establishment, species composition and weed and pest presence;

    (b) Evaluate performance against the success criteria specified in the certified Wetland Offset Plan; and

    (c) Identify any remedial actions required.

### 2.1.15 Engineering Plan Approvals

38. 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.

39. 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 infrastructure proposed to be vested to Council for engineering plan approval.

*Advice note: Landscaping associated with public roads will be considered for engineering plan approval when the lots are created and land is to be vested at the time of subdivision.*

## During Construction Conditions

40. The consent holder must maintain and implement the Construction Management Plan (CMP), Construction Traffic Management Plan (CTMP), Construction Air Quality Management Plan (CAQMP), 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, CAQMP, TMP, ChTMP, CNVMP, FMP or ESCP must be submitted to Council for certification.

41. 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.

### 2.1.16 Construction Noise and Vibration

42. 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 | |
|---|---|---|
| | *Earthworks during Stage 1E* | *All other times* |
| 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 |

43. 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 (if applicable), 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.

### 2.1.17 Geotechnical

44. 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.

45. 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 46 and Condition 47).

46. 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 approved under Condition 1, relevant engineering code of practice, and the detailed plans forming part of the application and approved under Condition 1.

47. 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.

48. 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 47 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.

49. 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.

### 2.1.18 Earthworks

50. 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.

51. No storage of machinery, hazardous substances, rubbish, construction stockpiling, or any refilling activity shall occur within the area demarcated in accordance with Condition 32, unless authorised by this consent.

52. 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.*

53. 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.*

54. The operational effectiveness and efficiency of all erosion and sediment control measures shown on the Erosion and Sediment Control Plans required under Condition 15, 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.

55. 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*

56. 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.*

### 2.1.19 Contaminated Soils

57. 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).

58. 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.

### 2.1.20 Archaeology

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

### 2.1.21 On-Site Wastewater Servicing

*Advice Note: The on-site wastewater servicing conditions (60 – 67) are not applicable if the development connects to the public wastewater network.*

60. The consent holder must prepare a Wastewater Management Plan (WMP). The WMP must be submitted to Council for certification at least 20 working days prior to the commissioning of the wastewater system. The purpose of the WMP is to manage and reduce risks to the natural environment and to people from hazardous substances stored for wastewater purposes. The WMP must be in general accordance with the draft WMP 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 or 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)). If untreated wastewater is to be taken off-site, 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) 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 WMP;

    (g) Methods for providing and recording staff training; and

    (h) An Operation and Maintenance Plan for the WWTP.

61. The consent holder must construct the proposed turning head and wastewater filling station in accordance with the roading drawings prepared by McKenzie & Co, titled "Wastewater Treated Disposal & Truck Access" as referenced under Condition 1.

62. An acoustic fence must be constructed along the southern boundary of Lot 203 in accordance with the noise assessment titled "Noise Assessment - Delmore Residential Development, Wainui" prepared by SLR and dated December 2025.

The purpose of the acoustic fence is to ensure compliance from the wastewater filling station 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 $LA_{eq}$ |
| Sunday (9:00am to 6:00pm) | |
| All other times | 40dB $LA_{eq}$ |
| | 75dB $LAF_{MAX}$ |

63. The WWTP and pump station must be designed to comply with the applicable noise standards under the Auckland Unitary Plan as referenced in Condition 62.

64. The load out area for the wastewater filling station must be designed to drain to a single catchpit. 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.

65. 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.

*Advice note: The purpose of this condition is to manage dust effects as a result of the additional truck movements on Russell Road.*

66. 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.

67. The consent holder must implement the landscape design at the Water and Wastewater Treatment Lot (Lot 5002) in general accordance with the landscaping plans approved under Condition 1.

68. In the event that an eventual connection is able to be made to the public wastewater network, disposal of untreated wastewater by way of off-site tankering can be undertaken. At least 20 working days prior to any off-site tankering of untreated wastewater occurring, the consent holder must submit a Wastewater Tankering Management Plan to Council. At a minimum, the Wastewater Tankering Management Plan shall include the following:

(a) The number of dwellings that the tankering will service;

(b) The expected duration that the dwellings will be serviced by off-site tankering;

(c) The number and volume of on-site tanks required to accommodate the necessary wastewater volumes;

(d) A maintenance plan for the on-site tanks and any other associated on-site plant;

(e) An odour management plan; and

(f) A traffic management plan for tanker movements associated with removing untreated wastewater from site. The traffic management plan must also include measures to minimise dust from the increase of trucks on Russell Road.

### 2.1.22 On-site Water Treatment

*Advice Note: The on-site water treatment condition (69) is not applicable if the development connects to the public wastewater network.*

69. The consent holder must construct the on-site water treatment infrastructure in general accordance with the "Delmore Water and Wastewater Treatment Plant Design Report" prepared by Apex and approved under Condition 1.

70. Groundwater for domestic supply shall be taken and treated in accordance with the relevant conditions of the groundwater take consent referenced under consent number WAT60456696.

### 2.1.23 Stormwater

71. Prior to the occupation of dwellings, the consent holder must design and install 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.

72. 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.

73. 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.

### 2.1.24 Landscape Plans

74. 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.

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

(a) Landscape design drawings, specifications and maintenance requirements including annotated planting plans, plant schedule, pavement plan, furniture plan, as applicable to the final design; and

(b) Evidence that Te Kawarau ā Maki, Ngaati Whanaunga, Ngāti Manuhiri, and te Runanga o Ngāti Whātua have been consulted regarding provision of cultural markers or similar within a road or drainage reserves, and details of any agreed marker.

*Advice note: The information may be submitted in a staged manner as relevant to the concurrently authorised subdivision staging (refer to Condition 82).*

76. 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.

77. 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.

### 2.1.25 Implementation and Maintenance Plan

78. The consent holder must prepare and submit to Council for certification, a final Implementation and Maintenance Plan for proposed Lots 1901, 1904, 1905, 1908, 1910, 1920 and 1922, as well as all existing protected consent notice 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 for Lots 1901, 1904, 1905, 1908, 1910, 1920 and 1922 and protected consent notice areas on private residential lots;

(b) A programme and specification for ongoing eradication of pest plants and control of pest animals;

(c) Methods for ensuring maintenance in perpetuity;

(d) Delegation of responsibilities between the consent holder and the Residential Society, as follows:

- The consent holder is responsible for the establishment and maintenance of all new planting as detailed within the Landscape Plans referenced under Condition 1. until 80% canopy closure has occurred and a minimum survival rate of the plants being 90% of the original density through the entire planting area(s) has been achieved over a minimum 5 year defects liability period commencing on the date that the section 224(c) certificate is issued.
- Once all new planting is established, the Residential Society is responsible for the ongoing maintenance and ongoing eradication of pest plants and animals.

*Advice note: Pest plant eradication means, that there are no mature, fruiting and / or flowering individuals of weed species present within the covenant area and any weed species present are dead. In addition, there must be no areas where weed species are smothering and / or out competing native vegetation including suppressing the natural regeneration processes. Pest animal control means meeting Council's minimum requirements and national standard best practice methods for control of these species to an acceptable level.*

79. The consent holder must submit an annual monitoring report to Council for all new revegetation areas on Lots 1901, 1904, 1905, 1908, 1910, 1920 and 1922, and for all existing bush covenant areas on private residential lots, to demonstrate compliance with the certified Implementation and Maintenance Plan. The Monitoring Report must include but is not limited to the following information:

(a) Identification of pest plant and pest animal presence and confirmation of control measures undertaken;

(b) Photographic records from fixed monitoring points demonstrating vegetation establishment and progression over time;

(c) Recommendations for remedial planting or maintenance actions where performance criteria are not being met; and

(d) An assessment of whether the required minimum 90% plant survival rate and progression toward 80% canopy closure has been achieved.

The monitoring report is no longer required when it can be demonstrated that the planting has successfully established in accordance with Condition 79(d).

### 2.1.26 Implementation and Maintenance of Landscaping and Fencing

80. Prior to occupation of the respective dwellings, the consent holder must implement the on-lot landscape design in general accordance with the landscape plans approved under Condition 1.

# 3.0 Subdivision (s11)

## 3.1 General subdivision conditions applying to all stages

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

### 3.1.1 Consent Holder

81. 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

82. 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 1-18, 20-119, 470, 472-474 and 477-481 (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 1604 and 1616 (drainage reserves), Lot 1904 and 1905 (balance allotments), Lot 1505 – 1507 (JOAL), Lot 155-256 (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 1508, 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, 1511 and 1513 (JOAL), Lot 1607-1608 (drainage reserve), Lot 1800 (land in lieu of reserve for the purpose of recreation), Lot 5008 (balance allotment), Lot 300 – 358, 371 - 409 (residential allotments);
- Stage 1B-3: Lot 2008 (road to vest) Lot 1514 and 1515 (JOAL), Lot 1609 (drainage reserve), Lot 1908 (balance allotment), Lot 410-467, 600-605 (residential allotments), Lot 5009 (balance allotment);

Stage 2

- Stage 2A-1: Lot 2100 (road to vest), Lot 1522, 1523, 1525 (JOALS), Lot 1621 and 1628 (drainage reserve), Lot 5010-5012 (balance allotment), Lot 606-769 (residential allotments);

- Stage 2C: Lot 2106, (road to vest), Lot 1627, 1629 (drainage reserve,) Lot 1543-1544 (JOAL), Lot 1239-1310, 1320-1353 (residential allotments);
- Stage 2B-3: Lot 2104 (road to vest), Lot 1622-1624 (drainage reserve), Lot 1537-1542 (JOAL), Lot Lot 6000 (commercial superlot), Lot 5015- 5017 and 5500 (balance allotments), Lot 5020 (land in lieu of reserve for the purpose of recreation), Lot 1031-1238 (residential allotments);
- Stage 2B-2: Lot 2105 (road to vest), 1920 (balance allotment), Lot 982-1023 (residential allotments);
- Stage 2B-1: Lot 2103 (road to vest), Lot 1621(drainage reserve), Lot 1534-1535 (JOAL), Lot 950-981 (residential allotments), Lot 5014 (balance allotment); and
- Stage 2A-2: Lot 2102 (road to vest), Lot 1620 and 1621 (drainage reserve), Lot 1527-1533 (JOAL), Lot 3000 and 1910 (balance lot containing protected vegetation), Lot 468-469, 771-951 (residential allotments).

*Advice note: Stage 1A-2 involves subdivision of the WWTP lot (Lot 5002). This subdivision stage will not occur until such time that a connection can be made to the public wastewater system and the WWTP is not required.*

83. Amendments to the subdivision staging identified in Condition 82 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.*

84. Where variations to staging in accordance with Condition 83 are proposed, the consent holder shall submit amended staging plans showing the variations to Auckland Council for certification. The consent holder shall also provide evidence that the stages can be serviced with all necessary infrastructure in accordance with Condition 83.

### 3.1.3 Public Roads

85. The consent holder must construct all new public roads in accordance with the requirements of Auckland Transport as approved via engineering plan approval.

86. All roading ancillary facilities to be vested in Auckland Council must be constructed in accordance with the approved engineering plans.

87. 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.

88. 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

89. 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

Infrastructure Pre-requisites

90. Prior to section 224(c) certification for the first stage of the subdivision that is developed, the consent holder must provide evidence to Council that access to the site has been constructed and is operational.

91. Prior to the occupation of more than 1,325 dwellings across the Delmore site and Ara Hills sites, the intersection of Road 17 and Upper Orewa Road must be constructed as a single-lane roundabout and designed to achieve sight distances in accordance with Austroads Guide to Road Design Part 4B: Roundabouts Park 4B for 60km/h operating speeds.

92. Prior to the opening of the roundabout at Road 17 and Upper Orewa Road, as required by Condition 91, the consent holder must:

(a) Upgrade Upper Orewa Road between Road 17 and Wainui Road to provide minimum 1m sealed shoulders on both sides of the road.

(b) Upgrade the Upper Orewa Road / Wainui Road intersection to provide a right turn bay on Wainui Road and a left turn lane on Upper Orewa Road.

(c) Construct a temporary off-road footpath (minimum 1.8m in width and an all-weather surface) along Upper Orewa Road and Russell Road between the Road 17 / Upper Orewa Road intersection and the eastern boundary of the Delmore site.

*Advice note: Condition 92(b) upgrades would not be required if the NoR6 road has been constructed through this intersection, or if upgrades have been undertaken by another party.*

93. Once development reaches 1,425 dwellings, and prior to the occupation of more than 1,450 dwellings within the Delmore and Ara Hills sites, the consent holder must:

(a) Provide a written report to Council, prepared by a suitably qualified traffic engineer, setting out the following:

- Results of a survey outlining the level of traffic generated from the Delmore site using the Grand Drive interchange.
- Results of a survey outlining the level of traffic generated from the Delmore site using the Upper Orewa access (from Road 17).
- Survey and assessment of performance of the Grand Drive / SH1 interchange. This is to determine if the Level of Service (LOS) has reached "E" for any approach.
- If the performance level in Condition 93(a)(iii) is reached at the time of monitoring, an assessment of traffic effects must be provided, setting out the mitigation options, including physical changes at the Grand Drive interchange, travel and traffic demand management options.

(b) Construct the mitigation options as outlined in Condition 93(a)(iv), if recommended by the written

report.

Transport

94. The consent holder must provide new vehicle crossings to serve all residential lots. Vehicle crossings are to be constructed as per the Auckland Transport Standard GD017A-1B or (VX0103 as per the TDM working draft, 14/02/20).

95. Concrete pedestrian footpaths with a gradient steeper than 8% must provide high-friction surfacing.

96. 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.

97. All vehicle crossings must be located to ensure a 2m separation distance is achieved between each crossing, or alternatively a combined driveway (6m wide) may be provided.

98. Prior to wastewater removal being required on Russell Road, the consent holder must widen Russell Road as per tracking plans to accommodate wastewater collection vehicles.

99. Traffic calming measures shall be provided at 60m intervals on all local roads.

100. 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.

101. 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 and pram crossings on side road intersections;

(b) Location and design of bus stops for any future bus routes;

(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.

(e) Evidence that K-values of roads achieve the Austroads requirements.

### 3.1.6 Lighting Plan

102. 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.

103. 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 113 thereafter.

### 3.1.7 Geotechnical

104. 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 approved under Condition 1 to ensure the site is stable and suitable for development.

105. 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.*

106. As-built details of installed counterfort drains shall be included within the Geotechnical Completion Report, together with records of counterfort drain commissioning observations and flushing.

*Advice Note: The drain commissioning information will provide baseline data for the countefort drain operation and maintenance plan. The as-built drawings shall also include locations of the flushing ports and outlet structures.*

107. Where counterfort drains are installed within a stage of the development, a counterfort drain operation and maintenance plan shall be provided as an attachment to the Geotechnical Completion Report, incorporating a staged maintenance approach. This shall include the observations to be made, their frequency and any associated actions.

### 3.1.8 Flood Level Report

108. 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 108 will take precedence.*

### 3.1.9 Private Stormwater Infrastructure

109. 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.

110. 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

111. 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 collection services and will instead rely on private waste collection.

112. 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 by the Residential Society.

### 3.1.11 Residential Society

113. 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.

<u>Stage 1</u>

| Common Infrastructure | Ownership and Management Responsibilities | Lots that must pay a levy to the Common Infrastructure |
|---|---|---|
| JOALs | 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. | • JOAL 1500: Lots 1 – 25, 472, 474<br>• JOAL 1501: Lots 26 – 31, 470, 477, 478<br>• JOAL 1502: Lots 56 – 96, 479 – 481<br>• JOAL 1503: Lots 97 - 119<br>• JOAL 1504: Lots 130 – 154<br>• JOAL 1505: Lots 243 – 256<br>• JOAL 1506: Lots 155 – 195 |

| | | |
|---|---|---|
| | 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.<br><br>Where rubbish collection is to be via "private service" the JOAL responsibilities shall also include the ongoing retention of the private service contact. | • JOAL 1507: Lots 204 – 209<br>• JOAL 1508: Lots 127 – 129<br>• JOAL 1508: Lots 277 – 279 and 471<br>• JOAL 1509: 280 – 299<br>• JOAL 1510: Lots 309 – 320<br>• JOAL 1511: Lots 335 – 337<br>• JOAL 1513: Lots 371 – 376<br>• JOAL 1514: Lots 451 – 467, 600 – 605<br>• JOAL 1515: Lots 257 – 259<br>• JOAL 1515: Lots 410 – 414, 475, 690<br>• |
| Wastewater Treatment Plant (5002) | Lot 5002 shall be owned by the consent holder (or its subsidiary) and leased to the Residential Society, until an alternative wastewater solution is available.<br><br>The WWTP shall be operated, maintained and when required, renewed by the Residential Society. All costs shall be borne by the Residential Society. | All residential lots within Stage 1. |
| Lot 5001 (Wastewater disposal field and existing consent notice area) | Lot 5001 shall be transferred to the Residential Society at the completion of Stage 1 of the development.<br><br>The Residential Society must ensure the long-term protection of the ecological values of the bush area in accordance with the consent notice obligations.<br><br>The Residential Society must monitor the wastewater irrigation lines in accordance with the consent conditions. | All residential lots within Stage 1. |
| Lot 1901, 1904, 1905 and 1908. | Lots 1901, 1904, 1905 and 1908 are to be transferred to the Residential Society at the completion of Stage 1 of the development.<br><br>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 | All residential lots within Stage 1. |

| | | |
|---|---|---|
| | Plan approved under Condition 1. | |
| Bush covenant areas: Lots 14-17, 76-86, 106-127, 155-167, 204-209, 211-226, 228, 251-256, 243-254, 251-254, 260-268, 277-279, 303-307, 315-318, 352-359, and 471 | The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations.<br><br>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 approved under Condition 1. | All residential lots within Stage 1. |

Stage 2

| Common Infrastructure | Ownership and Management Responsibilities | Lots that must pay a levy to the Common Infrastructure |
|---|---|---|
| JOALs | 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.<br><br>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.<br><br>Where rubbish collection is to be via "private service" the JOAL responsibilities shall also include the ongoing retention of the private service contact. | • JOAL 1522: Lots 675 – 689<br>• JOAL 1523: Lots 711 – 751<br>• JOAL 1525: Lots 755, 756 and 764 – 769<br>• JOAL 1526: Lots 616 – 656<br>• JOAL 1529: Lots 853 – 858<br>• JOAL 1530: Lots 867 – 869<br>• JOAL 1531: Lots 888 – 892<br>• JOAL 1532: Lots 919 – 931 and 970<br>• JOAL 1533: Lots 948 – 951<br>• JOAL 1534: Lots 952 – 966<br>• JOAL 1535: Lots 971 – 981<br>• JOAL 1537: Lots 1060 – 1069<br>• JOAL 1538: Lots 1081 – 1086<br>• JOAL 1539: Lots 1097 – 1102<br>• JOAL 1540: Lots 1128 – 1137<br>• JOAL 1541: Lots 1161 – 1165<br>• JOAL 1542: Lots 1204 – 1211 and 1214 – 1217<br>• JOAL 1543: Lots 1278 – 1283<br>• JOAL 1544: Lots 1294 – 1300 and 1304 – 1310<br>• JOAL 1550: Lots 609, 610 |
| Lot 1922, 1920 and 1910 | Lots 1922, 1920 and 1910 are to be transferred to the Residential Society at the completion of Stage 2 of the development. | All residential lots within Stage 2. |

| | | |
|---|---|---|
| | 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 approved under Condition 1. | |
| Bush covenant areas: Lots 610-615, 931-948, 952-958, 999-1023, 1031-1047, 1052-1055, 1057, 1058, 1060, 1069, 1070, 1215, 1216, 1218-1238, 1246-1250, 1401, 1270-1272 and 1274-1278 | The Residential Society must ensure the long-term protection of the ecological values of the bush areas in accordance with the consent notice obligations.<br><br>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 approved under Condition 1. | All residential lots within Stage 2. |
| Wastewater Treatment Plant (5002) | Lot 5002 shall be owned by the consent holder (or its subsidiary) and leased to the Residential Society, until an alternative wastewater solution is available.<br><br>The WWTP shall be operated, maintained and when required, renewed by the Residential Society. All costs shall be borne by the Residential Society. | All residential lots within Stage 1 and Stage 2. |

114. 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 residential lot by way of consent notice and covenant in gross in favour of the Residential Society.

115. 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

*Advice note: Conditions 116 and 117 are only applicable if a connection can be made to the public water and wastewater systems.*

116. 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).

117. 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).

118. 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).

119. 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).

120. The consent holder must make provision for telecommunications and electricity supply to all residential lots 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).

121. Prior to the occupation of any dwellings with Stage 2 of the development, the consent holder must provide evidence that suitable provision has been made for the disposal of wastewater.

*Advice note: Condition 121 is not applicable if a connection can be made to the public wastewater system.*

### 3.1.13 Erosion and Sediment Control

122. 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 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

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

123. 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.*

124. 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.

125. 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).

126. 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.

127. 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.

128. Lots 1601-1604 and 1616on the scheme plans approved under Condition 1 must be vested to Auckland Council as land in lieu of reserve – for drainage purposes.

### 3.2.2 Consent Notices

129. 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

130. Lots 14-17, 76-86, 106-127, 155-167, 204-209, 211-226, 228, 251-256, 243-254, 251-254 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, earthworks,

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. This includes the eradication of all pest plants and the control of all pest animals within the areas protected.
- No person may place any building and/or structure within the covenant area.

Geotechnical Stability

131. Development on all residential lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 105.

*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

132. The owners of all residential lots must comply with the certified Operation and Maintenance Plan relating to on-lot stormwater infrastructure, required by Condition 109.

Minimum Finished Floor Levels

133. 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.

134. 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 108.

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

135. 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 Stage 1B

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

136. 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.*

137. 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.

138. 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).

139. Lots 2003, 2005 and 2008 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.

140. Lots 1605, 1606 and 1609 on the scheme plans approved under Condition 1 must be vested to Auckland Council as land in lieu of reserve – for drainage purposes.

141. Lot 1800 shall be transferred to Auckland Council as land in lieu of reserve (for the purpose of recreation) 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.

142. If no agreement is in place in accordance with Condition 141 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, 1512 Being Subdivision of Lot 1800 DP XXXXXX Stage 1B-1", dated 18 December 2025.
- Architectural plans prepared by Terra Studio titled "A-S1-1-87, A-S1-1-88, A-S1-1-89, A-S1-1-90"

143. Lot 1800 must be free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms, unless agreed in writing with Auckland Council.

### 3.3.2 Consent Notices

144. 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.

145. If additional lots are included as a result of Condition 142, the consent holder must register the below consent notices on the record of title, where relevant.

146. 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

147. Lots 260-268, 277-279, 303-307, 315-318, 352-359, and471 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, earthworks, 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. This includes the eradication of all pest plants and the control of all pest animals within the areas protected.
- No person may place any building and/or structure within the covenant area.

Geotechnical Stability

148. Development on all residential lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 105 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

149. 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

150. 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 108.

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

151. 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.

## 3.4 Stage 2

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

152. 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.*

153. 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.

154. 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).

155. The final survey plan for Stage 2 must include an easement in favour of Auckland Council for the public pathways identified on Lot 3000 to ensure public access is maintained in perpetuity.

156. Lot 5020 shall be transferred to Auckland Council as land in lieu of reserve (for recreation purposes) 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.

157. If no agreement is in place in accordance with Condition 156 by the time of application for the survey plan for Stage 2B-3 to be approved under section 223, then Lot 5020 will transfer to the Residential Society and the management and maintenance of the reserve shall be included as part of the Residential Society obligations as outlined in 113.

158. Lots 2100, 2102-2106 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.

159. Lots 161-620, 1621, 1623, 1624, 1627 and 1629 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

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 610-615, 931-948, 952-958, 999-1023, 1031-1047, 1052-1055, 1057, 1058, 1060, 1069, 1070, 1215, 1216, 1218-1238, 1246-1250, 1401, 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, earthworks, 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. This includes the eradication of all pest plants and the control of all pest animals within the areas protected.

- No person may place any building and/or structure within the covenant area.

## Geotechnical Stability

162. Development on all residential lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 105.

*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

163. The owners of all residential lots must comply with the certified Operation and Maintenance Plan relating to on-lot stormwater infrastructure, required by Condition 109.

## Minimum Finished Floor Levels

164. 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 108.

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

165. 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.

## 4.0 Streamworks Conditions (s13)

Pre-commencement

### 4.1.1 Streamworks Management Plan to be Provided

166. 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. 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.

167. 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.

168. The methodology for the installation of the short-term surface water diversions must be in general accordance with the Earthworks Report prepared by McKenzie & Co referenced under Condition 1 and dated December 2025.

169. 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. The NFCRP 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; and

(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

170. All streamworks must be undertaken in accordance with the SWMP required by Condition 166. 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.

171. Native fish capture and relocation must be undertaken in accordance with the certified NFCRP, 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.

172. 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.

173. During periods of flow greater than the capacity of any stream diversion certified under condition 166 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

174. 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.*

175. 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.

176. Within 20 working days following completion of works associated with the new road culvert crossings,

the consent holder must submit to Council the information required by regulations 62 and 63 of the National Environmental Standard for Freshwater (2020).

177. Within 20 working days following completion of works associated with the new road culvert crossings, the consent holder must submit to Council a Fish Passage Monitoring and Maintenance Plan (FPMMP). The FPMMP must specify the ongoing maintenance measures of the culvert structures to ensure fish passage is maintained and must include the following:

(a) Fish passage must be maintained through the culvert structure, and monitoring, maintenance and remediation measures must be undertaken in general accordance with the FPMMP;

(b) If any monitoring or visual inspections identify that provision for fish passage has been reduced, or the culvert structure is damaged, the Consent Holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified;

(c) The consent holder must maintain a record of all monitoring and maintenance works undertaken on the culvert structure including photos and evidence of any maintenance works undertaken. If requested, the consent holder must provide this record to the Council within 10 working days of the date of request.

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

### Notice of Commencement of Excavation

178. 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.*

### Design and Construction

179. The design and construction of the excavations must be undertaken in accordance with the recommendations and analysis contained within the Geotechnical Report approved under Condition 1.

### Damage Avoidance

180. 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.

181. 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. 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 2 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 2 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.

182. 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.

183. 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

184. 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 overviewing 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.*

185. 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

186. 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 overviewing 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

187. 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.

188. 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.

189. 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.

190. 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

191. The activity must not cause any settlement or movement greater than the alarm level thresholds specified in the GSMCP (required by Condition 181).

192. 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 overviewing 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.

193. 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 overviewing 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 overviewing 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

194. 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 overviewing 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

195. 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 overviewing the monitoring. The report must be submitted to the Council.

196. 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

197. 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

198. 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

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

## Notice of Completion

200. 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)

### 6.1.1 Minor modifications

201. 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

202. 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).

203. 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

204. 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

205. 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.

206. 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 201.

# 7.0 Wastewater Discharge Permit (s15)

*Advice Note: The Wastewater Discharge Permit applies to treated wastewater being discharged on the site. They are not applicable if the development connects to the public wastewater network, or untreated wastewater is taken off-site.*

207. The WWTP shall be designed and constructed in general accordance with the "Delmore Wastewater Treatment Plant Design Report" prepared by Apex and approved under Condition 1.

208. Conditions 209 - 244 must be complied with on a continuing basis whilst the WWTP is in operation.

## 7.1.1 Wastewater Treatment Plant

209. The site must be operated and managed in accordance with the Wastewater Management Plan (WMP) approved under Condition 1 while the WWTP is operational. During this period:

(a) The WMP must be reviewed and updated after 12 months from the date of commissioning of the WWTP, to ensure all components of the WMP are still relevant;

(b) The WMP 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 Monitoring

210. Prior to the exercise of this wastewater discharge permit, the consent holder shall install a flow meter or flow meters to record the daily volume of wastewater discharged to each of the discharge locations.

211. 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.

212. The land infiltration trench and irrigation fields shall be monitored and maintained by a suitably qualified individual to ensure it continues to perform as intended.

213. Maintenance of the land infiltration trench and irrigation fields shall be carried out at a minimum of 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 irrigation fields to check for ponding, runoff, or broken lines;
- Inspection of the land infiltration trench for weeds or other potential sources of blockages; and
- Check for odour.

All maintenance procedures shall be listed in the Wastewater Management Plan and/or Operations and Maintenance Plan.

### 7.1.3 Volume

214. During the summer period (December to February) the daily average volume of treated wastewater discharged on site must not exceed a total of 101.5m$^3$/day (as a 3 month rolling average from December to February), made up of an average of:

(a) 38.5m$^3$/day to the land infiltration trench; and

(b) 63m$^3$/day to land irrigation.

The remainder of the treated wastewater must be trucked off-site to be disposed of at an appropriate facility.

215. Outside the summer period (March to November), the daily average volume of treated wastewater discharged on site to the irrigation field (or the land infiltration trench, or a combination of both), must not exceed 257m$^3$/day (as a 9 month rolling average from March to November).

### 7.1.4 Treated Wastewater

216. Outside of the summer period (March to November), as measured immediately prior to discharge to the land infiltration trench, the treated wastewater discharged to the land infiltration trench must comply with the following daily mass loading limits:

| Parameters | 12-month median daily equivalent |
|---|---|
| Total Nitrogen [mg/L] | 0.22 |
| Ammoniacal Nitrogen (mg/L) | 0.065 |
| cBOD5 [mg/L] | 0.44 |
| Total Suspended Solids [mg/L] | 0.87 |
| Total Phosphorus [mg/L] | 0.015 |
| Escherichia-coli [CFU/100mL] | <4.0 |
| Enterococci [cfu/100mL] | <4.0 |

*Advice note: For the purposes of this condition (March through November), to determine compliance with the consent limits, the daily total volume of treated wastewater discharged to the Land Infiltration Trench shall be taken from a totalised value as provided by the flow meter and as recorded from midnight to midnight in line with the requirements of Condition 210.*

*The concentration of the parameters detailed in the table above used to calculate mass loadings shall be as sampled and tested in accordance with Condition 226 by a suitably qualified and experienced person/individual/professional and tested by an IANZ accredited laboratory.*

*The basis for calculation shall be as follows:*
*Daily mass loading (kg/d) = (Totalised Daily flow (m3/d) x 1,000) x (Parameter Concentration (mg/L) / 1,000,000)*

217. Inside of the summer period (December to February), as measured immediately prior to discharge to the land infiltration trench, the treated wastewater discharged to the land infiltration trench must comply with the following daily mass loading limits.

| Parameters | 12-month median daily equivalent |
|---|---|
| Total Nitrogen [mg/L] | 0.038 |
| Ammoniacal Nitrogen (mg/L) | 0.012 |
| cBOD5 [mg/L] | 0.08 |
| Total Suspended Solids [mg/L] | 0.15 |
| Total Phosphorus [mg/L] | 0.0027 |
| Escherichia-coli [CFU/100mL] | <4.0 |
| Enterococci [cfu/100mL] | <4.0 |

*Advice note: For the purposes of this condition, to determine compliance with the consent limits, the daily total volume of treated wastewater discharged to the Land Infiltration Trench shall be taken from a totalised value as provided by the flow meter and as recorded from midnight to midnight in line with the requirements of Condition 210.*

*The concentration of the parameters detailed in the table above used to calculate mass loadings shall be as sampled and tested in accordance with Condition 226 by a suitably qualified and experienced person/individual/professional and tested by an IANZ accredited laboratory.*

*The basis for calculation shall be as follows:*
*Daily mass loading (kg/d) = (Totalised Daily flow (m3/d) x 1,000) x (Parameter Concentration (mg/L) / 1,000,000).*

218. Should three consecutive samples return results above the median mass load limits for the parameters detailed in Condition 216 or Condition 217 (depending on the time of the year), 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.

219. The UV dose must be greater than 16mWs/cm2 95% of the time, while discharging.

220. Chlorine must not exceed 3 mg/L as Free Available Chlorine at the point of discharge to land irrigation.

*Advice note: Condition 220 relates solely to land irrigation, Condition 234 applies to the infiltration trench.*

### 7.1.5 Treated Wastewater Monitoring

221. 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.

222. The consent holder must continuously monitor treated wastewater discharge flows and volume, with

data linked to the wastewater treatment plant SCADA system.

223. The consent holder must ensure and be able to demonstrate that a UV dose of a minimum of 16mWs/cm$^2$ 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.

224. The consent holder must take 24-hour flow proportioned samples of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point and analyse for the parameters set out below.

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

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

226. 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

227. The irrigation fields shall be designed in general accordance with the *"Delmore Water and Wastewater Treatment Plant Design Report*" (dated December 2025, by Apex).

228. No treated water shall be applied to land within 40 metres of any bore used for abstraction of water for human consumption.

229. 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 |

230. The maximum loading rate to the irrigation fields shall not exceed 3mm/day.

231. Irrigation at the disposal must not result in ponding or runoff.

232. 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.

233. The consent holder must submit the detailed design of the irrigation fields to Auckland Council before installation. The detailed design must include, at a minimum:

(a) A final layout of the overall irrigation fields 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 type, emitter type, emitter spacing and lateral spacing.

### 7.1.7 Discharge to Land Infiltration Trench

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

235. The discharge trench must be fenced off and signposted to discourage access to the area.

236. 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

237. Within one month of the first exercise of this wastewater discharge permit, the consent holder must supply Auckland Council with a Producer Statement/Certificate of Compliance from a SQEP, certifying that the Wastewater Treatment Plant, irrigation fields and land contact infiltration trench have been constructed as required by this consent.

### 7.1.9 Receiving Environment Monitoring

#### Monitoring Locations

238. The consent holder must undertake surface water quality monitoring, and ecological surveys as described in Conditions 239 - 242 at the general locations within the unnamed tributary of the Orewa River, as follows:

(a) A control site, 'US', situated approximately 100m upstream from the land contact infiltration trench discharge.

(b) An impact site, 'DS-1', situated approximately 50m downstream from the land contact infiltration trench discharge.

(c) A second impact site, 'DS-2', situated approximately 50m downstream of the main channel's confluence with a tributary.

#### Surface Water Quality Monitoring

239. Surface water quality sampling must be undertaken:

(a) For a period of at least 12 months prior to commencement of discharge, at quarterly intervals, to establish baseline conditions and seasonal variability.

(b) Following the commencement of the discharge, at quarterly intervals.

(c) Once the development has been operating at design capacity for a minimum of two years, the sampling frequency may be reduced to once every three years, in consultation with Council, provided monitoring demonstrates no significant discharge-related reduction in surface water quality and no incidents having been reported under Condition 218.

240. 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 ($cBOD_5$)

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

## Ecological Monitoring

241. Ecological surveys must be undertaken:

(a) Once, prior to the commencement of the discharge, during summer (between December and February).

(b) Annually, following the commencement of the discharge, during summer (between December and February).

(c) Once the development has been operating at design capacity for a minimum of two years, the sampling frequency may be reduced to once every three years, in consultation with the Consent Authority, provided monitoring demonstrates no significant discharge-related deterioration in ecological condition and no incidents having been reported under Condition 218.

242. Each ecological survey must include:

(a) A qualitative assessment of physical habitat characteristics.

(b) Collection and analysis of macroinvertebrate samples.

(c) Overnight fish trapping.

## Incident Reporting

243. Where surface water quality sampling and/or ecological surveys identify a deterioration in water quality and/or ecological health that is attributable to the WWTP discharge, the consent holder shall:

(a) Immediately investigate the cause and extent of the deterioration.

(b) Provide a report to the Council within 20 working days of becoming aware of the deterioration, including recommended actions.

(c) Implement any remedial measures required to address discharge related effects.

## Monitoring Report

244. The consent holder must prepare an Annual Environmental Monitoring Report (AEMR) to be submitted to Council by each anniversary of consent commencement. The AEMR must include:

(a) All monitoring results required by Conditions 239 - 242.

(b) A comparison of monitoring results against baseline conditions (including seasonal variability) and relevant guideline values.

(c) An assessment as to whether any observed changes are attributable to the WWTP discharge, including any reporting required under Condition 243.

## 8.0 Air Discharge Permit (s15)

*Advice Note: The Air Discharge Conditions are not applicable if the development connects to the public wastewater network.*

### 8.1.1 Odour Management Plan

245. The consent holder must prepare and submit to Auckland Council a Final OMP for certification. The OMP 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.

246. 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 wastewater treatment plant and the trucking of untreated wastewater off-site;

(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.

247. 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 OMP is intended to provide flexibility both for the consent holder and the council for the management of the air discharges. Accordingly, the OMP will 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 Air Discharges Limits

248. All processes associated with the management of wastewater must be operated, maintained, supervised, monitored and controlled in accordance with the OMP in accordance with Condition 245 - 246 to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.

249. 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 249 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 Untreated Wastewater to be Taken Off-Site

250. 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.

251. The consent holder must design and construct an odour control system for vented emissions from the holding tank. 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.

252. Within one month of the installation of the odour control systems, the Consent Holder must provide to the Council a report from an appropriately qualified person, which verifies that the design and installation of the odour control system has been undertaken in accordance with Conditions 250 and 251.

### 8.1.4 Wastewater Treatment Plant

253. Air discharges from 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 metres, without obstruction of the vertical discharge of air.

254. Within one month of the WWTP commencing treatment, the Consent Holder must provide to the Council a report from a SQEP, 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 253.

### 8.1.5 Monitoring and Reporting Conditions

255. 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).

256. 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 condition 255 during the incident timeframe.

(b) An explanation of the cause of the incident.

(c) Details of remediation action taken.

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

257. 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

258. 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 December 2025 (AMP). Any changes to the AMP require the prior written agreement of Heritage New Zealand Pouhere Taonga.

259. 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.

260. Any activity undertaken at the site under the archaeological authority must conform to accepted archaeological practice.

261. 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.

262. 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.

263. 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.

264. 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.

265. 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 Kawarau 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 Kawarau 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.

266. 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 Kawarau 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 | N/A | 18/12/2025 |
| Arboricultural Assessment | Peers Brown Miller | 1 | 19/12/2025 |
| Draft Stormwater Management Plan | McKenzie & Co | C | 2/07/2025 |
| Preliminary Site Investigation | Williamson Water and Land Advisory | 4 | 16/12/2025 |
| Geotechnical Report | Riley Consultants | 1.0 | 19/12/2025 |
| Geotechnical Supplementary Memo | Riley Consultants | N/A | 19/12/2025 |
| Geomorphic Risk Assessment | Morphum | N/A | 20/11/2025 |
| Geomorphic Risk Assessment Supplementary Memo | Morphum | | 19/12/2025 |
| Archaeological Assessment | Clough & Associates Ltd | N/A | 12/2025 |
| Landscape Assessment Report | Greenwood Associates | 0 | 18/12/2025 |
| Water, Wastewater and Utilities Report | McKenzie & Co | G | 22/12/2025 |
| Stormwater Report | McKenzie & Co | H | 22/12/2025 |
| Earthworks Report and Drawings | McKenzie & Co | F | 15/12/2025 |
| Roading and Access Report | McKenzie & Co | H | 15/12/2025 |
| Noise Assessment | SLR | 1.0 | 18/12/2025 |
| Urban Design Assessment | Barker & Associates | N/A | 19/12/2025 |
| Upper Orewa Concept Structure Plan | Barker & Associates | N/A | 12/2025 |
| Integrated Transportation Assessment | Commute | N/A | 22/12/2025 |
| Flood Assessment Report | McKenzie & Co | D | 18/12/2025 |
| Water and Wastewater Design Report | Apex Water Limited | - | |
| Wastewater Disposal Memorandum | Vineway Limited | N/A | 18/12/2025 |
| Wastewater Discharge Assessment | Viridis | N/A | 19/12/2025 |
| Air Discharge Assessment | AirMatters | 6 | 19/12/2025 |
| Hazardous Substances Assessment | Williamson Water and Land Advisory | N/A | 16/12/2025 |
| Hydrology Assessment | Williamson Water and Land Advisory | 2 | 18/12/2025 |

| | | | |
|---|---|---|---|
| *Architectural Plans* | | | |
| Architectural Drawings | Terra Studios | B | - |
| *Landscape Plans* | | | |
| Landscape Plans | Greenwood Associates | - | 19/12/2025 |
| Planting Implementation and Maintenance Plan | Greenwood Associates | - | 18/12/2025 |
| *Engineering Plans* | | | |
| Stage 1 Raingarden Plans | McKenzie & Co | E | 22/12/2025 |
| Stage 1 Earthworks Drawings | McKenzie & Co | L | 22/12/2025 |
| Stage 1 Site Clearing | McKenzie & Co | H | 22/12/2025 |
| Stage 1 Erosion and Sediment Control | McKenzie & Co | E | 22/12/2025 |
| Stage 2AB Earthworks Drawings | McKenzie & Co | I | 22/12/2025 |
| Stage 2CDE Earthworks Drawings | McKenzie & Co | M | 22/12/2025 |
| Stage 1 Roading Drawings | McKenzie & Co | G | 22/12/2025 |
| Stage 2 Roading Drawings | McKenzie & Co | G | 22/12/2025 |
| Stage 1 Stormwater Drawings | McKenzie & Co | F | 22/12/2025 |
| Stage 2AB Stormwater Drawings | McKenzie & Co | F | 22/12/2025 |
| Stage 2AB Site Clearing | Mckenzie & Co | F | 22/12/2025 |
| Stage 2AB Sediment Erosion | McKenzie & Co | E | 22/12/2025 |
| Stage 2CDE Stormwater Drawings | McKenzie & Co | D | 22/12/2025 |
| Stage 2 CDE Site Clearing | McKenzie & Co | F | 22/12/2025 |
| Stage 2 CDE Sediment Erosion | McKenzie & Co | D | 22/12/2025 |
| Stage 1 Wastewater, Water & Utilities Drawings | McKenzie & Co | B | 22/12/2025 |
| Stage 2 Wastewater, Water & Utilities Drawings | McKenzie & Co | B | 22/12/2025 |
| *Scheme Plans* | | | |
| Stage 1 Scheme Plan | McKenzie & Co | I | 22/12/2025 |
| Stage 2 Scheme Plan | McKenzie & Co | G | 22/12/2025 |

**Attachment 2: 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 **Differential Ground Surface Settlement Alarm or Alert Level**): | TBC | TBC |
| b) | Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the **Total Ground Surface Settlement Alarm or Alert Level**): | TBC mm | TBC mm |
| c) | Differential vertical settlement between any two adjacent Building Deformation Stations (the **Differential Building Settlement Alarm or Alert Level**) | TBC | TBC |
| d) | Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the **Total Building Settlement Alarm or Alert Level**) | TBC mm | TBC mm |
| e) | Total lateral deflection from the pre-excavation baseline level at any retaining wall deflection station (the **Retaining Wall Deflection Alarm or Alert Level**): | TBC mm | TBC mm |

| **Schedule B: Groundwater Monitoring Frequency** | | | | | |
|---|---|---|---|---|---|
| **Bore Name** | **Location** | | **Groundwater level monitoring frequency (to an accuracy of 10 mm)** | | |
| | Easting (mE) | Northing (mN) | 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 |
| 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** |
| ***Ground***:<br>TBC | Twice to a horizontal and vertical accuracy of +/-2 mm (achieved by precise levelling) | Weekly | Monthly for 6 months |
| ***Buildings***:<br>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 |