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

1.0 General

Activity in accordance with application

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

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.

Consent Duration

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

Monitoring Deposit

- (4) The consent holder must pay the Auckland Council an initial consent compliance monitoring charge of \$3,000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, these will be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met, will Auckland Council issue a letter confirming compliance on request of the consent holder.

Pre-commencement conditions

Management Plans

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

Pre-start Meeting

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

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

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

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

Advice Note:

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

Cultural Monitoring

- (9) The consent holder must invite Ngāti Manuhiri, Te Kāwarau ā Maki, te Runanga o Ngāti Whātua, and Ngaati Whanaunga to attend each of the following activities at least 10 working days before the activity begins specifically to carry out cultural monitoring and observation:
- (f) Commencement of Stage 2 topsoil strip
 - (a) Commencement of Stage 2 topsoil strip
 - (b) Commencement of works within the area covered by consent notice 10576706.2
 - (c) If any archaeological sites or artefacts are discovered per Condition 36

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

2.0 Land Use (s9)

Consent Holder

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

Advice Note:

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

Construction Management Plan

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

Erosion Sediment Control Plan

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

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

Advice Notes:

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

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

Construction Traffic Management Plan

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

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

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

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

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

Construction Noise and Vibration Management Plan

(15) The consent holder must prepare and submit to Auckland Council a Construction Noise and Vibration Management Plan (CNVMP). The objective of the CNVMP is to identify and implement the best practicable option to minimise adverse construction noise and vibration effects. The CNVMP must be prepared with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and must address the following matters as a minimum:

- (a) Applicable site noise and vibration criteria, including the criteria in Condition 28;
- (b) Programme of works and hours of operation;
- (c) Identification of surrounding noise and/or vibration sensitive receivers;
- (d) Details of the specific management and mitigation measures required to comply with the relevant noise and vibration criteria;
- (e) The requirement to provide written communication to occupants of:
 - 19A Kowhai Road and 59 Russell Road prior to commencement of earthworks within Stage 1-A4.
 - 35 Russell Road prior to commencement of earthworks with Stage 1A-2 and Stage 1A-4.
 - 90 Upper Ōrewa Road prior to commencement of earthworks within Stage 2A-1, Stage 2C and Stage 2D.
 - 118 Upper Ōrewa Road prior to commencement of earthworks with Stage 2C.

The written communication should set out:

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

Chemical Treatment Plan

(16) The consent holder must prepare and submit to Auckland Council a Chemical Treatment Management Plan (ChTMP) in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guidance Document 2016/05 (GD05).

(17) All sediment retention ponds and any other impoundment devices, must be chemically treated in accordance with the Chemical Treatment Management Plan (ChTMP) required by Condition 16. All measures required by the ChTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.

Geotechnical Earthworks Review

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

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

Tree Management Plan

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

Fauna Management Plan

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

Wetland and Stream Delineation

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

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

Advice Note:

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

Wetland Offsetting Plan

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

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

Engineering Plan Approvals

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

During Construction Conditions

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

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

Construction Noise and Vibration

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

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

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

Geotechnical

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

Earthworks

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

Contaminated Soils

- (34) Following demolition and removal of the dwellings and other buildings (garages, sheds, barns etc.) existing within the site as at the date of grant of consent, surficial soil and debris (to the lesser of 300mm depth or top of natural insitu soils) across the footprint of each former structure, and a halo 2 metres wide on all sides around it, shall be either:
- (a) Excavated and disposed offsite to a consented Class 1 landfill if physically/geotechnically unsuitable for reuse; or

- (b) Tested by a suitably qualified and experienced contaminated land professional, as defined in the Users' Guide to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2012, to confirm its suitability for reuse onsite or disposal to alternative offsite facilities. All sampling and testing must be undertaken in accordance with the Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021).
- (35) In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder must immediately cease the works within a 2-metre halo of the contamination, notify Auckland Council, and engage a suitably qualified and experienced contaminated land professional to assess the situation (including possible sampling and testing) and decide on the best option for managing the material.

Archaeology

- (36) Should any Māori archaeological sites be encountered during earthworks and construction works Te 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.
- (37) If an Authority from Heritage New Zealand Pouhere Taonga is not yet in place the protocol set out in standards E11.6.1 and E12.6.1 of the Auckland Unitary Plan (Operative in Part, being the version as at the date of this decision) must be followed.

Transport

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

Wastewater Treatment Plant

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

The WTPMP must include, but not be limited to:

- (c) Identification of the specific activities conducted on the site;
- (d) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;
- (e) Methods used to contain identified contaminants and prevent them contacting stormwater runoff as far as practicable, and methods to manage environmental risks from site activities;
- (f) A Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of environmentally hazardous substances that has entered the stormwater system, a waterbody or has contacted unsealed ground, must be reported immediately to the Auckland Council's 24-Hour Pollution Hotline (09-377-3107));

- (g) Accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system;
- (h) An appropriate auditing programme to ensure site performance with all components of the WTMP;
- (i) Methods for providing and recording staff training; and
- (j) An Operation and Maintenance Plan.

Finalised Landscape Design Drawings

- (41) Prior to the completion of earthworks onsite the consent holder prepare a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional in relation to landscape matters associated with the roads to vest and drainage reserves. This information must be submitted to Auckland Council. The submitted information must be consistent with the consented landscape concept plan(s) referenced in Condition 1 and, at a minimum, must include:

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

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

Implementation Plan

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

Variations

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

Advice note:

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

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

Advice note:

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

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

Advice note:

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

Implementation and Maintenance of Landscaping and Fencing

- (47) Prior to occupation of the respective dwelling, the consent holder must implement the landscape design in general accordance with the landscape plans approved under Condition 1.
- (48) If a Wastewater Treatment Plant is constructed on-site, prior to it being made operational, the consent holder must implement the Wastewater Treatment Plant landscape design in general accordance with the landscaping plans approved under Condition 1.

Waste Management

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

Post Completion

Geotechnical

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

WWTP Decommissioning

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

3.0 Subdivision (s11)

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

Consent Holder

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

Advice Note:

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

Staging of Subdivision

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

Details relating to the stages are as follows:

- Stage 1A-1: Lot 2000 (road to vest), Lot 1601-1602 (drainage reserve), Lot 1600 (utility reserve), Lots 1500-1503 (JOAL), Lot 5000-5004 (balance allotments) and Lot 1-119 (residential allotments).
- Stage 1A-3: Lot 1504 (JOAL), Lot 1901 (balance lots containing protected vegetation), and Lot 130-154 (residential allotments).
- Stage 1A-4: Lot 2001 (road to vest), Lot 1603, 1604 and 1616 (drainage reserves), Lot 1904 and 1905 (balance lots containing protected vegetation), Lot 155-256 (residential allotments).
- Stage 1B-1: Lot 2003-2004 (road to vest), Lot 1605-1606, Lot 1508, 1509, 1515 (JOAL), Lot 5005-5007 (balance allotments), Lot 257 to 299 (residential allotments).
- Stage 1B-2: Lot 2005-2006 (road to vest), Lot 1510-1513 (JOAL), Lot 1607-1608 (drainage reserve), Lot 5008 (balance allotment), Lot 300-409 (residential allotments)
- Stage 1B-3: Lot 2008 (road to vest) Lot 1514 (JOAL), Lot 1609 (drainage reserve), Lot 1908 (balance lots containing protected vegetation), Lot 5009 (balance allotment), Lot 410-467 (residential allotments)
- Stage 2A-1: Lot 2100-1201 (roads to vest), Lot 1520-1526 (JOALS), Lot 1628 (drainage reserve), Lot 5010-5012 (balance allotment), Lot 600-765 (residential allotments)
- Stage 2A-2: Lot 2102 (road to vest), Lot 1620 (drainage reserve), Lot 1527-1533 (JOAL), Lot 1910 (balance lot containing protected vegetation), Lot 5013 (balance allotment), Lot 770-898, 900 -951 (residential allotments)
- Stage 2B-1: 2103 (road to vest), 1621 and 1625 (drainage reserve), Lot 1534-1535 (JOAL), Lot 952-981 (residential allotments)
- Stage 2B-3: Lot 2104 (road to vest), Lot 1622-1624 (drainage reserve), Lot 1536-1542 (JOAL), Lot 5016-5018 and 5020 (balance allotments), Lot 1024-1238 (residential allotments)

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

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

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

Public Roads

- (56) The consent holder shall construct new public roads in accordance with the requirements of Auckland Transport as approved via engineering plan approval.
- (57) All roading ancillary facilities to be vested in Auckland Council must be constructed in accordance with the approved engineering plans.
- (58) All landscaping within the road reserve must be implemented in accordance with the approved landscaping plans under Condition 1 and to comply with Auckland Council's latest specifications or relevant Code of Practice for green assets and landscaping.
- (59) 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.

Road Naming

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

Advice Note:

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

Lighting Plan

- (61) The consent holder must submit a Lighting Plan for the JOALs servicing 10 or more dwellings and roads to vest, prepared by a suitably qualified Lighting Engineer, to Auckland Council. The purpose of this condition is to provide adequate lighting for the safety of people. The Lighting Plan must:

- (c) Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part); and
 - (d) Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures.
- (62) The Lighting Plan must be implemented as part of the subdivision. The JOAL lighting must be maintained by associated the Residents' Association required to be established under Condition 77. thereafter.

Geotechnical

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

Neighbourhood Park

- (65) Lot 5020 shall be transferred to Auckland Council as land in lieu of reserve to vest if by the time of application for the survey plan for Stage 2B to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase of Lot 5020.
- (66) If no agreement is in place in accordance with Condition 64 by the time of application for the survey plan for Stage 2A to be approved under section 223 then Lot 5020 will remain as a balance lot held by the consent holder.

Survey Plan Approval (s223) Condition – All Stages

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

Roads to Vest

- (68) Lot 2000-2006, 2008, 2100-2106 as shown in the scheme plans approved under Condition 1 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Reserves to Vest

- (69) Lots 1601-1609, 1616, 1621-1627 on the scheme plans approved under Condition 1 must be vest in Auckland Council as local purpose (drainage) reserve
- (70) Lot 1600 on the scheme plans approved under Condition 1 must be vest in Watercare Services Limited as local purpose (utilities) reserve.

Memorandum of Easements

- (71) The rights of way and all services easements labelled on the proposed scheme plans approved under Condition 1 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Infrastructure and Servicing

Wastewater

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

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

Stormwater

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

Water Supply

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

Telecommunications and Electricity

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

Access

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

Asset(s) to be managed by an Incorporated Society

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

Asset(s) to be owned by an Incorporated Society

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

Consent Notices

- (81) Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Title for Lots 16, 17, 76-86, 106 – 119, 120, 121 & 123-127, 155-167, 203-209, 211-226, 228, 243-245, 250 – 256, 260-268, 278-279, 303-307, 315-318, 352-359, 369-370, 604-623, 636, 664, 665, 670, 674 – 687, 931 – 947, 982, 999 – 1023, 1028 - 1047, 1052 -1055, 1057, 1058, 1060, 1213 – 1238, 1270 – 1278.
- (a) Lots 16, 17, 76-86, 106 – 119, 120, 121 & 123-127, 155-167, 203-209, 211-226, 228, 243-245, 250 – 256, 260-268, 278-279, 303-307, 315-318, 352-359, 369-370, 604-623, 636, 664, 665, 670, 674 – 687, 931 – 947, 982, 999 – 1023, 1028 - 1047, 1052 -1055, 1057, 1058, 1060, 1213 – 1238, 1270 – 1278 contains vegetation and freshwater features that are required to be maintained and protected in perpetuity. This comprises the area to be protected is labelled 'bush covenant' on the approved scheme plans under Condition 1.
 - No person must cut, damage, fell, wilfully injure or destroy any part (including the roots) of any native vegetation present within this area, or conduct any excavation, construction, or

storage of material or debris within the canopy span of such vegetation without the prior written approval of Auckland Council.

- No person may do anything that would prejudice the health or ecological value of the area to be protected, their long-term viability and/or sustainability.
- (b) Compliance with this condition must be on a continuing basis and must be registered as a Consent Notice on the Computer Freehold Register of each lot, in accordance with s221 of the Resource Management Act 1991. The consent notice must be prepared by Auckland Council's solicitor and registered at the consent holders' expense.
- (c) If additional lots are included as a result of a variation under Condition 43 that also contain the vegetation and freshwater features referred to in this condition, the same consent notice must be registered against the record of title.
- (82) Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Title for Lot 1901, Lot 1904, 1905 1908, 1920 and 1922.
- (a) Lot 1901, Lot 1904, 1905 1908, 1920 and 1922 contain vegetation and freshwater features that are required to be maintained and protected in perpetuity. The owners or their successors must:
- Not cut, damage, fell, wilfully injure or destroy any part (including the roots) of any native vegetation present within this area, or conduct any excavation, construction, or storage of material or debris within the canopy span of such vegetation without the prior written approval of Auckland Council.
 - No person may do anything that would prejudice the health or ecological value of the area to be protected, their long-term viability and/or sustainability.

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

- (83) Pursuant to section 221 of the RMA, the following consent notices must be registered against the Records of Title for Lots 1-467, 470-471, 600-765, 770-898, 900-981, 982-1353.
- (b) Development on Lots 1-467, 470-471, 600-765, 770-898, 900-981, 982-1353 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report required by Condition 63 above.
- (c) If additional lots are included as a result of a variation under Condition 43 within the areas of these lots, the same consent notice must be registered against the record of title.

Advice Note:

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

Section 224(c) Compliance Conditions

- (84) The consent holder must demonstrate that Conditions 56-83 have been met for each stage, at the time it applies for section 224(c) certificate.
- (85) The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

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

4.0 Streamworks Conditions (s13)

Pre-commencement

Streamworks Management Plan to be Provided

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

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

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

Work in progress conditions

- (87) All streamworks must be undertaken in accordance with the Streamworks Management Plan required by Condition 86. All required control measures and methodologies must be in place prior to the streamworks commencing and be maintained for the duration of the streamworks activity.
- (88) Any changes to the Streamworks Management Plan (SMP) must be submitted to Auckland Council with supporting information demonstrating that the changes to the SMP incorporate best practice methodologies for managing effects from the streamworks and that the adverse effects from the streamworks remain the same or less.

Post-Construction Conditions

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

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

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

- (90) A Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a suitably qualified and experienced person, shall be submitted to Auckland Council. Any later proposed amendment of the GSMCP shall also be submitted to Auckland Council. The purpose of the GSMCP is to set out practices and procedures to be adopted to ensure compliance with the consent conditions and shall include, at a minimum the following information:
- (a) A monitoring location plan, showing the location and type of all monitoring stations including groundwater monitoring bores, ground and building deformation pins, inclinometers, and retaining wall deflection pins etc;
 - (b) Details of any buildings/structures that require detailed pre-condition surveys, groundwater and ground surface monitoring frequency;
 - (c) All monitoring data, the identification of services susceptible to damage and all building/service condition surveys undertaken to date;
 - (d) A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample monitoring report template (monitoring reports are to be provided at 2-monthly intervals);
 - (e) Alert and alarm levels triggers; and
 - (f) Details of contingency actions to be implemented if alert or alarm levels are exceeded.
- (91) 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.

6.0 Stormwater Discharge Permit (s15)

Minor modifications

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

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

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

Post-Construction Conditions

(93) 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.

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

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

7.0 Wastewater Discharge Permit (s15)

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

Wastewater Treatment Plant

- (96) If a Wastewater Treatment Plant is constructed on-site, a Wastewater Treatment Plant Discharge Plan (WTPDP) must be prepared prior to it becoming operational and submitted to Auckland Council. The purpose of the WTPDP is to set out how treated wastewater that cannot be discharged on the site is to be discharged. The WTPDP must explain the alternative discharge option or options to be used in addition to the on-site disposal, including but not limited to:
- (e) Discharge into the public wastewater network;
 - (f) Discharge into a holding tank(s) and removal off-site for disposal; and
 - (g) Reuse on-site or off-site.
- (97) The site must be operated and managed in accordance with the Wastewater Treatment Plant Management Plan (WTPMP) while the Wastewater Treatment Plant is operational.

While the Wastewater Treatment Plant is operational:

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

Access and Monitoring

- (98) Prior to the exercise of this consent, the consent holder shall install a flow meter to record the daily volume of wastewater discharged to each of the discharge locations.
- (99) A record of the volume of wastewater discharged daily each of the discharge locations shall be kept by the consent holder at all times. The consent holder shall forward the record for the previous year to Auckland Council upon request.

Volume

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

Treated Water

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

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

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

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

- (104) Chlorine may be up to 3 mg/L as Free Available Chlorine at the point of discharge.

Discharge to Irrigation Field

- (105) The irrigation field shall be sized in general accordance with the “Delmore Wastewater Treatment Plant Design Report” (Ref. 241104, February 2025 by Apex).

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

- (107) 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

- (108) 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.

- (109) The consent holder must submit the detailed design of the irrigation field to AucklandCouncil before installation. The detailed design must include, at a minimum:

- (a) A final layout of the overall irrigation field and irrigation zones;
- (b) A layout showing buffer distances from watercourses, buildings, bores and other features requiring buffer separation from the irrigation drip lines; and

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

Discharge to Rapid Infiltration Trench

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

Performance Monitoring

- (112) 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.
- (113) Within one month of the first exercise of this consent, the consent holder must supply Auckland Council with a Producer Statement/Certificate of Compliance from a suitably qualified person, certifying that the Wastewater Treatment Plan and irrigation field and land contact infiltration trench have been constructed as required by this consent.

Treated Wastewater Monitoring (Immediately After Wastewater Treatment Plant)

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

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

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

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

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

Receiving Environment

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

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

Monitoring of Ecology

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

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

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

Operations and Management Plan

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

8.0 Air Discharge Permit (s15)

Air Quality Management Plan

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

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

- (a) Identification of all point sources for discharges of contaminants into air, including a map and schematic diagram showing the location of each source;
 - (b) Procedures to minimise discharges of contaminants into air (including odour), including details of the inspection, maintenance, monitoring and contingency procedures in place for the waste water treatment plant.
 - (c) The operating parameters of odour control equipment and the frequency and scope of the regular checks to be performed on emissions control equipment; including testing of the carbon bed saturation;
 - (d) Procedures for the monitoring of odour, including details of inspection procedures, recording requirements and contingency measures;
 - (e) The identification of staff responsibilities;
 - (f) The procedures for the receipt, recording and handling of air quality complaints received.
- (125) The AQMP must be reviewed on an annual basis and any subsequent changes to the certified AQMP must be submitted to the council for certification prior to implementation. The council will advise the Consent Holder in writing if any aspects of the AQMP are considered to be inconsistent with achieving the provisions of this consent.

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

Limit Conditions: Air Discharges

- (126) All processes associated with the WWTP must be operated, maintained, supervised, monitored and controlled in accordance with the Air Quality Management Plan in accordance with Condition 124 to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.
- (127) Discharges of contaminants into air from the site must not cause:
- (a) Odour that are noxious, dangerous, offensive or objectionable effect beyond the boundary of the Site, in the opinion of an enforcement officer.
 - (b) Visible emissions (other than water vapour/steam or heat haze) that cause a dangerous, offensive or objectionable effect, in the opinion of an enforcement officer.

Advice Note: Air discharge limits

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

Process Conditions

- (128) Within one month of WWTP commencing treatment, the Consent Holder must provide to the Council a report from an appropriately qualified person, which verifies that the design and installation of the wastewater treatment plant and odour control system (including the odour extraction and treatment system) in accordance with Conditions 129.
- (129) Air discharges from the solids screening and storage and sludge dewatering and storage must be extracted to an emission control system (including an activated carbon scrubber) and discharged from a stack at least 3m above ground level or the apex height of the nearest building within 20 meters, without obstruction of the vertical discharge of air.

Monitoring and Reporting Conditions

- (130) Within 3 months of exercising this resource consent, The consent holder shall:
- (a) Operate and maintain a weather station on the site to measure and record the air temperature, wind direction and wind velocity on a continuous basis (at no less than 10-minute intervals). The weather data shall be retained for at least the duration of the resource consent.
 - (b) Weather data of any period shall be provided to Auckland Council within 5 days of a request.
 - (c) The weather station shall be located on the site in a location which, as far as is practicable, is unaffected by surrounding structures or vegetation or other features for the purpose of ensuring the most accurate measurements as practicable on the site.
 - (d) The weather station shall be installed and operated in accordance with AS/NZS 3580.14:2014 (Methods for sampling and analysis of ambient air - Meteorological monitoring for ambient air quality monitoring applications).
- (131) The Council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied:
- (a) Details of the nature of the discharge including any wind conditions as recorded under conditions 10 during the incident timeframe.
 - (b) An explanation of the cause of the incident.
 - (c) Details of remediation action taken.

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

- (132) 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

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

Proposed Consent Conditions

Attachment 1 – Table of Plans and Reports

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

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

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

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

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