DRAFT PROPOSED CONDITIONS

BEACHLANDS SOUTH FAST TRACK APPLICATION

26 June 2026

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INTRODUCTION

The conditions have been organised by consent type and consent number and have followed the below structure:

A. General conditions which are applicable to all consents, ~~which are~~ referenced as BUN60467962~~XXXX~~.
B. Specific land-use conditions relating to ~~district~~ unitary plan consents, referenced as ~~(Ref:~~ LUC60467963~~XXXX~~) ~~and regional earthworks conditions (Ref: LUC~~~~XXXX~~).
C. Specific contaminated land discharge permit conditions, referenced as DIS60468040~~XXXX~~.
D. Specific streamworks conditions, referenced as LUS60467965~~XXXX~~.
E. Specific stormwater discharge consent conditions, referenced as DIS60467968~~XXXX~~.
F. Specific subdivision conditions, referenced as SUB60467964~~XXXX~~.
G. Air Discharge Conditions, referenced as DIS60467969.
H. Formosa Bore Water Permit, referenced as WAT60467967.
~~I.~~ 620 Whitford Maraetai Road Bore Water Permit, referenced as WAT60467967.
~~J.~~I. Coastal Permits, referenced as CST60468041, CST60472239 (Disposal/Deposit/Replenishment), CST60472340 (Vegetation Removal.
~~K.~~J. Wastewater Treatment Plant and Discharge, referenced as DIS60467966 (Land), DIS60471469 (CMA).
~~L.~~K. Wildlife Act Approvals
~~M.~~L. Heritage NZ Pouhere Taonga Authorisations

Below is a definition table of all the acronyms used across all conditions:

DEFINITIONS	
Term	Definition
AMP	Archaeological Management Plan
AVMPP	Archaeological Vegetation Management and Planting Plan
Auckland Transport	Auckland Transport or any replacement Road Controlling Authority
Auckland Transport Engineering Standards	The Auckland Transport Code of Practice 2013 or any later replacement or update to that document dated prior to the date of this consent
AUP(OP)	Auckland Council Unitary Plan (Operative in Part)
BMP	Biodiversity Management Plan
CBMP	Coastal Bird Management Plan
ChTMP	Chemical Treatment Management Plan
CMA	Coastal Marine Area
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
COAL	Commonly Owned Access Lot
Council	Auckland Council (including Council's Monitoring Officer)
CSMP	Contaminated Site Management Plan

<table>
<tr><td>CTMP</td><td>Construction Traffic Management Plan</td></tr>
<tr><td>EMP</td><td>Ecological Management Plan</td></tr>
<tr><td>ESCAMP</td><td>Erosion and Sediment Control Adaptive Management Plan</td></tr>
<tr><td>ESCP</td><td>Erosion and Sediment Control Plan</td></tr>
<tr><td>FMP</td><td>Fauna Management Plan</td></tr>
<tr><td>FPMMP</td><td>Fish Passage Monitoring and Maintenance Plan</td></tr>
<tr><td>GD05</td><td>Auckland Council's Guideline Document GD2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region', incorporating its latest amendments.</td></tr>
<tr><td>HNZPT</td><td>Heritage New Zealand Pouhere Taonga</td></tr>
<tr><td>LBMP</td><td>Lizard and Bat Management Plan</td></tr>
<tr><td>NFMP</td><td>Native Fish Management Plan</td></tr>
<tr><td>NSAAT</td><td>No Stopping At All Times</td></tr>
<tr><td>OMP</td><td>Operation and Maintenance Plan</td></tr>
<tr><td>Project</td><td>The Beachlands South development enabled by these consents</td></tr>
<tr><td>RMA</td><td>Resource Management Act 1991</td></tr>
<tr><td>RPP</td><td>Riparian Planting Plan</td></tr>
<tr><td>Site</td><td>The site identified as follows:
<table>
<tr><th>Property Addresses</th><th>Legal Description</th><th>Title</th><th>Area</th></tr>
<tr><td>(a) 110 Jack Lachlan Drive</td><td>Lot 2 DP 501271</td><td>748626</td><td>170.475 Ha</td></tr>
<tr><td>(b) 620 Whitford-Maraetai Road</td><td>Lot 100 DP 504488</td><td>759265</td><td>79.9444 Ha</td></tr>
<tr><td>(c) 712 Whitford-Maraetai Road</td><td>Lot 4 DP 54105</td><td>NA6C/674</td><td>4.7518 Ha</td></tr>
<tr><td>(d) 758 Whitford-Maraetai Road</td><td>Lot 9 DP 54105</td><td>NA6C/678</td><td>6.1403 Ha</td></tr>
<tr><td>(e) 770 Whitford-Maraetai Road</td><td>Lot 10 DP 54105</td><td>NA56A/632</td><td>6.8665 Ha</td></tr>
</table></td></tr>
<tr><td>SMP</td><td>Stormwater Management Plan</td></tr>
<tr><td>SQEP</td><td>Suitably Qualified and Experienced Person</td></tr>
<tr><td>SVR</td><td>Site Validation Report</td></tr>
<tr><td>TDR</td><td>Transport Design Report</td></tr>
<tr><td>TDSMR</td><td>Transport Development and Subdivision Monitoring Plan</td></tr>
<tr><td>TMP</td><td>Travel Management Plan</td></tr>
</table>

~~TPZ~~	~~Tree Protection Zone~~
Watercare	Watercare Services Limited
Working Days	Working Days as defined in Section 2 of the Resource Management Act 1991
WMP	Waste Management Plan
WdMP	Wildlife Management Plan

A. GENERAL CONDITIONS APPLICABLE TO ALL CONSENTS (BUN60467962~~XXXX~~)

Activity in accordance with the application

[1] The development must proceed in general accordance with the information and plans submitted with the application and formally approved by the Environmental Protection Authority on XXXXX, including all supporting and additional information submitted and included in Appendix 1 to these conditions. In the event that any of the provisions of the documents conflict with the requirements of these conditions of consent, the conditions of consent shall prevail.

Lapsing of consent

[2] The consents related to the development shall lapse fifteen years after the date of commencement unless given effect to prior or unless specified otherwise below.

Monitoring deposit

[3] The Consent Holder must pay the Council an initial consent compliance monitoring charge of $5,000 (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 all work to ensure compliance with the resource consents, including inspecting the Site, carrying out tests, reviewing conditions, updating files, etc. In order to recover actual and reasonable costs, monitoring of conditions in excess of those covered by the deposit shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met will the Council issue a letter confirming compliance on request of the Consent Holder.

Staging and Implementation

[4] The Project is enabled through a suite of interrelated subdivision, land use and regional resource consents to achieve an integrated outcome. The Project will be implemented in a number of stages. The Project may be implemented in any stage order and for a sub-precinct, full stage, or part thereof. The following consent conditions apply to each individual stage to the extent relevant to that stage. The extent of each stage may be as determined by the Consent Holder provided that all relevant consent conditions are complied with at each stage and the required infrastructure for each stage will be provided.

[5] Except as provided for in these conditions, prior to any building being occupied for an individual stage or part of a development that is being progressed the required infrastructure ~~shall~~ must be constructed and operational. Upon completion of a stage or part of a development that is being progressed, an updated staging plan must be provided to Council documenting:

(a) all previously implemented stages

(b) the remaining stages to be completed and the anticipated timeframe for each stage to be completed and

~~(b)~~(c) the transport infrastructure to be delivered with the next stage, including roads, bus stops and walking and cycling connections, and any interim provision (such as temporary turning heads or temporary paths) until the permanent connection is built.

Management Plans

[6] All management plans must be prepared by a SQEP, unless otherwise specified below.

[7] Management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the Project. Management plans submitted must clearly show the integration of activities and their management with adjacent stages and interrelated activities.

[8] The management plans required under the following conditions must be submitted to Council in electronic copy form for certification that the management plan(s) meet the objective(s) specified and give effect to the relevant consent conditions to which each plan relates:

(a) A CNVMP – refer Condition [XX]

(b) A CMP – refer Condition [XX]

(c) A CTMP – refer Condition [XX]

(d) An ESCP – refer Conditions [XX and XX]

(e) A ChTMP – refer Condition [XX]

(f) SMP – refer Condition [XX]

(g) A NFMP - refer Condition [XX]

(h) A RPP - refer Condition [XX]

(i) A BMP – refer Condition [XX]

(j) LBMP – refer Condition [XX]

(k) A WMP – refer Condition [XX]

(l) A WdMP – refer Condition [XX]

(m) A CSMP – refer Conditions [XX to XX]

(n) AMP – refer Condition [XX]

(o) AVMPP - refer Condition [XX]

(p) TDSMR - refer Condition [XX]

(q) TMP - refer Condition [XX]

(r) CBMP - refer Condition [XX]

(s) TDR - refer Condition [XX]

Advice Note: The Consent Holder is encouraged to discuss the approval of any management plans with their allocated monitoring officer as early as possible. Any management plans submitted under this condition must be sent to the Consent Holder's allocated Council monitoring officer and to the monitoring@aucklandcouncil.govt.nz inbox. The Consent Holder should seek confirmation from the monitoring officer that the management plan has been received.

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

[9] Works to which a management plan relates must not commence until the Consent Holder has received written certification from Council.

Advice Note: Council must avoid unreasonable delay when determining certification for a submitted management plan.

[10] The Consent Holder must implement the certified management plan(s), and all works must be carried out in general accordance with the latest version of the certified management plan(s).

[11] The Consent Holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any material change must be consistent with the objective(s) of the relevant management plan and the requirements of the relevant conditions of this consent, and must

be submitted to Council for certification.

[12] The Consent Holder must ensure that copies of all certified management plans are available on Site and can be provided to Council officers on request.

Pre-commencement Meeting

[13] Prior to the commencement of enabling works, construction and / or earthworks for each main stage of the Project on the Site, the Consent Holder must hold a pre-commencement meeting that:

(a) Is located on the Site;

(b) Is scheduled not less than 5 Working Days before the anticipated commencement of any enabling works, construction and / or earthworks;

(c) Includes representation from the contractors who will undertake the works;

(d) Includes Council representatives, including the Compliance and Monitoring officer;

(e) Includes the Project archaeologist;

(f) Includes the Project arborist; and

(g) Includes an Auckland Transport representative.

[14] The purpose of the meeting addressed in Condition [13] is to discuss the erosion and sediment control measures, earthworks methodologies, relevant management plans, timeframes for the work, and to ensure all parties are aware of and familiar with the relevant consent conditions.

[15] The following information must be made available for the meeting addressed in Condition [13] at least 5 Working Days before the meeting:

(a) Timeframes for key stages of the works;

(b) Name and telephone number of the Project manager and the Site owner for monitoring and communication purposes;

(c) Resource consent conditions;

(d) ESCP and ChTMP;

(e) CNVMP;

(f) CMP;

(g) CTMP;

(h) CSMP;

(i) Contact details of the Site contractor and Site civil engineer;

(j) Construction plans approved (signed/stamped) by the Council, care of the Council's Development Engineer, if applicable.

Advice note: To arrange the pre-construction meeting please contact Council by email (monitoring@aucklandcouncil.govt.nz). All information required by the Council and listed in that condition should be provided 10 days prior to the meeting.

Cultural induction

[16] At least 15 Working Days prior to the planned commencement of earthworks, and on further occasions as may be agreed by the Consent Holder and Ngāi Tai ki Tāmaki, the Consent Holder must invite Ngāi Tai ki Tāmaki to give a cultural induction of the Site to all relevant contractors involved with earthworks and construction associated with this Project.

[17] The Consent Holder must notify the Council and Ngāi Tai ki Tāmaki in writing at least 5 Working Days prior to earthworks activities commencing on Site.

Mana Whenua Consultation and Implementation

[18] The Consent Holder must maintain ongoing consultation with Ngāi Tai ki Tāmaki who have asked to be consulted on an ongoing basis throughout the design and development phases of the Project.

[19] Should kōiwi (human remains) be unearthed or other major activators arise, a rāhui will be discussed with (and if suitable invoked by) Ngāi Tai ki Tāmaki to allow appropriate holistic mitigation measures to be implemented.

[20] Should cultural material discoveries occur, the landowner will consider resourcing for a Pou Whenua, kōhatu, or Ngāi Tai marker, where appropriate, to be installed to mark the significance of the whenua.

[21] The Consent Holder shall regularly demonstrate cultural competency of their employees and contractors (including archaeologists) upon request from Ngāi Tai ki Tāmaki and will regularly wānanga with Ngāi Tai ki Tāmaki either onsite or at Umupuia Marae for general/site cultural induction purposes.

[22] The Consent Holder must, prior to commencement of bulk earthworks and on an ongoing basis for that activity, invite Ngāi Tai ki Tāmaki to undertake cultural monitoring of bulk earthworks. The details of such monitoring may be agreed as between the Consent Holder and Ngāi Tai ki Tāmaki, and must include as a minimum the first scraping of topsoil to identify potential archaeological features, and inspection of the erosion and sediment controls and

measures upon installation.

[23] The Consent Holder shall contact Ngāi Tai ki Tāmaki where any New Zealand native trees are proposed to be removed. If the tree specimen is a healthy native tree that cannot be replanted within the Project site, the Consent Holder shall where possible relocate the tree outside the Project site. If from the outset the trees cannot be relocated or replanted, the Consent Holder shall engage with Ngāi Tai ki Tāmaki to assess the trees to determine suitability for carving or other cultural purpose. Should any of the above outcomes not be achievable then the trees shall be mulched and returned within the project landscaping or, the mulch delivered to Umupuia Marae at 153 Maraetai Coast Road.

[24] The Consent Holder shall engage with Ngāi Tai ki Tāmaki regarding the design, engagement and procurement of 'Cultural Markers' consistent with I458 Beachlands South Precinct Plan 4 – Cultural Landscape.

Advice note: The identification of sites of significance or sites of interest is an opportunity of wayfinding and an opportunity to educate the community and visitors of the cultural importance of this landscape and will provide the opportunity to incorporate story telling, footprints, design, and development of cultural elements into the Project area.

Accidental Discovery Protocol

[25] If, at any time during Site works, sensitive materials (kōiwi / human remains, an archaeological site, a Māori cultural artefact, a protected NZ object, contamination or a lava cave greater than 1m in diameter) are discovered, then the AUP(OP) Accidental Discovery Protocol Rule outlined in Standard E11.6.1 and E12.6.1 of the AUP(OP) must be followed if an Archaeological Authority from HNZPT is not otherwise in place.

[26] Prior to any works progressing on 758 Whitford Maraetai Road and 770 Whitford Maraetai Road, the Consent Holder shall submit an Archaeological Management Plan for the proposed works on these sites, for certification by the Council.

Advice notes for all consents

1. *For more information on the resource consent process with Council see the Council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004. This consent does not remove the*

need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

3. *The Consent Holder is reminded that a waste management plan (WMP) is required to be prepared for any multi-unit development, comprising ten or more residential and/or commercial units, under the Auckland Council Solid Waste Bylaw 2012 ('the Bylaw'). Assistance in determining the contents of the WMP as required by the Bylaw can be found within the Auckland Design Manual located at this link: http://www.aucklanddesignmanual.co.nz*

4. *The Council acknowledges that the management plans referred to in the consent conditions are intended to provide flexibility both for the Consent Holder and the Council for the management of the relevant activities. Accordingly, the management plans may need to be reviewed over time.*

5. *Certification of any management plan by the Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety at Work Act 2015.*

6. *The proposal may require engineering approval to be obtained from the Council. See the Council's website http://www.aucklandcouncil.govt.nz for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*

7. *Pumping and/or boosting of the public water supply may be required for internal plumbing design. Details will be required with the building consent application.*

8. *The adequacy of the public water supply to provide for firefighting, as required by SNZ PAS 4509:2008, will need to be tested prior to lodgement of a building consent application for the proposal. Confirmation of adequacy should be in the form of a written report from the NZ Fire Service. Any shortfalls in the adequacy of the public supply should be addressed.*

9. *Any outdoor lighting required as part of the development, including during demolition, earthworks and construction, is required to comply with the requirements of Chapter E24 of the AUP(OP).*

10. *In relation to operational noise, any future activities in the building (including but not limited to noise generated from the retail tenancies, roof terrace activities/events, and any mechanical plant) should be designed/managed to comply with standards E25.6.8 (external) and E25.6.9 (between units) of the AUP(OP), at all times, except as otherwise provided for by the conditions of consent.*

11. *The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulation, bylaw or discharge rule that may apply.*

12. *In the event that the Consent Holder discovers asbestos containing materials (ACM) on the Site:*

    - *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
    - *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
    - *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
    - *Information on asbestos containing materials and your obligations can be found at http://www.worksafe.govt.nz.*

    If ACM is found on Site, you may be required to remediate the Site and carry out validation sampling. Dependent on the amount of soil disturbance a further resource consent application may be required.

13. *Reference to any technical documents in these conditions of consent (such as GD05 and Healthy Waters Operation and Maintenance Plan Template), include any updates to those documents.*

B. DISTRICT LAND-USE CONSENT CONDITIONS ~~(LUCXXXX)~~ AND REGIONAL EARTHWORKS CONDITIONS (LUC60467963~~XXXX~~)

Duration of Regional Earthworks Consent

[27] The regional earthworks component of consent LUC60467963~~XXXX~~ expires 25 years from the date it is granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Construction Management Plan (CMP)

[28] The Consent Holder must prepare and submit a CMP to the Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions [XX to XX].

The objectives of the CMP are to:

(a) Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised;

(b) Inform the duration, frequency and timing of works to manage disruption; and

(c) Require timely management of complaints.

[29] The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from earthworks, demolition and construction, and the management of all works associated with this Project (where they are not already managed by the CNVMP, ESCP or CTMP) as follows:

(a) Contact details of the appointed contractor or project manager (phone number, email, postal address);

(b) A general outline of the construction programme for each stage, including an explanation of how works involving vegetation removal will be timed to avoid clearing bird habitat during bird breeding season;

(c) Applicable conditions relating to the management of construction matters (including but not limited to those on dust, erosion and sedimentation);

(d) Programme of works and hours of operation;

(e) Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016);

(f) The circumstances when the Consent Holder shall offer the wash-down of the exterior of immediately adjacent dwellings to remove any potential construction-related dust;

(g) Management processes for earthworks on Site to minimise erosion and sediment effects as per Condition [XX] and as guided by Council's guideline document 005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005 (GD05);

(h) Details of the construction hoardings and other measures to be adopted to maintain areas of the Site that are visible from public places and private property in a tidy condition; and

(i) Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CNVMP or CTMP).

(j) Details of the proposed construction yards including temporary screening when adjacent to residential areas;

(k) Details of the proposed construction lighting;

(l) Measures to mitigate flood hazard effects such as siting stockpiles out of floodplains, minimising obstruction to flood flows, actions to respond to warnings of heavy rain;

(m) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with contingency procedures to address emergency spill response(s) and clean up;

(n) Location and procedures for the refuelling and maintenance of plant and equipment to avoid discharges of fuels or lubricants to watercourses;

(o) The use of wheel-wash facilities at construction yard exit points and the timely removal of any material deposited or spilled on public roads;

(p) Procedures for incident management;

(q) Methods for providing for the general health and safety of the general public;

(r) Procedures for responding to complaints about construction works.

Construction Noise and Vibration Management Plan (CNVMP)

[30] The Consent Holder must prepare a CNVMP with reference to Annex E2 of NZS 6803:1999 Acoustics – Construction Noise and Appendix B of DIN 4150-3:1999 *"Structural vibration – Part 3 Effects of vibration on structures"* and submit it to the Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions

[XX to XX].

The objectives of the CNVMP are to:

(a) Identify the Best Practicable Option for managing all construction noise and vibration to avoid, remedy or mitigate adverse effects;

(b) Define the procedures to be followed, and the alternative strategies to be adopted, when construction activities cannot practically achieve full compliance with the consented noise and vibration standards;

(c) Ensure that any property damage caused by vibration from construction activities is identified and repaired;

(d) Inform the duration, frequency and timing of the works to manage disruption; and

(e) Require frequent and effective engagement with affected receivers and timely management of complaints.

[31] Prior to the commencement of works, the consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) for certification. The objective of the CNVMP is to set out the Best Practicable Option for the management of noise and vibration effects. The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS6803:1999 Acoustics – Construction noise and Appendix B in DIN 4150-3:1999 Structural Vibration – Part 3.

Effects of vibration on structures and include but not necessarily be limited to the following:

(a) details of the community consultation to be undertaken to advise the owners and occupiers

(i) a brief description of the works, timing and duration;

(ii) the times and days when the highest noise and vibration is likely to be generated;

(iii) mitigation measures to be implemented;

(iv) noise and vibration monitoring;

(v) a contact name and number of the project manager who can be contacted if any issues arise; and

(vi) how noise and vibration complaints will be managed and responded to

(b) a description of the works and their duration, plant and equipment to be used, the methodology to be undertaken and the predicted noise and vibration levels; and

(c) identification of the best practicable options that will be undertaken to mitigate and

minimise noise and vibration including use of boundary or localized noise barriers.

The CNVMP must be prepared by a suitably qualified person and submitted to the Council for certification a minimum of ten (15) working days prior to commencement of the works. Any subsequent amendment of the certified CNVMP which comprises material changes to proposed construction methodology must also be prepared by a suitably qualified person.

Amendments must be tracked and the revised CNVMP submitted to the Council for certification.

~~[31] The CNVMP must include specific details of measures to avoid, remedy or mitigate adverse noise and vibration effects on the environment and neighbouring properties from earthworks, demolition and construction, and the management of all works associated with this development as follows:~~

~~(a) Contact details of the appointed contractor or project manager (phone number, email, postal address);~~

~~(b) A general outline of the construction programme for each stage;~~

~~(c) The applicable Site noise and vibration criteria set out in Conditions [XX] and [XX];~~

~~(d) Identification of surrounding noise and / or vibration sensitive receivers and measures by which neighbours will be advised of upcoming construction processes;~~

~~(e) Specific identification of vibration sensitive receivers where there is a risk of exceeding the vibration criteria set out in Condition [XX], in respect of which building condition survey reports must be prepared by the Consent Holder, if reasonable access is provided by the building owner/occupier, prior to and after the completion of earthworks activities;~~

~~(f) Details about the works, including:~~

~~(i) When the higher noise and vibration levels can be expected;~~

~~(ii) The likely sources or causes of noise and vibration and a description of the anticipated equipment and processes;~~

~~(iii) Methods for monitoring and reporting on noise and vibration; and~~

~~(iv) Hours of operation.~~

~~(g) The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings and structures (including to monitor vibration at Watercare's critical infrastructure and any vibration sensitive receivers where there is a risk of exceeding the vibration criteria set out in Condition [XX]);~~

(h) The processes for repairing any damage caused by construction activities;

(i) Requirements and specifications for acoustically effective barriers at and/or within Site boundaries and/or additional localised screening around individual noisy machinery;

(j) Details of practicable noise and vibration mitigation measures to be applied during the various stages of the construction period;

(k) Procedures for ensuring that all contractors and operators on Site are aware of the requirements to minimise noise and vibration effects as far as practicable on neighbouring properties;

(l) The process to record and investigate all construction noise and / or vibration complaints that includes the following steps being taken as soon as practicable:

(i) Acknowledge receipt of the concern or complaint within 24 hours and record:

a. Time and date the complaint was received and who received it;

b. Time and date of the activity subject to the complaint (estimated where not known);

c. The name, address and contact details of the complainant (unless they elect not to provide them);

d. The complainant's description of the activity and its resulting effects; and

e. Any relief sought by the complainant (e.g. scheduling of the activity).

(ii) Identify the relevant activity and the nature of the works at the time of the complaint;

(iii) If a complaint relates to building damage, inform the on-duty Site manager as soon as practicable;

(iv) Review the activity noise and / or vibration levels and the mitigation and management measures in place;

(v) Record the findings and recommendations in a complaints register that is provided to the project manager after each and every complaint and make available to Council upon request; and

(vi) Report the outcomes of the investigation to the complainant within 10 Working Days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.

Construction Traffic Management Plan (CTMP)

[32] The Consent Holder must prepare a CTMP and provide it to Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions [XX to XX]. The objective of the CTMP is to ensure that during demolition, earthworks and construction activities the surrounding road network (including the footpaths) operates safely and efficiently for all road users, including pedestrians. The CTMP must be prepared in accordance with the New Zealand Guide to Temporary Traffic Management.

[33] The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:

(a) Contact details of the appointed contractor or project manager (phone number, email, postal address);

(b) A general outline of the construction programme for each stage;

(c) Details of Site access / egress over the entire construction period and any limitations on truck movements. All egress points should be positioned to achieve appropriate sight distances;

(d) Plans showing areas where stockpiles, and storage of equipment (including contractor parking) will occur so that any obstruction of public places (e.g. roads) is minimised;

(e) Plans showing the location of any Site offices, worker facilities and worker car parking required during the construction period;

(f) An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

(g) Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during demolition and construction;

(h) Construction dates, hours of operation and any restrictions on Site access at certain times;

(i) Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;

(j) Measures to ensure that appropriate access arrangements are maintained along Jack Lachlan Drive or via an alternative route within the Beachlands area during the reconstruction of XX Jack Lachlan Drive.

(k) Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets within 30m of any construction ingress or egress point utilised as a result of the demolition, earthworks and construction activities;

(l) The process to record and investigate all traffic complaints; and

(m) Identification of routes to be used by heavy vehicles for construction and/or earthworks with Council and Auckland Transport prior to commencement of works, including any specific non-working or non-movement hours or specification of routes to not be used to manage vehicular and pedestrian traffic near education facilities, particularly during peak pick up and drop off times.

Erosion and Sediment Control Plan (ESCP)

[34] An annual ESCP prepared in accordance with GD05, including any amendments to this document, must be submitted to Council no later than 1 August of any year when bulk earthworks are proposed on site, for certification in accordance with Conditions [XX to XX]. Earthworks activity on the Site must not commence until written certification from the Council is provided that the ESCP meets the requirements of GD05 and contains sufficient detail to address the following matters.

(a) Specific erosion and sediment control works (location, dimensions, capacity);

(b) Supporting calculations and design drawings;

(c) Catchment boundaries and contour information;

(d) Details of construction methods;

(e) Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);

(f) Details relating to the management of exposed areas (e.g. grassing, mulching);

(g) Monitoring and maintenance requirements;

[35] Within 10 Working Days following implementation and completion of the specific erosion and sediment controls required by the ESCP and prior to the commencement of the earthworks activity, a SQEP must provide written certification to the Council that the erosion and sediment control measures have been constructed in accordance with the certified plans and GD05. Written certification must be in the form of a report or any other form acceptable to the Council.

Advice Note: Certification of the sediment and erosion control structure(s) 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*

[36] At least 15 Working Days prior to the commencement of any earthworks on the Site associated with development of any of the stormwater wetland ponds on the Site, an ESCP specific to these works and prepared in accordance with GD05, including any amendments to the ESCP, must be submitted to the Council for written certification. Land disturbance must not commence until the Council has certified that the ESCP satisfactorily meets the requirements of GD05. The plan must contain sufficient details to address the following matters:

(a) Specific details of any temporary stream diversion methodology, including location, type, and capacity in accordance with GD05, and confirmation that appropriate fish screens must be installed on any pumps;

(b) Details of a fish removal and relocation plan;

(c) Confirmation of any further erosion and sediment control measures dimensions, capacities) associated with the stormwater channel works;

(d) Supporting calculations and design drawings as necessary; and

(e) Monitoring and maintenance requirements.

Advice Note: In the event that minor amendments to the ESCP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

Chemical Treatment Management Plan (ChTMP)

[37] Prior to the commencement of earthworks activity on the Site, a ChTMP must be prepared in accordance with GD05 and submitted to Council at least 15 Working Days prior to the planned commencement of earthworks for certification in accordance with Conditions [XX to XX]. No earthwork activities may commence until the measures referred to in that plan have been put in place.

The ChTMP must include as a minimum:

(a) Specific design details of a chemical treatment system based on a rainfall activated

dosing methodology for the sediment retention pond(s) or other impoundment devices utilised throughout the earthworks;

(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.

(g) Bench testing to determine the appropriate flocculant to use~~, with a preference for organic flocculant~~. Bench testing must include organic flocculants to determine their effectiveness.

~~Adaptive Management Plan – Earthworks~~Erosion and Sediment Control Adaptive Management Plan (ESCAMP)

[38] No less than 20 Working Days prior to the commencement of any earthworks at the Site, an ESCAMP must be prepared in general accordance with Auckland Council's guidance document "Erosion and Sediment Control Adaptive Management Plan Guidance Document", July 2020 (Auckland Council reference RC3.2.22), and provided to the Council for written certification. The ESCAMP 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) ~~For the XX Wetlands catchment, preparation and p~~Provision of a Freshwater Baseline Report prepared by a suitably qualified and experienced Ecologist and/or Water Quality Scientist and provided to the Council for written certification, no less than 20 Working Days prior to any earthworks or streamworks commencing. The purpose of the Freshwater Baseline Report is to confirm pre-construction baseline environmental conditions of the receiving environment and include pre-construction in stream monitoring results.

The Freshwater Baseline Report must include as a minimum, information on the following matters:

- sediment quality such as description of sediment inputs, transport, substrate composition and embeddedness.
- water quality measurements such as total suspended solids (TSS) and turbidity.

- actual and potential inanga (Galaxias maculatus) spawning habitat.
- identify the pre-construction condition of any Erosion Prone Streams against which to measure construction effects and possible mitigation measures.
- The presence of any threatened aquatic species or habitat, susceptible to sediment discharge.

(b) Details of weather forecasting and monitoring, including implementation of an onsite rain gauge with a telemetered system that provides text and email notifications;

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

(d) Details of an ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment;

(e) An automated monitoring regime (inlet and outlet TSS and / or turbidity) on at least ~~3~~ 2 sediment retention ponds per catchment throughout the duration of earthworks at the site, and a manual sampling regime for all remaining sediment retention ponds and decanting earth bunds;

(f) Management responses when a trigger level is exceeded, including the ability to reduce exposed area; and

(g) Reporting to Council.

Advice Note: Turbidity results can be substituted providing a correlation between TSS and turbidity has been established. Any proposed revisions to the AMP must be submitted to the Council for written certification prior to formalising and implementing the revised Plan.

[39] An appropriate efficiency of sediment retention ponds and/or decanting earth bunds should be established where efficiency measurements are only activated when inlet samples indicate high sediment loadings. i.e., the efficiency of a pond need not be scrutinised when both inlet and outlet samples show low TSS / NTU.

Advice Note: Further guidance on preparation of an Adaptive Management Plan can be found in Auckland Council guidance document - Erosion and Sediment Control Adaptive Management Plan Guidance Document, Report to support preparation of Adaptive Management Plans, RC 3.2.22, July 2020.

[40] All monitoring and management procedures as detailed within the certified ESCAMP required by Condition [XX], and any subsequent revisions, must be implemented on an ongoing basis throughout the duration of all earthworks activities on site.

Advice Note: The AMP is a live document, and updates are expected to address unforeseen

circumstances or changes in the earthworks methodology as the site responds though its adaptive

[41] An earthworks area which has been stabilised as a result of a trigger level exceedance or a management response as defined and required by the certified ESCAMP (required under Condition [XX]) and any subsequent revisions certified by the Council, can only be re-opened for earthworks on the written certification of the Council.

[42] As a result of observed inefficiencies upon site inspection or identified within the site reporting, Council may request that the AMP be updated to address those inefficiencies. If such a request is made by the Council, the revised plan must be submitted to the Council within 5 Working Days of the request. The updated AMP must not be implemented without the Council's certification.

~~[43] The maximum area of exposed earth associated with bulk earthworks at any one time throughout the duration of the project when exercising this consent must be no greater than 20 hectares across the Project and 15 hectares within each catchment.~~

~~*Advice note: This limit applies to "bulk" earthworks only and not to "post-construction" subdivision or development related earthworks.*~~

[43] The Consent Holder must undertake all earthworks authorised by this consent so that:

(a) the maximum disturbed area across all catchments identified in Precinct Plan 7 does not exceed 20 ha cumulatively at any one time;

(b) no more than 15 ha of earthworks, comprising disturbed and stabilised areas, is undertaken within each catchment during any single earthworks season from 1 October to 30 April; and

(c) the maximum disturbed area within each catchment does not exceed 5 ha exposed at any one time.

Advice note: For the purposes of clauses (a) and (c), areas of completed earthworks that have been stabilised are no longer considered disturbed areas. Clause (b) applies to the total area of earthworks undertaken within the relevant catchment during an earthworks season, including both disturbed and stabilised areas. The limits apply irrespective of whether the works comprise bulk, civil, subdivision or development-related earthworks.

Review Condition

(45A) The Council may, within one month following each anniversary of commencement of this consent, serve notice on the Consent Holder under section 128(1) of the Resource

Management Act 1991, of its intention to review the conditions of resource consent LUC60467963 for the following purposes:

(d) To deal with any significant adverse effects on the environment arising from the exercise of the consent which was not foreseen at the time the application was considered and which is appropriate to deal with at the time of the review.

(e) To consider the adequacy of conditions which prevent nuisance and adverse effects beyond the boundary of the Site, particularly if regular or frequent complaints have been received and validated by an enforcement officer.

(f) To consider developments in erosion and sediment control technology and management practices that would enable practical reductions in the discharge of sediment to the receiving environment.

Or, the consent may be reviewed by the Council at any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

Geotechnical and Earthworks

[44] General ground conditions shall be inspected and tested by a SQEP as they are exposed during earthworks to confirm they are compatible with the assumed ground model.

[45] Geotechnical slope stabilisation requirements for Lots 528-534 (inclusive), 537, 538, 539, 545, 546, 547 and 561 to 570 (inclusive) as identified on the subdivision scheme plans referenced in Condition [1] and Appendix 1 to the conditions shall be designed by a SQEP to meet the Auckland Code of Practice for Land Development and Subdivision and certified by Council. The certified geotechnical stabilisation requirements shall be implemented prior to the construction of any dwellings on these lots commencing.

[46] Prior to the approval of any building consent for construction of a basement within the Project area, the Consent Holder shall submit a geotechnical assessment from a SQEP for certification by the Council.

[47] Prior to the approval of any building consent for construction of a retaining wall exceeding 3m in height above ground level within the Project area, the Consent Holder shall submit a geotechnical assessment from a SQEP for certification by the Council.

[48] Prior to construction commencing on the wastewater dripper irrigation field, the Consent Holder shall submit a geotechnical assessment from a SQEP that confirms that the sites are

suitable from a geotechnical perspective for the design and construction of the proposed works, for certification by the Council.

[49] Prior to construction commencing on the proposed access road at 712 Whitford Maraetai Road, the Consent Holder shall submit a geotechnical assessment from a SQEP that recommends the design and construction measures required to manage any geotechnical effects, for certification by the Council.

[50] Prior to works commencing on 758 and 770 Whitford Maraetai Road the Consent Holder shall submit a geotechnical assessment from a SQEP that confirms that the sites are suitable from a geotechnical perspective for the design and construction of the proposed works, for certification by the Council

[51] Prior to the commencement of each stage of earthworks, the Consent Holder shall provide a written statement to Council, prepared by a SQEP, demonstrating that ground settlement effects are unlikely to have detrimental ground settlement effects on previously completed building works and infrastructure. This should be based on a geotechnical engineering assessment and should also be validated by a GSMCP on the completion of earthworks.

[52] During earthworks, all necessary action must be taken to minimise dust generation and sufficient water must be available and used where needed to dampen exposed soil, and / or other dust suppressing measures must be available to minimise dust formation and discharge beyond the Site boundaries.

[53] All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the Site or adversely affecting any neighbouring properties. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense.

[54] The Consent Holder must engage a SQEP to supervise all excavations, retaining and foundation construction. The SQEP's contact details must be provided in writing to the Council at least 10 Working Days prior to commencement of any excavations, retaining or foundation construction on Site.

[55] Earthworks on the subject Site must not be undertaken between 1 May and 30 September in any year, without the submission of a 'Request for winter works' to, and approval by, Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the

receiving environment and approval may be revoked by Council upon written notice to the Consent Holder.

Advice Note: Any 'Request for winter works' will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent requirements. Each 'Request for winter works' submitted, should include the following:

- *Description of works proposed to be undertaken between 1 May and 30 September and the duration of those works.*
- *Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall.*
- *Details of area(s) already stabilised.*
- *Revised erosion and sediment control plan detailing stabilisation to date and timeline/staging boundaries showing proposed progression of stabilisation.*
- *Contact details for contractor who will undertake stabilisation of the Site including date(s) expected on Site.*
- *Alternatives/contingencies proposed if the contractor referred to above becomes unavailable.*
- *Details of Site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.*

[56] There must be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance may 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 and / or receiving waters.

[57] The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the ESCP (required by Condition [XX] must be maintained throughout the duration of the earthworks activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to Council on request.

Advice Note: As a guide, maintenance of the erosion and sediment control measures should seek to ensure that the accumulated sediment be removed from sediment retention devices

*prior to reaching 20% of total storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The Site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm event. Where it is identified that erosion and sediment control measures have become ineffective and maintenance is required, Council should be contacted on (*monitoring@aucklandcouncil.govt.nz*).*

[58] All erosion and sediment control measures must be constructed and maintained in general accordance with GD05, except where a higher standard is detailed in these conditions, in which case the higher standard must apply.

[59] All sediment retention ponds and decanting earth bunds (or other impoundment devices utilised throughout the earthworks) must be chemically treated in accordance with the ChTMP (Condition [XX]). 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.

[60] Earthworks must be progressively stabilised against erosion at all stages of the earthworks activities and must be sequenced to minimise the discharge of sediment to surface water in accordance with the certified ESCP (required by Condition [XX]).

Advice Note: Earthworks must be progressively stabilised against erosion during all stages of the earthworks activity. Interim 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*

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Council for more details. Alternatively, please refer to Council Guideline Document GD05.

[61] Notice must be provided to the Council at least 2 Working Days prior to the removal of any erosion and sediment control measures specifically required by the ESCP.

[62] Upon completion or abandonment of earthworks on the Site, all areas of bare earth must be

permanently stabilised against erosion in accordance with GD05.

[63] The Consent Holder must take all necessary measures to control silt contaminated stormwater at all times during the earthworks and during construction.

[64] All earthworks must be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the Site to either land, stormwater drainage network, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge mitigated and / or rectified.

[65] There must be no obstruction of access to public footpaths, berms, private properties, public services / utilities, or public reserves, resulting from the demolition, earthworks and construction activity, unless otherwise authorised by the Council or Auckland Transport. All materials and equipment must be stored within the Site's boundaries, unless as otherwise authorised by Council and / or Auckland Transport.

[66] All machinery associated with the earthworks activity must be operated in a way which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented from entering a waterbody.

Protected assets

[67] Any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity must be repaired and restored to the original condition of the asset. This includes, but is not limited to, assets identified in the pre-commencement process required under Conditions [XX to XX]. The costs of rectifying such damage and restoring the assets to their original condition must be met by the Consent Holder.

[68] Adequate provision must be made during earthworks associated with construction to protect any existing public stormwater, wastewater or water supply networks that traverse or pass close to the Site. Any damage to the networks must be repaired by the Consent Holder as soon as reasonably practicable at their cost.

Advice note: The general requirements in this condition are additional to the specific requirements of other conditions regarding potential damage caused by vibration to Watercare's infrastructure or potential damage to First Gas Limited's gas pipeline which traverses the Site.

Earthworks Completion

[69] Upon completion of earthworks, the Consent Holder must provide to the Council an as-built

overland flow path plan prepared by a SQEP. The layout plan must be in general accordance with the approved resource consent and include:

(a) As-built cross sections including the ponding areas with levels before overtopping; and

(b) As-built longitudinal plan and cross sections for the overland flow path locations.

[70] On completion of works, a Geotechnical Completion Report (GCR) (including a statement of professional opinion for the suitability of the site for the intended development) signed by a chartered geo-professional (as defined in Section 1.2.2 of NZS4404:2010) shall be provided to Council. The GCR must demonstrate earthworks are stable and suitable for development of the Project.

Noise

[71] ~~All construction and earthworks activities on the subject site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise as far as practicable unless otherwise provided for in a CNVMP.~~Noise arising from construction work activities on the Site, except for noise generated by works within the road and provided for in the CNVMP required by Condition 31, and noise levels allowed for in condition XXXX, must not exceed the noise limits specified in Tables E25.6.27.1 and E25.6.27.2 of the AUP(OP) decreased by 5 dB when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

~~[71]~~

[72] ~~Noise arising from construction work activities on the Site, except as otherwise provided for in the CNVMP required by Condition [XX], must not exceed the noise limits specified in Tables E25.6.27.1 and E25.6.27.2 of the AUP(OP) decreased by 5 dB when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.~~ During the northern bulk earthworks, for works not occurring on the road, the activities must be managed to ensure that the following noise limits are not exceeded:

(a) During the use of the motor scraper, up to 75dBLAeq at 18,19, 24 &27 Tui Brae.

(b) During excavation up to 80 dBLAeq at 18,19, 24 &27 Tui Brae.

Intermittently for a portion of two weeks.

~~[72]~~

[73] All construction works on the Site must be designed and conducted to ensure that construction vibration from the Site does not exceed:

(a) The guideline vibration limits set out in German Standard DIN 4150-3:1999 Structural Vibration – Effects of vibration on structures when measured from any adjacent building in accordance with the DIN Standard; and

(b) The vibration human comfort limits specified in Table E25.6.30.1 of the AUP(OP) as far as practicable and unless otherwise provided for in the CNVMP.

[74] Noise and vibration monitoring must occur during the first use of high noise and high vibration causing construction activities (e.g. excavators operating within 35m of a dwelling outside of the Site) or compactors operating within 20m of a building outside the Project area) in each stage of construction, and in response to a reasonable complaint being received. Monitoring must be undertaken by a suitably qualified person and results must be made available to Auckland Council upon written request.

Construction hours for earthworks and construction

[75] ~~Construction and earthworks activities may be carried out at any time subject to compliance with the relevant construction noise standards, measured at the boundary of an occupied dwelling outside the site.~~High noise and vibration generating activities must be limited to the hours of Monday –Saturday 7:30am to 6:00pm.

Complaints Register

[76] The Consent Holder must maintain a complaints register that is to be made available to Auckland Council on request. The complaints register must record any complaints and require the following steps to be taken as soon as practicable:

(a) Acknowledge receipt of the concern or complaint within 24 hours and record:

(i) Time and date the complaint was received and who received it;

(ii) Time and date of the activity subject to the complaint (estimated where not known);

(iii) The name, address and contact details of the complainant (unless they elect not to provide this);

(iv) The complainant's description of the activity and its resulting effects; and

(v) Any relief sought by the complainant (e.g. scheduling of the activity).

(b) Identify the relevant activity and the nature of the works at the time of the complaint.

(c) Review the management measures in place.

(d) Record the findings and recommendations.

(e) Report the outcomes of the investigation to the complainant within 10 days of the complaint being received.

The complaints register must continue until construction works are completed on the Site, and Council sign-off has been provided confirming that all construction-related consent conditions have been met.

Advice note: A complaints register maintained in accordance with this condition may be used to demonstrate compliance with the complaints-related requirements of the CMP and CNVMP conditions.

Ecology

Ecological Protected Area Network

[77] Pest and invasive vegetation removal within the Ecological Protected Area Network shall be permitted.

[78] Vegetation alteration or removal within the Ecological Protected Area Network (excluding high value terrestrial and wetland vegetation) to form pedestrian and cycle paths shall be permitted, except where the vegetation is located within 10m of any stream.

[79] Vegetation alteration or removal within the Ecological Protected Area Network (excluding high value terrestrial and wetland vegetation) for routine operation, maintenance and repair of existing tracks or paths shall be permitted.

[80] A final Riparian Planting Plan and Biodiversity Management Plan must be prepared by the Consent Holder in accordance with AUP standards I458.9(1) and (2) and be submitted to the Council for certification prior to any works (other than those permitted by conditions [77] to [79]) commencing within the EPAN. These plans shall specify the timing that the required planting and proposed works will be given effect to. A section of the BM must require the preparation of a Construction Tree Management Plan (CTreeMP) to be prepared by the Project Arborist engaged by the consent holder to identify and protect the retained trees located in the vicinity to the works areas at different stages of the development, with detailed tree protection measures to be proposed and implemented, follow up with regular monitoring during construction period. It is recommended that the CTreeMP to be certified by Council prior to the commencement of tree works on site.

[81] A final Archaeological Vegetation Management Plan must be prepared by the Consent Holder in accordance with I458.9(3) and be submitted to the Council for certification prior to any works (other than those permitted by the above conditions of consent) commencing within the EPAN. These plans shall specify the timing that the required planting and

proposed works will be given effect to.

[82] The Consent Holder shall ensure that any boardwalk or path proposed to be constructed over a stream is constructed to comply with the following requirements of AUP standard E3.6.1.16:

(a) Piles must not be located in, on or under the bed of the stream;

(b) The total span of the boardwalk or path over the stream must not exceed 30m

(c) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure; and

(d) Any required erosion or scour management works must not exceed 5m in length either side of the structure.

[83] The Consent Holder shall ensure that any stormwater device or stormwater wetland within the EPAN or within 5m of a stream shall be designed in conjunction with an ecological SQEP and submitted to Council for certification prior to construction commencing on the device or wetland.

[84] The Consent Holder shall repair the slip within the EPAN in accordance with Plan A2314380.00-SK02 Rev B drawn by Harrison Grierson. As part of any future land maintenance within the EPAN, the Consent Holder may repair any land slip or land instability issue, subject to the preparation of a remediation plan and methodology that is to be submitted to Council for certification, prior to any remediation works being undertaken. Any disturbed areas within the EPAN as a result of the above works are to be replanted with suitable species and in accordance with the Biodiversity Management Plan.

[85] A minimum 5m building setback must be provided from the High Value Terrestrial Planting and Wetland Margin Buffer Planting as shown on AUP I458.1.2 Precinct Plan 2. No buildings, structures or parts of a building shall be constructed within this 5m wide setback.

Lizard and Bat Management Plan (LBMP)

[86] The Consent Holder must prepare and submit a LBMP by a suitably qualified and experienced ecologist/herpetologist to the Council at least 15 Working Days prior to the planned commencement of any vegetation removal works on Site, for certification in accordance with Conditions [XX to XX]. The objectives of the LBMP are to ensure:

(i) The population of each species of native lizard present on the site at which vegetation clearance is to occur must be maintained or enhanced, either on the same site or at an appropriate alternative site; and

(ii) The habitat(s) that lizards are transferred to (either on site or at an alternative site, as the case may be) will support viable native lizard populations for all species present pre-development.

[87] The LBMP must address the following (as appropriate):

- Credentials and contact details of the ecologist/herpetologist who will implement the plan.
- Timing of the implementation of the LBMP.
- A description of methodology for survey, trapping and relocation of lizards rescued, including but not limited to: salvage protocols, relocation protocols (including the 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 and map 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 animal management to ensure the relocation site is maintained as appropriate habitat.
    - a plan/map detailing the location of the salvage and relocation sites
- Monitoring methods, including but not limited to: baseline surveying within the site, baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites, ongoing annual surveys to evaluate translocation success, pre and post – translocation surveys, and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control.
- A post-vegetation clearance search for remaining lizards.

Advice Note: Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated

approach (on the same day),to enable the physical search for gecko's following felling of trees and shrubs, and to rescue any skinks from ground cover vegetation and terrestrial retreats.

All native lizards are absolutely protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation.

For further information on lizards that are protected under the Wildlife Act and determination of a suitable new habitat please contact the Council's Environmental Services team on (ecologicaladvice@aucklandcouncil.govt.nz).

Marine Ecology

[88] ~~Vegetation~~ Mangrove removal within the CMA must be undertaken outside the main native bird breeding season (September to January inclusive) except where a suitably qualified ecologist has confirmed to the Consent Holder in writing that vegetation is clear of any native nesting birds, eggs, or chicks.

88A: One month prior to commencing mangrove removal associated with the shellbank enhancement activities, the consent holder must provide detailed information including but not limited to the total area of mangrove removal and ongoing management proposed over the duration of consent, Identification of all access points to the CMA, and the intended location of stockpiles of cleared vegetation on the adjacent reserve/site.

88B: All mangrove removal activities shall be undertaken using hand-held tools.

88C: All mangroves removed under this consent must be disposed of outside the CMA at the completion of work.

88D: The consent holder must cut all mangroves as close to the seabed level as possible to avoid leaving stumps that could create safety hazard post mangrove removal in the area.

88E: The consent holder must not deposit any organic material within the CMA at Waikopua Shellbanks other than shell material associated with shellbank enhancement activities. All shell material for shellbank enhancement sourced from an authorised supplier.

88F: The consent holder must provide the total volume of shell material deposited in the coastal marine area for shellbanks enhancement. The CBMP must include methodogy to monitor the extent of shell material deposited in the CMA.

~~[88]~~

[89] Should an active nest be found, a 50 m exclusion zone must be demarcated for any

Threatened or At Risk native bird species, and a 20 m exclusion zone for any Not Threatened native bird species. Works must remain outside of this zone until the chicks have fully fledged.

[90] Prior to the coastal walkway becoming operational a final Coastal Bird Management Plan, addressing the following, is to be submitted to Council for certification:

(a) The control of mammalian predators along the coastal margin including dogs and domestic cats;

(b) The enhancement of existing nesting and roosting sites in the adjacent coastal marine area including elevation and expansion of shell banks and invasive weed and mangrove management;

(c) The enhancement and maintenance of high-quality coastal bird foraging habitat in the inter-tidal mud/sand flats within the adjacent coastal marine area including selective mangrove management;

(d) Controls to minimise disturbance to roosting or nesting coastal birds; and

(e) A framework for monitoring and adaptive management.

~~[91] Prior to discharge from the coastal outfall treated wastewater commencing, the consent holder shall undertake a marine monitoring programme to establish a baseline, with regular routine monitoring commencing thereafter, as required by the following condition.~~

[91] One month prior to discharging the treated wastewater under this consent, the consent holder must submit a finalised Marine Monitoring Plan (MMP) to Council for certification. The objective of the MMP is to provide detailed methodologies/techniques and process for the monitoring to obtain comparable data over the duration of consent, sampling sites should be close enough to detect any changes from the proposed discharge and to isolate other catchment contributions, sampling sites should be close enough to detect any changes from the proposed discharge and to isolate other catchment contributions, reporting and review of the environmental effects of the discharge authorised by this coastal permit. The MMP must specify the frequency of monitoring and parameters to be monitored, sampling locations and methodologies for baseline and routine monitoring.

(a) Baseline and routine monitoring must include monitoring of appropriate indicators of benthic ecology, sediment and water quality in the vicinity of the offshore wastewater outfall.

(b) Monitoring of change in the spatial and temporal extent of subtidal and intertidal

seagrass in the Whitford embayment that can be attributed to effects from nutrient enrichment.

~~[92] Prior to the discharge from the coastal outfall treated wastewater commencing a Marine Monitoring Plan (MMP) must be developed that includes:~~

~~(a) Routine monitoring requirements to monitor benthic ecology, sediment and water quality in the vicinity of the proposed wastewater outfall.~~

~~(b) Monitoring of potential effects to subtidal and intertidal seagrass extent and quality in the Whitford embayment that can be attributed to effects from nutrient enrichment.~~

~~(c) An adaptive monitoring approach that allows for the future inclusion of EOC monitoring subject to the development of national guidance and changes to monitoring frequency and / or scale depending on observed effects.~~

(c) ~~The process required to determine sampling frequencies and review of the MMP.~~

~~(d)~~[92] Deleted.

Design, Layout and Finishing of Buildings

[93] Prior to the commencement of construction of the above ground structures and elevations of each building within each stage of the development, the Consent Holder must prepare a site plan and architectural drawings of the façade components and a Materials Schedule and Specifications for the proposed external cladding and glazing systems, including surface finishes and colour scheme. The detailed drawings and Materials Schedule must be in general accordance with the Beachlands South Architectural Plans relevant to each sub-Precinct (as referenced in Condition [1]) and be submitted to the Council for certification of compliance with this condition.

The information provided must include:

(a) Architectural plans including details of façade treatment / architectural features, and the proposed building reference typology from the Design Controls & Design Guidelines for Residential Precincts;

(b) Materials schedule and specification

(c) A report demonstrating how compliance with the Architectural Plans for the relevant sub-Precinct has been achieved.

[94] The Consent Holder may change the location of each of the dwellings within an individual lot within either the Residential - Mixed Housing Urban or Residential - Terrace House and

Apartment Building zones, provided each dwelling complies with the Beachlands South Precinct Standard I458.6.17, except where this consent has granted an infringement to the standards. Any change in dwelling location within an individual lot must be illustrated on the site plan required to be submitted for Condition [93].

[95] The housing typologies within the Beachlands South Housing Typologies document (as referenced in Condition [1]) may be constructed on the residential lots specified in this Typologies document, in accordance with the identified lot size. The final design for each lot shall be submitted to the Council for certification of compliance with this condition.

[96] Dwellings on the vacant lots (300m^2 or more) are permitted subject to compliance with the AUP standards I458.6.17(a) to (h) inclusive. Should any proposed dwelling on these vacant lots infringe AUP standards I458.6.17(a) to (h) inclusive, a new consent or s127 variation consent will be required.

(96A) Prior to the lodgement of the Architectural Building Consent, a finalised Apartment Schedule and apartment drawings must be submitted to the Council for written certification. The information must include the following:

(a) An analysis demonstrating efforts to consider Universal design parameters in apartments closest to vertical circulation hubs and an updated Apartment Schedule identifying at least 5% of the residential dwellings (or a minimum of five) designed as accessible to suit design and access requirements.

(b) Updated floor plans for each of the Apartments updated to meet the above parameters

(c) A statement prepared by the engaged Universal Design specialist or accessibility consultant confirming all considerations for Universal Design undertaken in general, and how design parameters for the accessible apartments have been met.

(d) The certified Universal Design Apartment Schedule under relevant Condition must have all physical measures installed and fully operational prior to the development being first occupied and thereafter retained and maintained for the duration of the consented development.

(e) Any changes proposed to the certified Universal Design Apartment Schedule must also be certified in writing by the Council prior to implementation

(f) Parking spaces and manoeuvring areas, including vehicle tracking where a garage opens directly onto a JOAL, and parking space gradients comply with AUP(OP) Standard E27.6.3, and

(g) Design details for waste/refuge management.

~~[96]~~ BD note: Combined changes of Urban Designer, Waste Specialist and TPO.

Landscape Design Drawings, Specifications and Maintenance Requirements

[97] At least 20 Working Days prior to the planned commencement of any landscaping works (excluding landscaping or private lots, earthworks, drainage and retaining works) authorised by this consent, the Consent Holder must provide a set of detailed landscape design drawings and supporting written documentation which have been prepared by a SQEP for the stage or part of the development proposed to be progressed to the Council for certification of general compliance with the Beachlands South Open Space Strategy Landscape Drawings prepared by Studio Pacific Architecture and Jasmax referenced in Condition [1]. No landscaping activities on these publicly accessible areas may commence until the certification referred to in this condition has occurred.

[98] At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:

(a) Existing vegetation to be retained as part of the development;

(b) Any vegetation to be removed;

(c) Stream restoration and riparian planting;

(d) Details of how the Consent Holder has engaged with Ngāi Tai ki Tāmaki and incorporated their values into the landscaped areas of the Project, as required by Condition [XX];

(e) An annotated planting plan(s) which detail the proposed location and extent of all areas of planting;

(f) Annotated cross-sections and / design details with key dimensions to illustrate that adequate widths and depths are provided within planter boxes and garden beds to support the intended planting;

(g) A plant schedule based on the planting plans detailing height and/or grade and or density at time of planting;

(h) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;

(i) An annotated pavement plan and related specifications, detailing proposed levels and the materiality and colour of all proposed hard surfacing;

(j) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following:

i. Irrigation (if necessary)

ii. Weed and pest control

iii. Plant replacement

iv. Inspection timeframes

v. Contractor responsibilities

(k) Details of any wayfinding signage to be implemented to ensure clear and simple Site navigation for residents and members of the public is provided

~~(k)~~(l) Design details for waste/refuge management.

Advice notes: Site navigation on public roads to be vested in Council should be in general accordance with Auckland Transport's Wayfinding and Signage Design Guide (available online at https://at.govt.nz/about-us/manualsguidelines/transport-design-manual-signage/) unless otherwise agreed by Council.

Where roads will vest in Council, the streetscape landscape plans may be subject to minor changes during the engineering plan approval stage of the subdivision.

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

[99] Before each stage of the development or part of the development proposed to be progressed is occupied, the Consent Holder must implement the certified landscape design under Condition [XX] for that stage or part of the development proposed to be progressed and thereafter maintain the landscaping (both planting and hard surfaces) in accordance with the certified landscape maintenance plan which must specify the timeframe that ongoing maintenance is required for.

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

[100] Prior to the occupation of buildings in sub-precinct A, final landscape design, including

drawings, specifications and related maintenance plan, ~~and landscape plans~~ for the Fairway Reserve area as indicated in the Beachlands South Open Space Strategy (referenced in condition 1) ~~shall~~ must be submitted to Council for certification. The design of Fairway Reserve must comply with ~~standard I458.6.8(2) to (5)~~ the following:

(a) ~~-~~A continuous safe walking and cycling connection must be provided within the Fairway Reserve connecting between the Village Centre and the Pine Harbour Ferry berths.

(b) The Fairway Reserve must be available for public use at all times unless written approval has been obtained from the council for an alternative. In all circumstances the Fairway Reserve must be available for public use between the hours of 7am and 11pm.

(c) The Fairway Reserve must be formed and maintained by way of an appropriate legal protection mechanism which must include the registration of an access easement (in gross) on the title to which the Fairway Reserve applies is required to ensure preservation of the reserve and its ongoing maintenance by the owner(s) of the land concerned.

(d) Fences, or walls, or a combination of these structures, adjoining the Fairway Reserve must not exceed the heights specified below, measured from the ground level at the boundary:

i. 1.2m in height; or

ii. 1.8m in height if the fence is at least 50% visually open

BD note: Further work needed above in (c) to agree best mechanism and place in consent to secure public access to fairway reserve. The Applicant is requested to comment in their response to the Panel.

COAL Detailed Design

(100A) Prior to construction of any COAL that provides the primary pedestrian and vehicle access to dwellings without direct public street frontage, the Consent Holder must submit a detailed COAL Design Plan to Council for certification.

The plan must demonstrate an integrated and functional residential frontage and access environment and where relevant include the following:

(a) carriageway and pedestrian-route dimensions;

(b) pedestrian access designed in accordance with the relevant E27 pedestrian access standards, including E27.6.6 where applicable, with appropriate physical separation from vehicle access, parking and manoeuvring areas;

(c) landscape and berm allocation, including planting locations and dimensions;

(d) lighting;

(e) dwelling entrances and opportunities for passive surveillance;

(f) visitor parking arrangements;

(g) waste and recycling storage, presentation and collection arrangements;

(h) servicing and emergency access; and

(i) vehicle manoeuvring and measures to minimise conflict between pedestrians, parked vehicles and servicing activity.

Contextual Urban Design Assessment

(100B) Where a dwelling location is changed under Condition 94, or an approved housing typology is applied under Condition 95, in a manner that results in a materially different relationship to:

(a) a public road;

(b) a COAL;

(c) a public open space;

(d) an adjoining residential site;

(e) a significant retaining structure or level change; or

(f) another key frontage or interface shown in the approved plans.

The Consent Holder must submit a design assessment to Council for certification that the requirements of Condition 95 have been met. The assessment must demonstrate that an equivalent or better urban design outcome is achieved, having regard to:

(g) orientation and address to streets, COALs and public open spaces;

(h) passive surveillance and CPTED;

(i) relationships to adjoining dwellings and boundaries that address privacy and outlook;

(j) topography, retaining and level changes;

(k) pedestrian access and legibility; and

~~[100]~~(l) associated private-lot landscaping, including frontage planting, privacy planting, boundary treatment and interfaces with streets, COALs and public open spaces.

[101] Prior to the occupation of any building in the Sub-precinct A (Marina Point) and Sub-Precinct D (Coastal), the relevant section of the indicative coastal pathway as shown on AUP I458.10.5 Precinct Plan 5 must be formed to a minimum width of 3m to link the relevant stage of development with the Pine Harbour Ferry terminal. ~~This~~ Any section of the coastal pathway that is contained within the land to vest must be maintained by way of an appropriate legal protection mechanism. The consent holder is liable for maintenance of the path within the land to vest during the establishment period For the purposes of this ~~standard~~condition, 'occupation' means occupation and use for the purposes permitted by the resource consent but not including occupation by personnel, engaged in construction, fitting out or decoration.

Advice Notes:

Landowner Approvals: All works in Council-owned lands will require Landowner Approval prior to any works being undertaken. Approval requests can be sent to landadvisors@aucklandcouncil.govt.nz

~~[101]~~ *Tree Asset Owner Approvals: Any tree removals or works affecting vegetation on Council-owned lands or existing street trees will require Tree Asset Owner Approval from the Community Facilities Urban Forest Specialist Team. Approval requests can be sent to* treemanager@aucklandcouncil.govt.nz.

Waste Management Plan (WMP)

[102] The Consent Holder must prepare a WMP for each apartment building and commercial building and submit it to Council at least 15 Working Days prior to the occupation of each apartment building or commercial building, for certification.

[103] The purpose of the WMP is to outline the methodology for refuse and recycling storage and disposal from the site, to ensure that the servicing requirements of the overall site and stage of the development are adequately provided for without causing odour/visual nuisance or personal safety issues.

[104] The WMP must contain sufficient detail to address the size and design of the bin storage area, access arrangements for residents, the location of refuse bins and other bins during storage and collection, the frequency of service, and the volume of waste to be provided for.

Advice Notice: Assistance in preparing the contents of the WMP can be found within the Auckland Design Manual.

Lighting

[105] Prior to the lodgement of Building Consent for a dwelling that requires lighting under AUP(OP) rule E27.6.3.7, the Consent Holder must provide a **Lighting Plan and Certification/ Specifications** for the Stage or part of the development proposed to be progressed and prepared by a qualified Lighting Engineer, to the Council. Lighting is required to be provided in accordance with this rule.

Sustainability

[106] Prior to the first building consent application for each dwelling or commercial building (over 1,000m^2 in gross floor area (excluding retail and industrial buildings), the consent holder shall provide the Council with a Building Sustainability Statement outlining the building sustainability measures included for each proposed building or group of buildings. The Building Sustainability Statement may include the following measures:

(a) Energy efficiency

(b) Thermal comfort

(c) Ventilation and Indoor Air Quality

(d) Water efficiency

(e) Building Orientation

Advice Note

The Building Sustainability Statement may be prepared for an individual building or group of buildings.

~~[107]~~ All stormwater runoff from impervious surfaces within the site must be managed in accordance with an approved Stormwater Management Plan (SMP). The consent holder must ensure that all stormwater management devices are constructed, operated, and maintained in accordance with the approved SMP and any subsequent amendments approved by Council.~~Stormwater runoff from all impervious areas other than roofs must be either~~:

~~(a) Treated at source by a stormwater management device or system that is sized and~~

~~designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or~~

~~(b) Treated by a communal stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)' that is I458 Beachlands South Auckland Unitary Plan Operative in Part 29 designed and authorised to accommodate and treat stormwater from the site; or~~

[107] ~~(c) Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'~~

[108] New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper and lead).

[109] All new dwellings must designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) ~~sized in accordance with the table below~~ implemented in accordance with an approved SMP. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems.

Alternative (from HWFR memo) – Applicant to respond

All new dwellings must designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems.

~~[109]~~ *Advice note: Compliance with this condition does not constitute hydrology mitigation requirements of the RWNDC.*

[110] All new buildings (except dwellings as provided for in condition [109] above must be designed to have non-potable water requirements supplied by rainwater tank. Rainwater tanks can be provided as either individual or communal rainwater systems.

~~[110]~~ *Advice note: Compliance with this condition does not constitute hydrology mitigation requirements of the RWNDC.*

[111] All new buildings must be fitted with water efficient fixtures, to a minimum 3 Star standard

for shower heads, 4 Star standard for toilets, and a minimum 5 Star standard for kitchen taps and bathroom hand wash taps (as rated (under the Water Efficiency Labelling Scheme (WELS)).

[112] The minimum sizes for rainwater tanks (or bladders) shall be as set out below:

All dwellings except apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L
4+bedrooms	5000L

Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	2000L
4 bedroom	2000L
5+ bedrooms	2500L

BD note – see comments under HWFR memo – Applicant is requested to address this in their response to the Panel

Transportation and Roading

[113] The Consent Holder shall ensure that the number of accessible parking spaces provided comply with the requirements of standard E27.6.3.2A of the AUP(OP). The accessible parking dimensions shall be designed in accordance with the New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121 – 2001).

(113A) Before the erection or installation of any signs, the consent holder must provide to Council a comprehensive Signage and Wayfinding Design Plan for written certification containing details of all signs to be erected on the Site, including:

(a) All exterior building signs, including identification and building naming signs.

(b) All exterior directional, wayfinding, including location of public lifts, amenities, locker rooms, accessible toilets and rest rooms, and traffic and parking signs associated with the management of vehicle access to and from the Site that is not on land controlled by Auckland Transport.

(c) To ensure that proposed signage is cohesive and does not detract from the architectural

quality of the building and immediate surrounding area, and avoids visual clutter and/or obstruction, this information is to include the location, dimensions, placement, materiality, colour, and method of attachment or placement of each sign.

(d) All signage must be universal in nature – intuitive, legible and accessible for all carrying fonts, heights, colour contrast approved by low blind vision, and raised tactile lettering and braille for floor-mounted signs, and interactive NZSL panels at information counters/ plinths at critical junctions.

(e) All signage must be bilingual (Maori and English)

~~[113]~~

[114] Prior to occupation of any dwelling within each stage of the development or part of the development proposed to be progressed, the bicycle parking requirements specified in AUP(OP) Table E27.6.2.5, including on-site secure and visitor bicycle parking, ~~standard E27.6.2(5)~~ must be provided. The bicycle parking shall be designed and provided in accordance with AUP(OP) standard Standard E27.6.2.4(6)~~E27.6.2(5)~~.

[115] Prior to occupation of any commercial building that requires end of trip facilities in accordance with AUP(OP) Standard E27.6.2(7), the required end of trip facilities must be constructed. The bus stops required to serve a stage are those on roads within or fronting that stage, and each must include kerbs, hardstand, a shelter and footpath connections.

[116] Prior to the occupation of any building within a stage of the development or part of the development proposed to be progressed, all internal roading, intersections, accessways, footpaths and cycleways must be completed for that stage or part of the development proposed to be progressed.

[117] In accordance with Special Information Requirement I458.9(5) a Transport Monitoring Report ~~shall~~ must be prepared by a suitably qualified transport engineer for every 500 dwellings or residential lots cumulatively within the precinct (e.g., 500, 1,000, 1,500, and so on). At each of these thresholds, a Transport Monitoring Report must be submitted to Council for certification within 3 months of the threshold being reached. In addition to the matters in I458.9(5), each report must include the traffic survey and forecast required by Condition N1.

~~[117]~~ BD note: The Applicant is requested to refer to the additional conditions recommended by TPO (conditions N1-N16 inclusive) and update the suite of proposed conditions accordingly in their response to the Panel.

[118] In accordance with Special Information Requirement I458.9(7) a Travel Management Plan shall be prepared and submitted to Council for each commercial activity greater than 500m2, prior to the occupation of building.

[119] In accordance with Special Information Requirement I458.9(9) a Transport Design Report is required for any new road intersection or upgrading of existing road intersection identified on Precinct Plan 6, and must be submitted to Council for certification prior to construction commencing on these ~~intersections~~sEngineering Plan Approval for those intersections. The report must include:

(a) pedestrian and cycle crossing provision and cycle priority;

(b) bus stops and bus vehicle tracking, where the intersection is on the bus route;

(c) the design speed, with justification against both the posted speed limit and surveyed operating speeds; and

(d) the findings of the road safety audit required by Condition N2 and the designer's response..

(119A) Prior to Engineering Plan Approval for any road fronting a school site, the Consent Holder must submit to Council for certification a school frontage layout plan showing school bus stops, bus turning and layover areas, pick-up and drop-off areas and pedestrian crossing points, with vehicle tracking for a 13.5 m bus. Pick-up and drop-off areas and any bus layover areas must be accommodated within the school site. The road and internal access arrangements must be designed and constructed in accordance with the certified plan. The layout plan may show interim works where a road is built before the school is established, provided the vested road reserve can accommodate the ultimate layout and the interim works do not add undue cost to the future school works.

Prior to occupation of any school activity, the Consent Holder must submit a School Transport Management Plan to Council for certification, prepared by a suitably qualified transport specialist and following consultation with Auckland Transport the school operator and the Ministry of Education where applicable.

[...]

(i) monitoring and review of the plan following commencement of school operation, at least annually for the first three years of operation, with the results provided to Council.

[...]

Where any school activity is to be operated by a party other than the Consent Holder, the

Consent Holder must, before transferring or leasing the school site, register a consent notice on the record of title requiring that no school activity is occupied until a School Transport Management Plan has been certified under this condition, and that the certified plan is implemented and maintained for as long as the school activity operates. The Consent Holder must also give the school operator a copy of this condition and the certified plans and confirm this to Council in writing. The consent notice must also require the school operator to complete any works shown on the certified school frontage layout plan that were not completed through the subdivision.

~~[119]~~ BD note: Further changes recommended in TPO Memorandum not yet all included due to time constraints, but I recommend they be included - 121A, 122, N1-16 inclusive. Request the Applicant address these conditions in their response to the Panel.

[120] In accordance with Special Information Requirement I458.9(10) the ongoing monitoring of dwelling numbers shall be maintained in accordance with this Special Information Requirement and provided to Council upon request.

[121] All parking and loading spaces and associated manoeuvring spaces shall comply with AUP(OP) Standard E27.6.3.

(121A) Prior to the issue of building consent for any building containing a basement or ground-level vehicle access for buildings within CM3, VC1, VC3 and VC4, the Consent Holder must submit to Council for certification redesigned complying plans demonstrating that either:

(a) the relevant vehicle access achieves the pedestrian and cyclist visibility splays required by Auckland Transport Practice Note 07 or any equivalent Auckland Council standard applicable at the time of detailed design; or

(b) the relevant access has been redesigned or relocated so that the required visibility splays are achieved.

~~[121]~~[122] Where a visibility splay for a vehicle crossing in the Marina, Coastal or Employment precincts relies on an adjacent lot corner, any fence, wall or planting within the splay must be visually permeable and maintained as such, secured by consent notice.

~~[122]~~[123] The following Road upgrades as shown on Engineering Plans A2515591-3500 ~~Rev A~~ to A2515591-3625 ~~Rev A~~ (inclusive)), at the revisions listed in Appendix , by Harrison Grierson and Ferry Capacity upgrades must be carried out and be operational in accordance with the timing outlined below:

(a) Prior to the occupation of any of the lots within Stage 1 (including Stage 1A and

Stage 1B)***, Site A on Precinct Plan 6: Upgrade of Whitford-Maraetai Road/Jack Lachlan Drive intersection.

(b) Prior to the occupation of any dwellings or residential lots (except up to 68 residential lots delivered in accordance with (a)):

i. Upgrade of Jack Lachlan Drive to provide two-way cycling facilities along the full length of one side of the road; and a footpath on the northern side of the road; and

ii. Site (A) on Precinct Plan 6: Upgrade of Whitford-Maraetai Road / Jack Lachlan Drive intersection, including the active mode facilities shown on drawing A2515591.00-3530 Rev B and a pedestrian and cycle crossing of Whitford-Maraetai Road, the design of which must be approved by Council; and

iii. Site (B) on Precinct Plan 6: Upgrade of Whitford Park Road / Whitford Road / Whitford-Maraetai Road roundabout to provide an additional traffic lane on the Whitford Road (western) approach and traffic signal metering of the same approach with queue detectors on Whitford Maraetai Road (eastern) approach, and pedestrian improvements in Whitford Village including crossing points on the roundabout approaches **; and

iv. Site (E) on Precinct Plan 6: Upgrade of Somerville Road / Whitford Road / Point View Drive roundabout to provide a double north-west bound through-lane for additional capacity.

(c) Prior to the occupation of more than 500 dwellings or residential lots:

i. Site (D) on Precinct Plan 6: Provision of an additional left-turn approach lane on the northbound approach to the Whitford Park Road / Saleyard Road / Sandstone Road roundabout *

(d) Prior to the occupation of more than 850 dwellings or residential lots:

i. Site (B) on Precinct Plan 6: Further upgrade of Whitford Park Road / Whitford Road / Whitford-Maraetai Road roundabout to provide an additional lane on the Whitford-Maraetai Road (eastern) approach and the removal of the traffic signal metering equipment *

* means if the Whitford Bypass is operational or under construction these upgrades are not required.

** means this upgrade is not required if upgrade (c) above is operational or under construction.

*** means those lots identified on Plan A2515591.00-1000 Rev A, A2515591.00-1003 Rev A, A2515591.00-1004 Rev A, A2515591.00-1009 Rev A and A2515591.00-1010 Rev A referenced in Condition [1] provided that these lots have vehicle access to and from Jack Lachlan Drive via a public road.

(e) Ferry Upgrades

(a)	Prior to the occupation of more than 250 dwellings or residential lots	Provision for a total capacity of at least 600 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.
(b)	Prior to the occupation of more than 500 dwellings or residential lots	Provision for a total capacity of at least 700 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.
(c)	Prior to the occupation of more than 850 dwellings or residential lots	Provision for a total capacity of at least 825 ferry passengers from Pine Harbour during the two-hour peak period between 0620- 0820 on weekdays.
(d)	Prior to the occupation of more than 1500 dwellings or residential lots	Provision for a total capacity of at least 950 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.
(e)	Prior to the occupation of more than 1900 dwellings or residential lots	Provision for a total capacity of at least 1150 ferry passengers from Pine Harbour during the two-hour peak period between 0620 – 0820 on weekdays.

Infrastructure Requirements

~~[123]~~[124] The infrastructure required for each stage (as set out in Condition [4]) of the development or part of the development being progressed in general accordance with the engineering plans referenced in Condition [1], and shall be constructed and operational prior to the occupation of any building within that stage or part of the development being progressed.

Contamination

(123A) Land disturbance activity must be undertaken in accordance with the Contamination Site Management Plan (CSMP), titled Contamination Site Management Plan prepared by Tonkin +Taylor, dated June 2026. Any variations to the CSMP must be submitted to the Council for certification prior to their implementation prior to implementation to ensure that it appropriately manages any adverse soil contamination effects and is within the scope of

this consent.

Advice Note:

(123B) The Council acknowledges that the Contamination Site Management Plan is intended to provide flexibility of the management of the works and contaminant discharges. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm whether any proposed updates are within scope, please contact the Council.

(123C) Prior to future earthworks in the vicinity of the existing Wastewater Treatment Plant (WWTP) but after the WWTP ceases operation, pre-works investigation, must be undertaken and the updated CSMP based on the findings and provide to Council.

(123D) At least 10 working days prior to soil disturbance occurring on the site, a Detailed Site Investigation (DSI) must be undertaken on the sites where a DSI has not been done .

The DSI must:

(a) Provide details of sampling undertaken to characterise the site's contamination status in accordance with the Contamination Site Management Plan prepared by Tonkin +Taylor, dated June 2026 (CSMP)

(b) Be prepared in accordance with the Contaminated Land Management Guidelines No.1 & No.5: (Ministry for the Environment, revised 2021);

(c) Include a map of sampling locations and tabulated sampling results;

(d) Include an interpretation of the sampling results against the Soil Contaminant Standards (SCShealth) for the protection of human health as set out in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, (NES:CS) and the Permitted Activity soil acceptance criteria detailed by Standard E30.6.1.4 of the AUP; and

(e) Be prepared by a Suitably Qualified and Experienced contaminated land Practitioner (SQEP).

(123E) The consent holder must engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to oversee any works involving the disturbance of potentially

contaminated material and ensure the procedures and control measures in the certified CSMP are adhered to throughout these works. All sampling must be undertaken in accordance with the Contaminated Land Management Guidelines No. 5 (Ministry for the Environment, revised 2021).

Advice Note: Soil contamination sampling

In order to comply with the Contaminated Land Management Guidelines No.5 (Ministry for the Environment, revised 2021), all sample analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis.

(123F) In the event of an accidental discovery of contamination during soil disturbance which has not been previously identified, the consent holder must immediately cease the works in the vicinity of the contamination hotspot and notify the Council and engage a suitably qualified and experienced contaminated land practitioner (SQEP) to assess the situation (including possible sampling and testing), and decide in conjunction with the Council on the best option for managing the material.

Advice Note: Accidental discovery of contamination

Where unanticipated contamination is discovered during the works, a revision of the CSMP may be required to ensure that the contamination is appropriately managed. Any revision of the CSMP is required to be submitted to Council for certification prior to its implementation.

(123G) The disturbance of soil where asbestos has been found to be present must avoid discharges of dust and be undertaken in accordance with the NZ Guidelines for Assessing and Managing Asbestos in Soil (BRANZ, 2024) or any updates to this document, and the CSMP.

(123H) Any excavated material that is not re-used on site must be disposed of at an appropriate facility or site authorised to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the consent holder during the works and made available to the council on request.

(123H) All sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the Contaminated Land Management Guidelines, No.5 Site Investigation and Analysis of Soils (Ministry for the Environment, 2021).

(123I) Within three months of the completion of soil disturbance on the site a Work Completion

Report (WCR) or if remediation is required, a Site validation Report (SVR) must be submitted to the Council for certification.

(123J). The WCR report referred to in CS XX must be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines, No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2021) and contain sufficient detail to address the following matters:

(a) A summary of the soil disturbance undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated

(b) Details and results of any additional soil and groundwater sampling (if undertaken) and interpretation of the results in the context of the NES:CS, the AUP, and the Cleanfill criteria

(c) Details and results of the stormwater quality monitoring and interpretation of the results against the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000).

(d) Details and results of any vapour monitoring (if undertaken) and interpretation of the results against the appropriate guidelines

i. Records/evidence of the appropriate disposal for any material removed from the site

ii. Details of any validation sampling undertaken on materials imported to site

iii. Details of any stormwater/groundwater encountered during the works, details on any treatment and volume of disposal offsite.

iv. Records of any unexpected contamination encountered during the works and response actions, if applicable

v. Conditions of the final site ground surface

vi. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks

vii. A statement certifying that all works have been carried out in accordance with the requirements of approved plans and consent conditions, otherwise providing details of relevant breaches, if applicable;

(123K) The purpose of the SVR referred to in condition XX is to provide written confirmation from a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) that the soils on the site are highly unlikely to pose a risk to human health or the environment for the intended land use.

The SVR must be provided prior to prior to issuing approval for the subdivision under s224(c) of the RMA), and must be prepared by a Suitably Qualified and Experienced contaminated land Practitioner, in accordance with the *Contaminated Land Management Guidelines No.1 & No.5:* (Ministry for the Environment, revised 2021 and must contain sufficient detail to address the following matters:

(a) A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

(b) Conditions of the final site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS and the AUP *(for each proposed lot*);

(c) Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site and/or asbestos air monitoring);

(d) Records/evidence of the volumes and disposal locations for any material containing elevated levels of contaminants removed from the site;

(e) Records of any unexpected contamination encountered during the works and response actions, if applicable;

(f) Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final site contamination profile;

(g) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the land-disturbance activities; and

(h) A statement certifying that all works have been carried out in accordance with the requirements of the CSMP and consent, otherwise providing details of relevant approved variations or breaches, if applicable.

(i) A statement confirming that the soil on site has been remediated and/or managed such that it is highly unlikely to pose a risk to human health or the environment for the intended land use. The above statement must include confirmation that the soil remaining within the site is compliant with either the relevant Soil Contaminant Standards (SCS_{health}) for the protection of human health, as set out in the *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health* (NES:CS) and the Permitted Activity soil acceptance criteria detailed by Standard E30.6.1.4 of the AUP, or the site-specific trigger values, based on a site-specific human health and environmental risk assessment.

Advice Note: Site Validation Report

The SVR enables the council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots have differing soil contamination profiles, the SVR should specifically detail this. Until an SVR is submitted and certified by the council, the Land Information Memorandum for the property will not be updated to reflect any soil contamination remediation work undertaken.

If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP is retained within the site upon the completion of the proposed land-disturbance activity, and contaminant discharges are likely to occur unless specific management of the site remains in place, a long-term contaminant discharge consent under Chapter E30 of the AUP may be required for the site.

The WCR or SVR will enable the Council to update the property file information relating to soil contamination.

If you are demolishing any building that may have ACM in it:

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM*
- *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016*
- *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz;*

C. CONTAMINATED LAND DISCHARGE CONDITIONS (DIS60468040~~XXXX~~)

Duration of the Consent

~~[124]~~[125] Resource consent DIS60468040~~XXXX~~ (discharge of contaminants) will expire 15 years from the date of issue unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Pre-commencement

~~[125]~~[126] The Consent Holder must inform Council, in writing, at least 10 Working Days prior to the commencement of ~~disturbance~~ any earthworks of potentially contaminated land authorised by this consent. For areas within the Site which a Detailed Site Investigation (DSI) has not yet been undertaken, a DSI must be submitted to Council at least 10 Working Days prior to the commencement of ~~disturbance~~ any earthworks of potentially contaminated land. The DSI must:

(a) Detail sampling undertaken to characterise the land's contamination profile in accordance with the contamination assessments referenced in Condition [1] and Appendix 1 to the conditions prepared by Tonkin and Taylor;

(b) Include a map of sampling locations and tabulated sampling results;

(c) Include an interpretation of the sampling results against the relevant Soil Contaminant Standards (SCS health) for the protection of human health as set out in the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS) and the Permitted Activity soil acceptance criteria detailed by Standard E30.6.1.4 of the AUP(OP);

(d) Be prepared in accordance with the Contaminated Land Management Guidelines No.1 & No.5: (Ministry for the Environment, Revised 2021); and

(e) Be prepared by a SQEP.

~~[126]~~[127] Prior to the commencement of ~~disturbance~~ any earthworks of potentially contaminated land, all approved erosion and sediment control measures must be constructed and carried out.

Detailed Site Investigation and Remediation Action Plans

~~[127]~~[128] If the DSI referred to in Condition [1] or produced under these conditions indicate elevated concentrations of contaminants above health-based Soil Contaminant Standards (SCS) for Residential land use, as set out in the NES:CS and/or AUP(OP) PA Criteria set out in Table E30.6.1.4.1, at least 10 Working Days prior to the commencement of disturbance of

potentially contaminated land the Consent Holder must submit an updated Global Contamination Site Management Plan (CSMP)/Remediation Action Plans (RAPs) to Council.

~~[128]~~[129] The new/ updated CSMP/RAPs as required by Condition [XX] must:

(a) Detail the procedures and controls required during and following the works to minimise potential effects on human health and the environment as a result of actual and potential soil contamination;

(b) Detail how the surface soils are to be remediated to achieve compliance with the relevant (SCS health for the protection of human health as set out in the NES:CS and the Permitted Activity soil acceptance criteria detailed by Standard E30.6.1.4 of the AUP(OP));

(c) Be prepared in accordance with the Contaminated Land Management Guidelines No.1 (Ministry for the Environment, revised 2021);

(d) Detail validation sampling or other verification to be undertaken following remedial works to demonstrate that the works have achieved the remediation targets for the protection of human health and to minimise contaminant discharges; and

(e) Be prepared by a SQEP.

Dust

~~[129]~~[130] During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to minimise dust formation. Discharges of dust must not cause offensive or objectionable effects beyond the boundary of the site. The Consent Holder must ensure that dust management during the excavation works generally complies with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).

Managing Asbestos

~~[130]~~[131] The disturbance of soil where asbestos has been found to be present must avoid discharges of dust beyond the boundary of the subject site and be undertaken in accordance with the NZ Guidelines for Assessing and Managing Asbestos in Soil (BRANZ, 2017) or any updates to this document and the CSMP.

Advice Note: Asbestos Containing Materials – If you are demolishing any building that may have asbestos containing materials (ACM) in it:

a. *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*

b. *Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*

c. *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*

d. *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation sampling.

~~[131]~~[132] In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the Consent Holder must immediately cease the works in the vicinity of the contamination hotspot and notify the Council and engage a SQEP to assess the situation (including possible sampling and testing) and decide on the best option for managing the material. This may include sampling and revision to the relevant DSIs, RAPs & Global CSMP.

~~[132]~~[133] Any perched groundwater, or surface water encountered within the excavation area located within contaminant impacted areas requiring removal must be considered potentially contaminated, and therefore, for the protection of the human health and the environment, the impacted water must either be:

(a) disposed of by a licenced liquid waste contractor; or

(b) pumped to sewer, providing the relevant permits are obtained; or

(c) discharged to the site's stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level shall apply, and the water is free from petroleum hydrocarbons.

Site Validation and Monitoring Plans

~~[133]~~[134] Within three months of the completion of earthworks on each stage of work, a Site Validation Report (SVR) (where remediations are required) or otherwise a Work Completion Report (WCR) must be submitted to the Council for review and certification. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the Contaminated Land Management Guidelines No.1, Ministry for the Environment (revised 2021).

The SVR must contain sufficient detail to address the following matters:

(a) A summary of the remediation and other earthworks undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

(b) Conditions of the final site contamination profile for each proposed lot, including details and results of further testing and validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NESCS and Chapter E30 of the AUPOP);

(c) Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site);

(d) Records/evidence of the volumes and disposal locations for any material containing elevated levels of contaminants removed from the site;

(e) Records of any unexpected contamination encountered during the works and response actions, if applicable;

(f) If applicable, any onsite encapsulation locations and details;

(g) Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final site contamination profile;

(h) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and

(i) A statement certifying that all works have been carried out in accordance with the requirements of the DSI/RAP, CSMP and consent conditions, otherwise providing details of relevant approved variations or breaches, if applicable.

~~[134]~~[135] In case of a WCR, the WCR must contain sufficient detail to address the following matters:

(a) A summary of the earthworks undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

(b) Conditions of the final site contamination profile including details and results of further testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NESCS and Chapter E30 of the AUP(OP);

(c) Records/evidence of the volumes and disposal locations for any material containing elevated levels of contaminants removed from the site;

(d) Records of any unexpected contamination encountered during the works and response actions, if applicable;

(e) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and

(f) A statement certifying that all works have been carried out in accordance with the requirements of the CSMP and consent conditions, otherwise providing details of relevant approved variations or breaches, if applicable.

~~[135]~~[136] Should contaminant impacted soil/material be contained onsite, within three months of completion of the remediation works and prior to a certificate under section 224(c) of the RMA being issued for subdivision of the Site, sub-precinct, stage or part thereof, an Ongoing Monitoring and Management Plan (OMMP) must be submitted to the Council for review and certification. The OMMP must contain but is not limited to the following:

(a) A map showing the locations of the capping

(b) Descriptions of the capping layer

(c) Ongoing monitoring and maintenance of the capping layer

(d) Management measures required to minimise risks to human health or the environment if undertaking minor soil disturbance work that may penetrate the capping layer.

BD Note: Some of the above conditions can be deleted as they have been addressed in the additional land use consent contamination conditions (inserted in the preceding section) recommended by Mr Visser. The following two additional conditions are recommended to be added by Ms Visser to the above discharge permit contamination conditions. Dust condition not needed as already in land use consent conditions. Request the Applicant address these conditions in their response to the Panel.

CS.1 The disturbance of soils containing elevated levels of contaminants must be managed in accordance with the CSMP to minimise the discharge of contaminants (including debris, soil, silt, sediment or sediment-laden water) from the subject site to either land, stormwater drainage systems, watercourses or receiving waters:

(a) Erosion and sediment controls must be installed along the boundaries of the land-disturbance areas in accordance with the CSMP and Auckland Council guidance document 2016/005: *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region;*

(b) The excavation areas must be maintained in a damp state while works are occurring to supress the generation of dust during the works;

(c) Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas;

(d) Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the site on vehicle tyres and enter the stormwater system; and

a. Any truckloads of excess excavated material leaving the site must be covered during transportation.

CS.2 Temporary stockpiles of excavated soils containing elevated levels of contaminants must be located within an area protected by erosion and sediment controls and be covered outside working hours and during periods of heavy rain. Stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons must not take place.

CS.3 The conditions of this consent may be reviewed every 5 years from the date of granting pursuant to section 128 of the RMA, by giving notice pursuant to section 129 of the RMA, for the following purposes:

a. To deal with any significant adverse effect on the environment arising or potentially arising from the exercise of the consent and which was not apparent at the time of granting the consent.

b. In the case of contamination, to require the consent holder to adopt the best practicable option to remove of reduce any adverse effect on the environment.

c. In the case of earthworks, to alter monitoring requirements as a result of previous monitoring outcomes, and/or in response to changes to the environment and/or hydrogeological knowledge.

To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent and in particular effects on: water quality; sediment transport; and functioning of natural ecosystems; through altering or providing specific performance standards.

D. STREAMWORKS CONDITIONS (LUSXXXX)

Duration of Consent

~~[136]~~[137] The streamworks consent LUSXXXX as it relates to permanent structures within the stream bed (i.e. culverts, weirs, boardwalks, erosion and scour protection, and habitat enhancement structures) must expire 35 years from the date of issue under s123 of the RMA unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.

Native Fish Management Plan (NFMP)

~~[137]~~[138] The Consent Holder must prepare and submit a NFMP to the Council at least 15 Working Days prior to the planned commencement of stream or wetland works on the site, for certification in accordance with Conditions [XX to XX]. The objective of the NFMP is to avoid, remedy or mitigate the potential adverse effects of the Project on native fish. The NFMP must be prepared by a SQEP and must include:

(a) The outcomes of consultation with Ngāi Tai ki Tāmaki.

(b) Methodologies to capture fish within any impacted stream, ~~habitat~~ wetland or pond or justification there is no habitat for native fish present at the time of construction.

(c) Fishing effort anticipated.

(d) Details of the relocation site.

(e) Storage and transport measures including the best practice for prevention of predation and death during capture.

(f) Euthanasia methods for diseased or pest species (if relevant); ~~and~~

(g) An assessment on the habitat availability of the relocation site to support fish at the time of streamworks;

(h) An accidental discovery protocol for aquatic fauna which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. regionally threatened species as per the Conservation Status of Freshwater Fishes in Tamaki Makaurau / Auckland). This includes a protocol to implement the following actions:

i) Immediately cease reclamation (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council.

ii) Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated.

iii) Update the NFCRP to address handling and relocation of the unexpected

aquatic fauna to be submitted to Council for re-certification.

~~(c)~~(i) Only re-commence the capture and relocation upon re-certification of the NFCRP.~~–~~

~~[138]~~[139] Native fish capture and relocation as set out in the certified NFMP, must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during all streamworks to ensure any remaining native fish not caught during de-fishing are salvaged.

~~[139]~~[140] The Consent Holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 15 days of completion of the native fish capture and relocation and upload the results into NIWA's New Zealand Native Freshwater Fish database.

Riparian Planting Plan (RPP)

~~[140]~~[141] The Consent Holder must prepare and submit a final RPP to the Council at least 15 Working Days prior to the planned commencement of any earthworks that will involve works within a stream or riparian yard on the site, for certification in accordance with Condition [XX to XX]. The RPP must be in accordance with the Beachland South Precinct Special Information requirement I458.9(1).

In-Stream Structures

~~[141]~~[142] At least 20 Working Days prior to construction or installation of any in-stream structures, the Consent Holder must submit to the Council for certification the final design and location of the in-stream structures. In-stream structures include:

i) Culverts and culvert crossings;

ii) Weirs;

iii) Stormwater devices and Stormwater Wetlands/Ponds;

iv) Pedestrian boardwalks and debris screen;

v) Erosion and scour protection within the bed of the channels, including at the inlet or outlet of the culverts and at the outlet of weirs or stormwater outfalls; and

vi) Habitat enhancement structures (where applicable).

~~[142]~~[143] In-stream structures must not be installed until written certification from Council has been provided to confirm that the final design of the structures required by Condition [XX] will provide for fish passage. The final design details of the structures must include as a minimum:

(a) Plan, cross-section and long-section details (where applicable) for the location and orientation of the structures.

(b) Length, height, width and orientation of structures when measured from the bed and edge of the low-flow channel.

(c) For culverts, details to demonstrate that the length of the structure will be minimised to the length required to provide for the road crossing.

(d) Details for the provision of fish passage of fish species that are likely to reach this extent of the catchment.

(e) Details of the monitoring and maintenance requirements of the in-stream structures to manage any erosion or instability that may affect the function of the stream channel or structures, cause erosion of the downstream Stage 1 channel, or cause a barrier to fish passage.

~~[143]~~[144] Within 20 Working Days following completion of the installation of each culvert and/or weir structure, the Consent Holder must submit to the Council the information required by regulations 62, 63 (culverts) and 64 (weirs), of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.

~~[144]~~[145] Within 20 Working Days following completion of the installation of each culvert and/or weir structure, the Consent Holder must submit a FPMMP to the Council for certification. The FPMMP must specify the ongoing monitoring and maintenance measures of the culvert and weir structures.

~~[145]~~[146] The objectives of the FPMMP are to ensure:

(a) instream structures (culverts and weirs) do not impede fish migration and that habitat accessibility remains intact;

(b) fish passage for species that would likely reach this extent of the catchment is maintained, and does not reduce over the lifetime of the structures.

~~[146]~~[147] The FPMMP is to include the following detail and processes:

(a) Specific aspects of the structure to be monitored to ensure that the structure's provision for the passage of targeted fish species does not reduce over its lifetime.

(b) Programme and frequency of routine monitoring and maintenance.

(c) Method and timing of visual inspection of the structure following a significant natural hazard, or events that may otherwise affect the structure's provision for fish passage of targeted fish species.

(d) Record keeping of monitoring results including photos,

(e) Follow up actions including the preparation of as-built plans and supporting information, further steps, and remediation measures.

~~[147]~~[148] If any of the routine monitoring or visual inspections identify that provision for fish passage of targeted fish species has been reduced, or the culverts or weir structures are damaged, the Consent Holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified. The Consent Holder must maintain a record of monitoring and maintenance works, that can be supplied to the Council on request.

E. STORMWATER DISCHARGE CONDITIONS (DIS60467968~~XXXX~~)

Duration of Consent

~~[148]~~[149] The stormwater discharge consent DIS60467968~~XXXX~~ expires 35 years from the date of granting unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Stormwater Management Plan (SMP)

~~[149]~~[150] Prior to the commencement of any discharge of any post development stormwater from the site, the SMP referenced in Condition 1 must be certified by the Council. The SMP must be prepared by the Consent Holder in consultation with Ngāi Tai ki Tāmaki (as required by Condition [XX]) and submitted to Auckland Council (Healthy Waters) for certification. The SMP must be consistent with the relevant objectives of the Council's Regionwide Network Discharge Consent. The SMP must include:

(a) Details of any feedback provided by Ngāi Tai ki Tāmaki on the design of stormwater management devices; and

(b) Identification of any Ngāi Tai ki Tāmaki feedback not incorporated, with reasons.

Advice Note: Certification of the SMP by Auckland Council (Healthy Waters) in accordance with this condition does not, of itself, constitute adoption of the SMP under the Council's Regionwide Network Discharge Consent.

(150A] Prior to the commencement of any discharge of any post development stormwater from the site, the Consent Holder must undertake an inspection of the existing private basin outlets identified in the SMP and provide written confirmation from a suitably qualified and experienced practitioner that the outlets are in sound structural and operational condition.

Where the inspection identifies any outlets that are damaged, obstructed, or otherwise not fit for purpose, the Consent Holder must repair, upgrade, or replace the outlets as necessary.

(150B) Prior to the commencement of any discharge of any post development stormwater from the site, the Consent Holder must undertake a condition assessment of the existing Jack Lachlan Drive Eastern Culvert embankment and culvert structure. The condition assessment must be undertaken by a suitably qualified and experienced engineer. The assessment must evaluate the structural integrity, condition, and functionality of the

embankment and culvert, and shall include an assessment of the potential downstream effects that could occur in the event of embankment and/or culvert failure.

The assessment must be submitted to the Council for certification. Any remedial works identified by the assessment as necessary to ensure the ongoing integrity and performance of the embankment and culvert must be completed to the satisfaction of the Council prior to the commencement of any discharge of post-development stormwater from the site.

Advice note: A Dam Potential Impact Classification (PIC) assessment, prepared by a suitably qualified and experienced engineer, may be used to satisfy the requirements of this condition.

Roofing Materials

~~[150]~~[151] The Consent Holder shall ensure that new buildings under this consent must be constructed using cladding, roofing and spouting building materials that avoid the use of contaminant generating building products which have:

(a) Exposed surfaces(s) or surface coating of metallic zinc or any alloy containing greater than 10% zinc; or

(b) Exposed surfaces(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or

(c) Exposed treated timber surface(s) or any roof material with a copper containing or zinc-containing algaecide.

Operation and Maintenance Manual for the Stormwater Management Devices

~~[151]~~[152] For all stormwater management devices (including but not limited to ponds, wetlands, outlet structures, and outfalls), the Consent Holder must engage a SQEP to prepare an OMP setting out the principles for the general operation and ongoing maintenance of the stormwater system and associated management devices.

~~[152]~~[153] For any stormwater devices intended to vest in Auckland Council, a Draft OMP must be submitted to Healthy Waters for approval at the time of application for Engineering Plan Approval (EPA). The Draft OMP must be prepared in accordance with the Healthy Waters Operation and Maintenance Plan Template (6 July 2023) or any subsequent updates.

~~[153]~~[154] The OMP required by Condition (152) and Condition (153) must include, but not be limited to:

(a) A detailed technical data sheet;

(b) All requirements as defined within Auckland Council's Stormwater Management Devices Design Guidelines Manual (TP10) and/or Guideline Document 2016/001 (GD01), as applicable;

(c) Clear identification of responsibility for both short-term and long-term maintenance of the stormwater devices;

(d) A programme for regular maintenance and inspection of the stormwater system;

(da) A programme for regular monitoring of the northern spillway of Stormwater Pond 1 outlining potential maintenance and performance solutions, if required, to ensure flow discharge from the subject site is in accordance with the Stormwater Management Plan certified under Condition [XX].

(e) A programme for the collection and disposal of debris and sediment from the stormwater management devices;

(f) A programme for post-storm maintenance;

(g) A programme for inspection and maintenance of outfall erosion;

(h) General inspection checklists for all components of the stormwater system, including roadside catchpits, recharge pits, and outfalls;

(i) A programme for inspection and maintenance of vegetation associated with the stormwater devices; and

(j) A methodology for the ongoing control and eradication of established pest species and invasive weeds within both terrestrial and aquatic areas of the stormwater device.

Advice Note: For stormwater assets to vest in Council, the OMP must be consistent with Healthy Waters' operational requirements and approved prior to construction commencing on those devices.

[153A] The OMP required by Condition [152 & 153] must include, but not be limited to the inspection, operation, maintenance, repair, and renewal requirements for all privately owned stormwater infrastructure, including culverts, outfalls, basins, wetlands, and any other stormwater management devices or structures that contribute to stormwater conveyance, flood management, or attenuation outcomes .

[155] The stormwater management system must be managed in accordance with the final OMP. Any amendments to the OMP must be submitted to the Council for certification, in writing prior to implementation. The OMP must be updated and submitted upon request to the Council for confirmation.

[154A] The consent holder must maintain the public stormwater devices until either 80% of the lots within the subdivision discharging to the device have been developed, or for a period of five (5) years from the date of issue of the final certificate pursuant to section 224(c) of the RMA, whichever occurs first. The consent holder must maintain the devices in accordance with the Operation and Maintenance Plan certified by the Council under [Condition 153].

[154B] Any deficiencies identified by the Council during the maintenance period, including the asset damage, sediment accumulation, litter or debris accumulation, and deficient planting, that prevent device from operating in accordance with its approved design and function must be remedied by the consent holder at its expense.

Advice Notes:

- *A bond will be required at the time of the application for certificate pursuant to section 224(c) of the RMA to secure compliance with this condition. The bond amount shall be certified by the relevant Council asset owner.*

~~[154]~~• *All proposed stormwater wetlands and raingardens shall be fitted with a gross pollutant trap. Maintenance access to all stormwater wetlands, raingardens, and associated structures shall be designed and constructed in accordance* with SWCoP and GD01, to the satisfaction of the relevant Council asset owner.

~~[155]~~[156] A maintenance record for the stormwater management system certified under Condition [XX] must be provided to the Council on request. The maintenance record must provide details of all maintenance including inspections and servicing for the preceding three years.

~~[156]~~[157] A residential stormwater operation and maintenance manual must be created by the Consent Holder for any privately owned and operated stormwater device within individually owned lots. This manual must be provided to owner(s) of the lot(s). This manual must also include standard detail drawings of the stormwater devices with recommendations in terms of impervious area discharge. A consent notice will be entered onto the title of the lot to require the correct operation and maintenance of the stormwater device in perpetuity.

F. SUBDIVISION CONDITIONS (SUB60467964~~XXXX~~)

Superlot Subdivision

General Conditions

~~[157]~~[158] The superlot fee simple subdivision must be in general accordance with the Beachlands South Scheme Plans including the relevant Superlot and Staging Plans referenced in Condition [1] and Appendix 1 to the conditions with each stage being a separate superlot.

~~[158]~~[159] Where minor variations to the scheme plans or stage/superlot areas are proposed, the Consent Holder must submit amended scheme plans and/or staging/superlot plans to detail the proposed amendments to Council for written certification.

~~[159]~~[160] The subdivision of any superlot stage (or part thereof) may occur concurrently or independently and in any order, provided that each superlot (or part thereof) has the necessary infrastructure (roads, including vehicle access to a public road network, wastewater, water supply, stormwater, electricity and telecommunications) as set out in the Engineering Drawings referenced in Condition [1] and Appendix 1 to the conditions and any resulting balance lot has access to a legal road.

~~[160]~~[161] All roads, stormwater, wastewater, ~~and~~ water supply, landscape and green infrastructure must be in general accordance with the Engineering and Landscape Drawings referenced in Condition [1] and Appendix 1 to the conditions. Where the Consent Holder requires that matters of detail within the Engineering Drawings and design are adjusted to meet the needs of the subdivision in compliance with the Auckland Council Code of Practice for Land Development and Subdivision, the Consent Holder must seek the prior approval of the Council's Regulatory Engineering Team Leader.

Section 223 Condition Requirements

Survey Plan

~~[161]~~[162] The Consent Holder must submit a survey plan for each stage, superlot or part thereof in accordance with the approved resource consent subdivision scheme plans referenced in Condition [1] and Appendix 1 to the conditions. The survey plan must show all roading, COALs, infrastructure, easements in gross (or otherwise), all proposed lots to vest in Council (including roads, accessways and reserves), and all proposed lots to be held in common ownership as well as any other information identified on the approved subdivision scheme plans relevant to the superlot.

Easements in Gross

[163] Easements in gross for the purposes identified on the scheme plans referenced in Condition [1] and Appendix 1 to the conditions, must be created and included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The Consent Holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Advice Note:

~~[162]~~ *The rights and powers granted by any easement created in favour of Auckland Council for access to, and operation and maintenance of, public stormwater management devices shall be reviewed and certified by the relevant Council asset owner prior to the easement instrument being finalised.*

Local Purpose Drainage Reserves and Stormwater Devices to Vest

~~[163]~~[164] The Consent Holder must obtain written confirmation from Council (Healthy Waters) that the proposed drainage reserves and stormwater devices shown as 'Land-in-lieu of reserve to vest (drainage purposes)'~~Local Purpose (Drainage) Reserve to Vest'~~ on the approved plans referenced in Condition [1] and Appendix 1 to the conditions shall or shall not vest in the Council ~~as 'Land-in-lieu of reserve to vest (drainage purposes).'~~

(a) If the 'Land-in-lieu of reserve to vest (drainage purposes)' is to vest then, in accordance with s239, these reserves must vest free of encumbrances, transformers and structure unless the structure is associated with stormwater devices. The Consent Holder must meet all costs associated with the vesting of the reserves.

(b) If the 'Land-in-lieu of reserve to vest (drainage purposes)' is not to vest then the land will fall under the obligation of an Incorporated Society or equivalent legal body (Society), as per Condition [XX].

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

(164A) The consent holder must ensure Lots 2031, 2032, 2033, 2018 and 2019 are recorded in the survey plan in Auckland Council as Local Purpose (Esplanade) Reserve to vest in Auckland Council pursuant to sections 236 and 239 of the RMA 1991 in accordance with Scheme

Plans for Stage 1 prepared by Harrison Grierson, Rev. A, dated 29.05.2026. The esplanade reserves must vest in the Council free of all structures, pipes, and other infrastructure assets.

Advice Note:

If the consent holder wishes to place any public structures, or assets, on the proposed esplanade reserve, approval will need to be obtained from the Council. Any approval will require local board consultation and the registration of a construction and maintenance bond, encumbrance, easement or covenant.

If the consent holder wishes to retain any private structures on the esplanade then an easement will be required to be approved and approval obtained from the Manager Land Advisory Services under section 239 (2).

The document will be prepared by Council's Solicitor at the applicant's cost.

The applicant will provide a copy of the new certificate of title to the Manager Parks Planning following the issue of 224(c).

[164B] Except where associated with culvert headwalls and stormwater outlets, there must be no retaining walls located within 'Land-in-lieu of reserve to vest (drainage purposes)' vested in Council.

Open Space Areas

~~[164]~~[165] The Consent Holder must obtain written confirmation from Council (Manager Land Advisory Services) that any of the proposed open space areas identified in the Beachlands South Open Space Strategy and on the scheme plans referenced in Condition [1] shall or shall not be acquired by the Council or vested in the Council (esplanade reserves or ecological areas). If the open space(s) are not acquired by Council or do not vest in Council then the land will fall under the obligation of the Residents Society or equivalent legal body (Society).

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

Parks does not support proposed Condition [165] in its current form, as it provides insufficient certainty

regarding the ultimate ownership and management of the proposed open space areas. Parks recommends that the condition be replaced with Council's standard conditions relating to park land acquisition and vesting (Conditions [164]-[164B]), which clearly establish the process for transfer of land to Auckland Council, the requirements for land quality and encumbrances, and the circumstances in which the land would remain in private ownership should acquisition not proceed. This approach provides greater implementation certainty and aligns with Council's standard practice for the acquisition of park land through subdivision.

BD Note: Request the Applicant's response on possible options to extend Suburb Park land and shared-use with a future school.

Roads to Vest

~~[165]~~[166] The proposed roads to vest shown on the approved scheme plans for each stage, superlot or part thereof referenced in Condition [1] and Appendix 1 to the conditions must vest in the Council as a public road, except for any roads that are to remain in private ownership. The Consent Holder must meet all costs associated with the vesting of the roads.

Advice Note: The Consent Holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private road (rights of way or common access lots) that serve more than five allotments and created through a subdivision consent will require a road name. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to:
https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx

Section 224 Condition Requirements

Infrastructure Provision

~~[166]~~[167] Where the Consent Holder proposes to provide private wastewater, water supply and stormwater services for the Project, the infrastructure shall be constructed in accordance with the engineering plans referenced in Condition [1] and Appendix 1 to the conditions and be constructed to a public standard. The infrastructure required to service each superlot, stage or part thereof shall be constructed and operational prior to the issue of a s224~~(c)~~© certificate.

~~[167]~~[168] Where the Consent Holder proposes to provide public wastewater, water supply and

stormwater services for the Project, the below conditions that refer to public infrastructure or assets that are to be vested public shall apply.

Pre-Commencement: Engineering Plan Approval

~~[168]~~[169] Prior to commencement of any public infrastructure or public road works required for the development (as indicated on the approved plans in Condition [1]), the Consent Holder must provide design plans and specifications for any works required in respect to this consent which are proposed to vest, to the satisfaction of the Council. Details of the SQEP who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for any Engineering Plan Approval.

Pre-Construction Meeting: Public Stormwater Assets

~~[169]~~[170] A pre-construction meeting must be held by the Consent Holder, prior to commencement of the construction of any stormwater reserves and/or stormwater devices intended to be vested as public, that:

(a) Is arranged five Working Days prior to initiation of the construction of any intended public stormwater assets on the site;

(b) Is located on the subject area;

(c) Includes representation from the Council, including but not limited to Auckland Council Healthy Waters – Operations Team; and

(d) Includes representation from the site stormwater engineer (or) contractors who will undertake the works and any other relevant parties.

~~[170]~~[171] The following information must be made available before or at the meeting:

(a) Timeframes for key stages of the works authorised under this consent;

(b) Contact details of the site contractor and site stormwater engineer; and

(c) Construction plans approved (signed/stamped) by the Council.

Advice Note: To arrange the pre-construction meeting required by this consent, please contact the Council on email at monitoring@aucklandcouncil.govt.nz.

Public Infrastructure

~~[171]~~[172] Where infrastructure is proposed to form part of a public reticulation network, any engineering plans submitted for approval must detail all the proposed public infrastructure works associated with the subdivision stage or part thereof, and be in accordance with

current Council Engineering Standards and Guidelines, including but not limited to:

- Public Stormwater Reticulation and Management Devices
- Public Wastewater Reticulation
- Public Water Reticulation
- Public Reserves

Advice Notes:

Maintenance access to all stormwater management devices and associated structures shall be designed and constructed to the satisfaction of Healthy Waters and Flood Resilience

A gross pollutant trap (GPT) must be installed upstream of all stormwater management devices such that stormwater runoff passes through the GPT prior to entering the device.

High-flow bypass to all stormwater management devices shall be designed to the satisfaction of Healthy Waters and Flood Resilience.

- (172A) At Engineering Plan Approval the Consent Holder must prepare an overland flow path management report and submit to Council for review and approval. The overland flow path management report must demonstrate compliance with the overland flow path management requirements of the Auckland Transport Design Manual and the Auckland Council Stormwater Code of Practice unless otherwise approved by Council.

~~[172] The engineering plans must include but not be limited to the following information:~~

~~(a) As part of the application for Engineering Plan Approval, a registered engineer must:~~

~~i. Certify that the proposed stormwater system or devices proposed have been designed in accordance with the Council's Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater or as otherwise approved in the SMP.~~

~~ii. ii) Certify that the proposed water supply and wastewater system have been designed in accordance with the approved Engineering Plans referenced in Condition [1] and Appendix 1 to the conditions.~~

~~iii. Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.~~

~~iv. Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.~~

~~(b) The proposed stormwater system must be designed to identify health and safety risks~~

~~for the public, operating personnel, contractor and Council employees.~~

~~(c) The proposed stormwater system must have an asset life of a minimum of 100 years.~~

(d~~)~~ ~~Require the design of infrastructure and devices (including communal devices) to be efficient and effective, with consideration given to whole lifecycle costs, ease of access and operation, and integration with the built and natural environment~~.

[173] **Wastewater Reticulation Networks – Non – Utility Operator**: The Consent Holder must construct a wastewater reticulation network to serve the development with a sewer system and a wastewater treatment plant, in accordance with the approved engineering plans as required by Condition 1 and Appendix 1 to the conditions and the staged wastewater treatment and reticulation network set out in GWE Wastewater Concept Design Report. As-Built plans for the private wastewater system accompanied by either a Producer Statement Construction Review (PS4) or certification signed by a Chartered Professional Engineering (CPEng) confirming that the works have been satisfactorily undertaken must be provided prior to the issue of a 224(c) certificate.

Advice Notes:

The consent holder must obtain an encroachment license from Auckland Council for the private asset located within the land proposed to vest as legal road. The encroachment license must be obtained prior to the vesting of the road.

Wastewater Reticulation Networks – Non-Utility Operator

~~[173] The Consent Holder must construct a wastewater reticulation network to serve the development with a sewer system and a wastewater treatment plant, in accordance with the approved engineering plans as required by Condition [1] and Appendix 1 to the conditions and the staged wastewater treatment and reticulation network set out in the GWE Wastewater Concept Design Report. Certification from the XXX that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Alternatively, the consent holder may connect to Watercare's network should it have sufficient capacity and the required approvals are obtained from Watercare.~~

~~*Advice Notes:*~~

- ~~*Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*~~
- ~~*Plans approved under resource consent do not constitute an Engineering Plan*~~

~~*Approval and **must not be relied upon** for the purposes of constructing public reticulation works in the absence of that approval.*~~

- ~~*Any person wishing to connect to the public water and/or wastewater network must also obtain approval to such connection under the Water Supply and Wastewater Network Bylaw 2015 (Bylaw). Under the Bylaw an application to connect to a network may be refused in specified circumstances, including where there is insufficient capacity in the network to accommodate the connection. Any alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval process.*~~

- ~~*Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*~~

[174] The Consent Holder must provide As-Built plans for the private water supply system, accompanied by either a Producer Statement Construction Review (PS4) or certification signed by a Chartered Professional Engineer (CPEng), confirming that the system has been constructed in accordance with the engineering plans referenced in Condition [1].

(a) The Consent Holder must also provide evidence of a fully executed operation and maintenance agreement with a suitably qualified and accredited service provider for the ongoing operation, monitoring, maintenance, repair, renewal, and management of the private water supply system.

(b) The information required by this condition must be submitted to Council prior to the issue of a 224(c) certificate.

(c) Advice Notes:

(d) The consent holder must obtain an encroachment license from Auckland Council for the private asset located within the land proposed to vest as legal road. The encroachment license must be obtained prior to the vesting of the road.

Water Reticulation Networks

~~[174]~~[175] The Consent Holder must construct a water reticulation network to serve the development in accordance with the approved engineering plans as required by Condition [1] and Appendix 1 to the conditions. Certification from the Council that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence that the works have been satisfactorily undertaken include a Certificate of Acceptance.*

- *Any person wishing to connect to the public water and/or wastewater network must also obtain approval to such connection under the Water Supply and Wastewater Network Bylaw 2015 (Bylaw). Under the Bylaw an application to connect to a network may be refused in specified circumstances, including where there is insufficient capacity in the network to accommodate the connection. Any alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval process.*

- *Sufficient water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*

- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

- *Plans approved under resource consent do not constitute an Engineering Plan Approval and **must not be relied upon** for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Reticulation Networks

~~[175]~~[176] Where Auckland Council Healthy Waters has accepted the reticulated stormwater network as acceptable for vesting as public, the Consent Holder must design and construct connections to the public stormwater reticulation network to serve the development in accordance with the requirements of the utility provider and the approved engineering plans as required by Condition [1] and Appendix 1 to the conditions. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*

- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*

- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*

Utilities

~~[176]~~[177] The Consent Holder must make provision for telecommunications and electricity to serve the development in accordance with the requirements of the respective utility providers. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate

under section 224(c) of the RMA.

Advice Note: The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Geotechnical Completion Report

~~[177]~~[178] A Geotechnical Completion Report from a SQEP must be provided when applying for a certificate under section 224(c) of the RMA to confirm that Lots 528-534 (inclusive), 537, 538, 539, 545, 546 and 547 as identified on the subdivision scheme plans referenced in Condition [1] and Appendix 1 are stable and suitable for residential development.

~~[178]~~[179] Development on these lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report.

Implementation of Landscape Works for Local Purpose Drainage Reserves

~~[179]~~[180] Prior to the issue of the section 224(c) certification for a stage, superlot or part thereof, all hard and soft landscape works proposed within the local purpose drainage reserves within the stage, superlot or part thereof which are to be vested must be implemented and be in accordance with the Beachlands South Open Space Strategy and any Engineering Plan Approval.

Advice Note: Practical completion will be determined by the Manager Parks Planning prior to the issue of the certificate required under 224(c) to demonstrate development of the drainage reserve has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Implementation of Landscape Works for Open Spaces to be Vested as Public Reserves

~~[180]~~[181] Prior to the issue of the section 224(c) certification for a stage, superlot or part thereof, all hard and soft landscape works proposed within any open space that is to be vested as public reserve within the stage, superlot or part thereof must be implemented and be in accordance with the Beachlands South Open Space Strategy and any Engineering Plan Approval.

This condition only applies to open spaces that are to be vested as public reserve and does not apply to any open spaces that are to remain in private ownership or under the control of the Residents Society. For these open spaces, all hard and soft landscape works proposed

within the stage, superlot or part thereof must be implemented and be in accordance with landscape design approved under Condition [X], prior to the issue of the section 224(c) certification.

Ecologically Protected Area

~~[181]~~[182] Any application for subdivision within the precinct must include the following on the subdivision scheme plan, as identified on Precinct Plan 2:

(a) Areas subject to the EPAN and/or any additional areas proposed to be planted as part of any ecological offsetting or compensation proposition;

(b) Areas subject to the Significant Ecological Area – Terrestrial overlay;

(c) High Value Terrestrial Planting areas;

(d) Wetland Margin Buffer Planting areas;

(e) Indicative Native Revegetation areas; and

(f) Identified archaeological sites.

~~[182]~~[183] The areas listed in condition [182] above must be legally protected and maintained by a covenant (or other legal protection mechanism) on the Certificate of Title for each site within the precinct where they are not vested with the Council.

The covenant (or other legal protection mechanism) must require the areas listed in condition [182] above to be revegetated, maintained, restored and enhanced in accordance with the Biodiversity Management Plan required in condition [80].

The covenant (or other legal mechanism) must require every landowner within the precinct to be a member of a Residents Society (or similar) that will manage the areas listed in condition [182] above and contribute a proportional sum each year to ensure the Biodiversity Management Plan is implemented on an on-going basis.

Public Roads

~~[183]~~[184] The public road network and intersection upgrades referenced on the Engineering Plans in Condition [1] and Appendix 1 to the conditions must detail all works associated with the proposed roads and intersection upgrades required for each stage, superlot or part thereof, and be in accordance with current Council Engineering Standards.

~~[184]~~[185] The engineering plans must include but not be limited to the following information:

(a) The information regarding the detailed design of all roads and road network activities provided for by this resource consent.

(b) As part of the application for Engineering Plan Approval, a SQEP must:

i) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Engineering Standards

ii) Provide traffic calming as required by road safety requirements of local residential roads.

(c) Vehicle tracking for all intersections intersections, cul-de-sacs, turning heads and mid-block horizontal curves according to the Auckland Transport Engineering Standards (Design Code Urban and Rural Roadway Design).

(d) Kerb lines, pedestrian crossings, footpaths, parking bays, traffic calming, No Stopping At All Times lines, road markings, locations of all new intersections.

(e) (e) Provide detail cross sections and long sections for the proposed roads.

(f) Traffic calming measures in the form of speed tables or other approved treatments are required to moderate speeds to ensure appropriate sight lines are achieved.

(g) Provision of pram crossings at appropriate road intersections complete with tactile pavers as per Auckland Transport Engineering Standards. Visibility and sight distance assessment should be provided at all proposed pram crossing locations.

(h) Road markings and signage plans must be provided for all relevant locations as per Auckland Transport Engineering Standards.

(i) Detailed design of all street lighting, street furniture and other structures/facilities on the roads to be vested in Auckland Transport (including traffic calming devices, tree pits, raingardens and safety measurements, marking and street signs etc.) and must be designed in accordance with the Auckland Transport Engineering Standards.

(j) Visibility assessment of all proposed roads; in particular the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's Engineering Standards.

(k) Pavement and surfacing for all proposed roads, parking areas, footpaths and pedestrian crossing points must be designed in accordance with Auckland Transport's Engineering Standards.

(l) Visitor parking on roads, and any associated changes to carriageway width, to be confirmed in consultation with Auckland Transport.

(m) The system must cater for stormwater run-off from the site being developed in

accordance with the SMP.

(n) Details of fire hydrants to be installed. Any fire hydrants must be designed in accordance with the Council's Water and Wastewater Code of Practice for Land Development and Subdivision.

(o) Information relating to gas, electrical and/or telecommunication reticulation including ancillary equipment.

Advice Note: If the Engineering Plan Application drawings require any permanent traffic or parking restrictions, then the Consent Holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures.

An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with approved requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

The Engineering Plan Application forms including lodgement and fees can be found at the following Council website: https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

~~[185]~~[186] Certification from Auckland Transport that the road works relevant to the particular stage, superlot or part thereof have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

~~[186]~~[187] Any footpath, kerb or crossing in a legal road damaged as a result of the construction work must be repaired, reinstated or reconstructed in accordance with the Auckland Transport Engineering Standards.

~~[187]~~[188] Public lighting on the roading network to be vested shall be provided in accordance with the designated Road Classification and Sub-Categories identified by Auckland Transport Street Lighting in the provision of a Lighting Design Brief specific to the Project. Additionally, any existing intersections that interface directly with the Beachlands South Development, the lighting design shall ensure that an integrated public lighting system is provided for both vehicular and pedestrian traffic to maintain road safety considerations.

~~[188]~~[189] The lighting design for the public roads proposed as part of the Project and any

impacted existing intersections that interface directly with the Project area shall demonstrate compliance with the current version of the Auckland Transport's Engineering Standards and any Specific Requirements as defined in the Lighting Design Brief.

Roading

~~[189]~~[190] The Consent Holder must construct all public roads as identified on the engineering plans in Condition [1] to the road controlling authority's standards to provide access to the dwellings, buildings and carparks within the proposed development. All roads intended to vest in the road controlling authority must be designed to meet the design speed requirements of that authority. The required roading may be provided on a staged basis in accordance with Condition [1] or as otherwise agreed with the Council.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under resource consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*

The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name approval before applying for a section 223 certificate.

Ongoing Obligations

~~[190]~~[191] Prior to issue of a s224(c) certificate for respective stages of the development, the Consent Holder must establish a Residents Society or societies or equivalent legal body (Society or societies) to enable the potential private ownership of utilities and other elements of the development as set out below.

A. To own, manage and maintain the assets of the Project that will not be vested, which may include (but are not limited to) the following:

(a) The EPAN areas

(b) Open Space areas

(c) Pedestrian and cycle paths

(d) The Coastal Pathway

(e) COALs

(f) Infrastructure

~~[191]~~[192] The following requirements must be met in order to satisfy this condition:

(a) The common asset is required to remain in the ownership of the Society, except with the prior approval of the Council.

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

i. Requirement for all lot owners to automatically be and remain a member of the Society for so long as they are a registered proprietor of a lot;

ii. Requirement that the Society must not be disestablished without the prior written consent of the Council;

iii. Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Society;

iv. The Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common asset;

v. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of the Council;

vi. A method of management of the Society's future affairs, and for the raising of levies from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules shall identify a process for setting, collecting and enforcing the payment of levies.

(c) All costs associated with the establishment of the Society must be borne by the Consent Holder.

(d) A copy of the document(s) describing the functions, powers, duties and liabilities of the Society must be provided to the Council. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

(e) The requirement to maintain ongoing membership of the Society must be detailed in a consent notice which will be recorded against the Records of Title of the relevant lots pursuant to section 221 of the RMA.

Completion Certificate

~~[192]~~[193] The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUBXXXX relevant to the particular stage, superlot or part thereof have been complied with, and identify all those conditions that have not been complied with and are subject to the following:

(a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;

(b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and

(c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Individual Lot Subdivision

General Conditions

~~[193]~~[194] The individual lot fee simple subdivision shall be in general accordance with the Beachlands South Subdivision Scheme Plans as referenced in Condition [1] and Appendix 1 to the conditions.

~~[194]~~[195] Where minor variations to the subdivision scheme plans are proposed, the Consent Holder must submit the amended subdivision scheme plans to Council for written certification.

~~[195]~~[196] Each individual lot must have access to a road or COAL and be connected to the reticulated stormwater, wastewater and water supply network and be connected to power and telecommunications services.

Section 223 Condition Requirements

~~[196]~~[197] The Consent Holder shall submit to Council for approval, under section 223 of the RMA, a survey plan in general accordance with the relevant scheme plan(s) in Condition [1] and Appendix 1 to the conditions. The survey plan must include the specific details outlined

on the approved scheme plans on each survey plan of subdivision for each lot.

Easements

~~[197]~~[198] The necessary easements for each lot, as shown on the approved scheme plan(s), shall be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The Consent Holder shall meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title. Any other required easements needed to facilitate the development shall also be included on the survey plan. These easements may include (but are not limited to) the following:

(a) Right to convey electricity, water and telecommunications (both standard and in Gross)

(b) Right to drain stormwater and sewage (both standard and in Gross)

(c) Maintenance

(d) Right of Way

(e) Maintenance and Eave Overhang

(f) Party Wall

Advice Note:
The rights and powers granted by any easement created in favour of Auckland Council for access to, and operation and maintenance of, public stormwater management devices shall be reviewed and certified by the relevant Council asset owner prior to the easement instrument being finalised.

Section 224 Condition Requirements

~~[198]~~[199] Prior to the release by the Council of the section 224(c) certificate for each lot, the Consent Holder must comply with the following conditions to the satisfaction of Council.

Commonly Owned Access Lots (COALs)

~~[199]~~[200] The Consent Holder must construct COALs as identified on the engineering plans in Condition [1] to the road controlling authority's standards to provide access to the dwellings, buildings and carparks within the proposed development. The required COALs may be provided on a staged basis in accordance with Condition [1] and Appendix 1 to the conditions or as otherwise agreed with the Council.

Infrastructure

Water and Wastewater Reticulation Networks

~~[200]~~[201] The Consent Holder must design and construct the water and wastewater reticulation networks, to serve each lot, in accordance with the engineering plans approved as part of this consent.

Stormwater Reticulation Networks

~~[201]~~[202] The Consent Holder must design and construct the stormwater reticulation network to serve each lot in accordance with the engineering plans approved as part of this consent.

Utilities

~~[202]~~[203] The Consent Holder must make provision for telecommunications and electricity to the lots in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Vehicle Crossings

~~[203]~~[204] The Consent Holder must provide new vehicle crossings for the respective stage for any dwellings that require a vehicle crossing. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c). No vehicle crossings shall be provided for any allotment that has not been authorized to accommodate an on-lot car-parking space.

~~[204]~~[205] Where vehicle crossings are completed and signed off by Auckland Transport as part of the underlying road vesting process, it may not be possible to obtain an approval letter and completion certification from Auckland Transport for the vehicle crossings. In this instance, evidence of the Engineering Approval Completion Certificate for the public road will suffice.

Advice Notes:

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

fulfilled, except where not possible as per the condition above.

- *Works within the road reserve require prior approval from Auckland Transport. The Consent Holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to Vehicle crossing application Vehicle crossing application (Auckland Transport)*
- *Note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*
- *The relevant information may form part of any Engineering Plan approval for the underlying Super-Lot subdivision, or combined with any other stage.*

Consent notices

Geotechnical - Coastal Lots

~~[205]~~[206] A consent notice must be registered on the record(s) of title to be issued for Lots 528-534 (inclusive), 537, 538, 539, 545, 546 and 547 to ensure that development is undertaken in accordance with the Geotechnical Completion Report as required by Condition [178]. The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

This condition must be registered as a consent notice on the record(s) of title of the relevant lots to ensure that it is complied with on a continuing basis

Stormwater devices

~~[206]~~[207] A Consent Notice pursuant to section 221 of the RMA must be registered on the Records of Title of any lot to require the correct operation and maintenance of any privately owned and operated stormwater device in accordance with the OMP as required by Conditions [152] to [157] of SUBXXX.

This condition must be registered as a consent notice on the record(s) of title of the relevant lots to ensure that it is complied with on a continuing basis.

Resident's Society

~~[207]~~[208] A Consent Notice pursuant to section 221 must be registered on the Records of Title of each lot created by this subdivision to require owners of each lot to be members of a Resident's Society as required by Condition [192] to be registered against the record of title

of each lot created by this subdivision.

The consent notice shall include the following requirements:

1. Membership of Residents' Society

The owner for the time being of the lot shall automatically become and remain a member of the Residents' Society Incorporated (or similar body) and shall comply with the rules of that Society.

2. Contribution to Shared Costs

The owner shall be responsible for the payment of levies or contributions as determined by the Residents' Society for the ongoing maintenance, repair, and management of shared assets, including (but not limited to):

- The EPAN areas
- Open Space areas
- Pedestrian and cycle paths
- The Coastal Pathway
- COALs
- Infrastructure
- Private roads and accessways
- Stormwater facilities (if privately owned including detention/retention devices)
- Wastewater systems (if privately owned)
- Landscaping, planting, and common open space areas

3. Ongoing Effect

- The obligations under this consent notice are binding on the owners of the lots on an ongoing basis and shall run with the land.
- The consent notice shall be prepared to the satisfaction of Auckland Council and registered against the title of each lot prior to the issue of the section 224(c) certificate.

This condition must be registered as a consent notice on the record(s) of title of the relevant lots to ensure that it is complied with on a continuing basis.

Covenant

~~[208]~~[209] The Consent Holder must enter into a section 108 covenant under the Resource Management Act 1991 in favour of Auckland Council. The covenant must be registered on the Records of Title of each lot created by this subdivision to protect and maintain the EPAN as required by Condition [183] of SUBXXX.

G. CONDITIONS ON AIR DISCHARGE (DIS60467969)

General conditions

~~[209]~~[210] The Wastewater Treatment Plant is to be constructed and operated in accordance with the plans and supporting technical reports referenced in condition [1] and Appendix 1 to the conditions.

~~[210]~~[211] Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

(a) The consent is given effect to; or

(b) The Council extends the period after which the consent lapses.

~~[211]~~[212] Air discharge consent number [XX] expires 35 years after the consent is issued unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

~~[212]~~[213] The Consent Holder must pay the Council an initial consent compliance monitoring charge of $[XX] inclusive of GST, plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

~~[213]~~[214] Access to the relevant parts of the property must be maintained and be available at all reasonable times to enable the servants or agents of the Council to carry out inspections, surveys, investigations, tests, measurements or take samples whilst adhering to the Consent Holder's health and safety policy.

Limit Conditions: Air Discharges

~~[214]~~[215] All processes associated with the wastewater treatment plant (WWTP) must be operated, maintained, supervised, monitored and controlled in accordance with the Air Quality Management Plan certified in accordance with Condition [X] to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.

~~[215]~~[216] Discharges of contaminants into air from the WWTP 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 [216] 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

~~[216]~~[217] Within one month of 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 waste water treatment plant and odour control system (including the odour extraction and treatment system) are in accordance with Conditions [210] and [218].

~~[217]~~[218] Air discharges from any 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 3 m 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

~~[218]~~[219] 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 Working 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).

~~[219]~~[220] 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 [219] during the incident timeframe.

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

(c) Details of remediation action taken.

Advice Note: Significant discharges

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.

~~[220]~~[221] All air quality complaints that are received must be recorded and notified to the Council on request. 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.

Air Quality Management Plan

~~[221]~~[222] Prior to the commissioning of the WWTP, an Air Quality Management Plan (AQMP) must be submitted to the Council for certification, to confirm that the 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 for certification. The Consent Holder must meet the costs of the production, certification, monitoring and review of the AQMP.

~~[222]~~[223] The purpose of the AQMP is to document the monitoring, management and operational procedures, methodologies and contingency plans required to comply with the conditions of this consent. The AQMP may be a sub-section of a wider Environmental 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.

~~[223]~~[224] 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: Air Quality Management Plan

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.

Certification of the Air Quality Management Plan by the Council relates only to those aspects of the management plan that are relevant under the RMA. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004 or the Health and Safety at Work Act 2015

Field Odour Surveys

[225] The consent holder must engage a Suitably Qualified and Experienced Person (SQEP) to undertake a field odour survey within 6 months of the commissioning of the operation and within 6 months of the Stage 2 becoming operative. The purpose is to establish the extent of odour effects beyond the site boundary (including the potential for chronic and acute effects).

[226] The odour survey must be conducted in general accordance with guidance set out in the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour.

[227] The SQEP must prepare a report for the consent holder detailing their findings and recommendations. The consent holder must submit the SQEP's report to the Auckland Council within 1 month of receipt and not later than three months following completion of the survey.

Advice Note: Field Odour Surveys

The intent of this condition is for field odour surveys to take place in adjacent properties as well as public land, where approval for access can be sought from landowners and/or occupiers.

BD note – Applicant is requested to review (and respond to) the conditions recommended by Groundwater Take / Bore Specialist (Louwrens Le Roux) – I recommend replacing the following sections H and I conditions with these conditions. (WAT60467967)

H. CONDITIONS OF RENEWED FORMOSA BORE WATER PERMIT

General Conditions

~~[224]~~[228] The proposed groundwater take and use must be carried out in accordance with the Water Supply Assessment prepared by GWE and referenced in Condition [1] and Appendix 1 to the conditions.

Monitoring Fee

~~[225]~~[229] The Consent Holder must pay the Council an initial consent compliance monitoring charge of $796 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

~~[226]~~[230] *The initial monitoring charge 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 consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the Council issue a letter confirming compliance on request of the Consent Holder.*

Commencement and duration of consent

~~[227]~~[231] The taking of water for this permit expires on 31 December 2061, unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

~~[228]~~[232] The applicant must notify the Council, within one week of the commencement of groundwater abstraction for this permit.

Advice Note:

~~[229]~~[233] *The notification of the commencement of groundwater abstraction should be submitted to monitoring@aucklandcouncil.govt.nz.*

Lapse Date

~~[230]~~[234] The consent will lapse 5 years after the granting of consent if the consent has not been given effect to.

Authorised Use

~~[231]~~[235] The take and use of groundwater from the AUP(OP) Beachlands Aquifer is authorised in the manner set out below:

~~[232]~~[236] The take is from the existing Formosa bore:

Bore ID	Bore Name	Consent number	Proposed depth (m)	Proposed location	Stage
37] To complete	To complete	To complete	To complete	To complete	To complete

Authorised quantities

~~[234]~~[238] The abstraction in accordance with consent WATXXX must comply with the following:

(a) The total daily abstraction must not exceed 115 cubic metres.

(b) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year, must not exceed 42,000 cubic metres.

~~[235]~~[239] If any limits specified in **condition [233]** are exceeded, the Consent Holder must provide the Council with a report detailing:

(a) The reason for the exceedance and the mitigation measures proposed to ensure future compliance.

(b) A timeframe for implementing the mitigation measures.

~~[236]~~[240] The report must be submitted to the Council within 1 month of the identified exceedance.

Advice Note:

The exceedance notifications report should be submitted to monitoring@aucklandcouncil.govt.nz.

Contact details

~~[237]~~[241] Within 10 Working Days of the consent being granted, the Consent Holder must provide to the Council, the details of a nominated contact person, including their full name, their role with respect to the consent (for example, Consent Holder, tenant, site manager), a valid email address and mobile phone number that the Council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the Council must be notified of any changes within 10 Working Days of the change occurring.

Advice Note:

The contact person may be someone other than the Consent Holder, for example, a site manager or tenant. However, overall responsibility for compliance with consent conditions remains with the Consent Holder.

Installation of water meter

~~[238]~~[242] A water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and maintained on the production bore prior to the abstraction of groundwater, to the satisfaction of Council. The water meters and recording device/systems must:

(a) be fit for the purpose and water it is measuring;

(b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;

(c) transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the Council Consents and Compliance Water portal of the Hydrotel database (or to any replacement database required in writing by Council) in a format that is compatible with Council systems;

(d) be tamper-proof and sealed;

(e) installed (water meter) on the outlet pump;

(f) have systems and equipment in place to ensure continued operation in the event of a power outage;

(g) have backup data storage;

(h) be safely accessible;

(i) be installed and maintained in accordance with the manufacturer's specifications.

~~[239]~~[243] Prior to exercise of this consent, the Consent Holder must contact

environmentaldata@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the Council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the Council correctly.

Advice Note:

As per the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020, a water permit holder (resource Consent Holder) is required to record measurements of their water abstraction at 15-minute intervals and electronically provide to Council daily records of the measurements by the end of the next day (unless otherwise agreed by Council) starting on the following date for a water permit that allows water to be taken at the rate specified:

(a) 3 September 2022 for a water permit for ≥20 litres/second;

(b) 3 September 2024 for a water permit for ≥10 but <20 litres/second;

(c) 3 September 2026 for a water permit for ≥5 but <10 litres/second.

Verification of water meter/device accuracy

~~[240]~~[244] The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times:

(a) Prior to the exercise of this consent.

(b) Within 5 Working Days of the water meter being serviced or replaced.

(c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

(d) The water meters, their verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the Council within 10 Working Days of the meter/devices being verified as accurate.

Bore construction for water level measurements

~~[241]~~[245] Provision at the top of the bore for water level measurements must be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

Advice Note:

Access to the wellhead for water level measurement can be achieved by having an access

tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

Bore construction for sampling

~~[242]~~[246] Provision at the top of the bore for water quality sampling must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the water enters any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled. This condition must be implemented within three months from the granting of the consent.

~~[243]~~[247] A photograph of the water meters showing the meter reading, must be provided to the Council annually by the first week of July.

Advice note:

This photo must be provided to the following email address monitoring@aucklandcouncil.govt.nz

Water meter readings

~~[244]~~[248] Water meter measurements of water abstraction from the outlet of the pumps must be recorded daily at 15-minute intervals, commencing before pumping starts for the day and finishing at the end of pumping for the day. Daily records of the measurements must be provided electronically to the Council by the end of the next day (unless otherwise agreed by the Council).

~~[245]~~[249] In the event of failure of the data logger, telemetry unit and/or associated electronic devices, the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading. If no water is taken during any period, then the current meter reading must still be recorded.

Advice note:

For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.

Water level readings

~~[246]~~[250] Water levels in the production bores must be measured at quarterly intervals in the

following months: June, September, December and March each year, and records kept of the date, time and corresponding water level for the production bores, in accordance with criteria specified in the advice note below. The results of each quarterly water level reading must be submitted to the Council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.

Advice Note:

The static water level shall be measured from the top of surface elevation, and shall be recorded to the nearest 0.01 of a meter (nearest cm). The bore shall be monitored after pumping water levels have fully recovered to non-pumping levels. Recovery to non-pumping levels shall be verified by taking a series of three or more water levels made over a half hour period that are all within 0.02m of each other and are not showing a rising or falling head. If there is a difference of more than 0.02m, then the bore shall be allowed to recover further from any pumping, until the groundwater level has stabilised.

Environmental Monitoring and Water Efficiency Report

~~[247]~~[251] An Environmental Monitoring and Water Efficiency Report must be submitted to the satisfaction of the Council in June 2031, and at 5-year intervals thereafter. This report must provide a summary and analysis of the past water use, and water quality and level monitoring for the previous reporting period.

~~[248]~~[252] The report must also assess the water use over the previous five-year reporting period, against best practice with respect to the efficient use of water for the purpose consented. This report must include, but not be limited to:

(a) Annual summary of water usage in relation to the water consented.

(b) comparison of the site's water use against the industry best practice usage for the same activity.

(c) reasons why annual water use may have varied over the previous five years.

(d) information demonstrating decision making and any changes planned for the coming five years

(e) water conservation steps taken (e.g., leak detection).

(f) demonstrate the measures that have been implemented to ensure the abstraction limit is not breached. These could be sensors, alarms, shut off activation, etc. Maintenance or contingency plan.

~~[249]~~[253] The report must assess the effects of the water take on the aquifer and be prepared by a SQEP.

Review Condition

~~[250]~~[254] Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Council at the Consent Holder's cost in December 2029 and subsequently at intervals of not less than five years thereafter in order:

(a) To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage or

(b) To vary the quantities, monitoring, operating and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water availability, including alternative water sources; actual and potential water use; groundwater levels; efficiency of water use; groundwater quality; and the relationship of Māori with water.

(c) To deal with non-compliances or inefficiencies on the applicant's site related to water.

I. CONDITIONS OF PROPOSED 620 WHITFORD MARAETAI ROAD BORE WATER PERMIT

General Conditions

~~[251]~~[255] The proposed groundwater take and use must be carried out in accordance with the Water Supply Assessment prepared by GWE and referenced in Condition [1] and Appendix 1 to the conditions.

Monitoring Fee

~~[252]~~[256] The Consent Holder must pay the Council an initial consent compliance monitoring charge of $796 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge 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 consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the Council issue a letter confirming compliance on request of the Consent Holder.

Commencement and duration of consent

~~[253]~~[257] The taking of water for this permit expires on 31 December 2061, unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

~~[254]~~[258] The applicant must notify the Council, within one week of the commencement of groundwater abstraction for this permit.

Advice Note:

The notification of the commencement of groundwater abstraction should be submitted to monitoring@aucklandcouncil.govt.nz.

Lapse Date

~~[255]~~[259] The consent will lapse 5 years after the granting of consent if the consent has not been given effect to.

Authorised Use

~~[256]~~[260] The take and use of groundwater from the AUP(OP) Beachlands Aquifer is authorised in the manner set out below:

(a) The take is from the proposed bore on 620 Whitford Maraetai Road and is to be certified by Council:

Bore ID	Bore Name	Consent number	Proposed depth (m)	Proposed location	Stage
31755	To complete	To complete	600	NZTM: 1778404 mE, 5913528 mN	To complete

Authorised quantities

~~[257]~~[261] The abstraction in accordance with consent WATXXX must comply with the following:

(a) The total daily abstraction must not exceed 371 cubic metres.

(b) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year, must not exceed 135,500 cubic metres.

~~[258]~~[262] If any limits specified in **condition [261]** are exceeded, the Consent Holder must provide the Council with a report detailing:

(a) The reason for the exceedance and the mitigation measures proposed to ensure future compliance.

(b) A timeframe for implementing the mitigation measures.

~~[259]~~[263] The report must be submitted to the Council within 1 month of the identified exceedance.

Advice Note:

The exceedance notifications report should be submitted to monitoring@aucklandcouncil.govt.nz.

Contact details

~~[260]~~[264] Within 10 Working Days of the consent being granted, the Consent Holder must provide to the Council, the details of a nominated contact person, including their full name, their role with respect to the consent (for example, Consent Holder, tenant, site manager), a valid email address and mobile phone number that the Council may contact if required,

regarding water use data. The contact details must be kept up-to-date, and the Council must be notified of any changes within 10 Working Days of the change occurring.

Advice Note:

The contact person may be someone other than the Consent Holder, for example, a site manager or tenant. However, overall responsibility for compliance with consent conditions remains with the Consent Holder.

Installation of water meter

~~[261]~~[265] A water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and maintained on the production bore prior to the abstraction of groundwater, to the satisfaction of Council. The water meters and recording device/systems must:

- be fit for the purpose and water it is measuring;
- measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
- transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the Council Consents and Compliance Water portal of the Hydrotel database (or to any replacement database required in writing by Council) in a format that is compatible with Council systems;
- be tamper-proof and sealed;
- installed (water meter) on the outlet pump;
- have systems and equipment in place to ensure continued operation in the event of a power outage;
- have backup data storage;
- be safely accessible;
- be installed and maintained in accordance with the manufacturer's specifications.

~~[262]~~[266] Prior to exercise of this consent, the Consent Holder must contact environmentaldata@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the Council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the Council correctly.

Advice Note:

As per the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020, a water permit holder (resource Consent Holder) is required to record measurements of their water abstraction at 15-minute intervals and electronically provide

to Council daily records of the measurements by the end of the next day (unless otherwise agreed by Council) starting on the following date for a water permit that allows water to be taken at the rate specified:

(a) 3 September 2022 for a water permit for ≥20 litres/second;

(b) 3 September 2024 for a water permit for ≥10 but <20 litres/second;

(c) 3 September 2026 for a water permit for ≥5 but <10 litres/second.

Verification of water meter/device accuracy

~~[263]~~[267] The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times:

- Prior to the exercise of this consent.
- Within 5 Working Days of the water meter being serviced or replaced.
- By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

~~[264]~~[268] The water meters, their verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the Council within 10 Working Days of the meter/devices being verified as accurate.

Bore construction for water level measurements

~~[265]~~[269] Provision at the top of the bore for water level measurements must be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

Advice Note:

Access to the wellhead for water level measurement can be achieved by having an access tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

Bore construction for sampling

~~[266]~~[270] Provision at the top of the bore for water quality sampling must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the

water enters any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled. This condition must be implemented within three months from the granting of the consent.

~~[267]~~[271] A photograph of the water meters showing the meter reading, must be provided to the Council annually by the first week of July.

Advice note:

This photo must be provided to the following email address monitoring@aucklandcouncil.govt.nz

Water meter readings

~~[268]~~[272] Water meter measurements of water abstraction from the outlet of the pumps must be recorded daily at 15-minute intervals, commencing before pumping starts for the day and finishing at the end of pumping for the day. Daily records of the measurements must be provided electronically to the Council by the end of the next day (unless otherwise agreed by the Council).

~~[269]~~[273] In the event of failure of the data logger, telemetry unit and/or associated electronic devices, the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading. If no water is taken during any period, then the current meter reading must still be recorded.

Advice note:

For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.

Water level readings

~~[270]~~[274] Water levels in the production bores must be measured at quarterly intervals in the following months: June, September, December and March each year, and records kept of the date, time and corresponding water level for the production bores, in accordance with criteria specified in the advice note below. The results of each quarterly water level reading must be submitted to the Council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.

Advice Note:

The static water level shall be measured from the top of surface elevation, and shall be

recorded to the nearest 0.01 of a meter (nearest cm). The bore shall be monitored after pumping water levels have fully recovered to non-pumping levels. Recovery to non-pumping levels shall be verified by taking a series of three or more water levels made over a half hour period that are all within 0.02m of each other and are not showing a rising or falling head. If there is a difference of more than 0.02m, then the bore shall be allowed to recover further from any pumping, until the groundwater level has stabilised.

Environmental Monitoring and Water Efficiency Report

~~[271]~~[275] An Environmental Monitoring and Water Efficiency Report must be submitted to the satisfaction of the Council in June 2031, and at 5-year intervals thereafter. This report must provide a summary and analysis of the past water use, and water quality and level monitoring for the previous reporting period.

~~[272]~~[276] The report must also assess the water use over the previous five-year reporting period, against best practice with respect to the efficient use of water for the purpose consented. This report must include, but not be limited to:

- Annual summary of water usage in relation to the water consented.
- comparison of the site's water use against the industry best practice usage for the same activity.
- reasons why annual water use may have varied over the previous five years.
- information demonstrating decision making and any changes planned for the coming five years
- water conservation steps taken (e.g., leak detection).
- demonstrate the measures that have been implemented to ensure the abstraction limit is not breached. These could be sensors, alarms, shut off activation, etc. Maintenance or contingency plan.

~~[273]~~[277] The report must assess the effects of the water take on the aquifer and be prepared by a SQEP.

Review Condition

~~[274]~~[278] Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Council at the Consent Holder's cost in December 2029 and subsequently at intervals of not less than five years thereafter in order:

(a) To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later

stage or

(b) To vary the quantities, monitoring, operating and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water availability, including alternative water sources; actual and potential water use; groundwater levels; efficiency of water use; groundwater quality; and the relationship of Māori with water.

(c) To deal with non-compliances or inefficiencies on the applicant's site related to water

J. CONDITIONS ON COASTAL STRUCTURES, OCCUPATION AND ACTIVITIES (CST60468041, CST60472239 (Disposal/Deposit/Replenishment), CST60472340 (Vegetation Removal).

~~[275]~~[279] This consent authorises the construction of an offshore outfall associated with wastewater discharge, construction of a cofferdam related to construction of offshore outfall, and stormwater outfalls, occupation of the coastal marine area with the structures, occupation and use of the Coastal Marine Area (CMA) with the structures proposed as part of the Project referenced in Condition [1] and Appendix 1 of the conditions, including the relevant engineering plans and Wastewater Concept Report prepared by GWE, include the following:

- A treated wastewater discharge pipe extending 2km into the CMA below the seabed;
- A treated wastewater discharge outlet structure extending from below the seabed to above the seabed;
- The construction of a temporary piled cofferdam to enable the construction of the outlet structure;
- To discharge a maximum of treated wastewater of 1383m^3/day via the offshore outfall; and
- Any required stormwater discharge outfall structures.

General

~~[276]~~[280] The Consent Holder must notify the Council and Ngāi Tai ki Tāmaki in writing of the date of the proposed commencement of works, at least 10 Working Days prior to the proposed start date.

Marine Construction Management Plan

~~[277]~~[281] A minimum of 20 Working Days prior to the proposed commencement of works within the CMA, including below the seabed, a finalised Marine Construction Management Plan (MCMP) to include construction, piling, thrusting, construction methodology for the cofferdam and any excavation or disturbance of the CMA including the seabed must be submitted for certification by the Council.

~~[278]~~[282] The MCMP must specify the following:

(a) Construction timetable for the works;

(b) A schedule for reporting to the Council on the total volume of removed material associated with construction;

(c) A schedule for notifying the Harbourmaster's office about construction operations.

(d) Details of how coastal construction operations will be managed;

(e) Confirmation of the disposal site for the extracted seabed material;

(f) A detailed construction and cofferdam construction methodology, including the methods to avoid/minimise the redistribution of the excavated sediment during construction within the coastal marine area including reduce / minimise risk of vessels hitting marine mammals and coastal seabirds;

(g) Site management, including details of:

i) site access, including methods to clearly identify and delineate all entry and exit points to the coastal marine area;

ii) the bunding or containment of fuels and lubricants to prevent the discharge of contaminants;

iii) spill kit of on-site and maintained on barges and vessels at all times;

iv) a spill contingency plan in the event that there is any discharge of contaminants to the coastal marine area;

v) site reinstatement upon completion of the construction activities.

~~[279]~~[283] Refuelling of vessels must be undertaken with care during all stages of proposed works

~~[280]~~[284] The Consent Holder must undertake works in accordance with the approved Marine Construction Management Plan required under the above condition.

Water Quality Monitoring

~~[281]~~[285] Water quality monitoring must be undertaken during the construction of the cofferdam. Monitoring should include the following components:

(a) Near surface water quality samples should be collected down-current on the ebb tide at least 50 and 200 m from the point of the coffer dam location.

(b) Water quality samples should be collected at a 'control' site. Typically, this would be on the up-current side of the construction.

(c) Samples should be collected at least once a week.

(d) Samples should be collected on the ebbtide and at 2-3 hours after high tide.

(e) Samples should be collected following a period of time when dredging has been carried out for at least two hours.

(f) TSS or turbidity should be <50 g/m3/NTU above the control site at 200 m down-current

Biosecurity

~~[282]~~[286] The Consent Holder must ensure that any piles or structures brought to the site and/or relocated off-site to other coastal marine areas are free of encrusting marine organisms prior to reusing or taking to site.

~~[283]~~[287] A biosecurity management plan must be prepared by a suitably qualified practitioner prior to the cofferdam works commencing to prevent any marine biosecurity risks. The biosecurity management plan must be made available to the Council or iwi monitoring nominee on request.

Marine Mammal Management Plan

~~[284]~~[288] The Consent Holder must develop a Marine Mammal Management Plan (MMMP), which must include monitoring and mitigation measures employed during sheet impact and/ or vibratory piling works for the construction and removal of a cofferdam in the CMA to manage underwater noise effects on the coastal marine area ~~works~~ to manage effects on these marine mammal species. Mitigation measures to be including in the MMMP shall include the following:

(a) Measures to control noise at source through the use of a soft, sacrificial dolly on top of the pile;

(b) Use of a bubble curtain around the piling, such as Bubble Tubing from Canadian Pond, if this is found to be practicable,;

(c) Limiting piling to day light hours to allow for observations of marine mammals and penguins.;

(d) Use of an observer, or observers, during the piling to watch for marine mammals and penguins entering the safe piling zones. Should marine mammals or penguins be identified, work shall stop until the all clear is given;

(e) Observations shall start a minimum of 30 minutes prior to the commencement of piling.

(f) Piling shall adopt a soft start procedure that is 30 minutes in duration.

~~(f)~~ BD – I do not consider all of Dr Sivaguru changes are necessary and hence some changes have been excluded

~~[285]~~[289] A record book of marine mammal observations must be maintained onboard each vessel and made available to the Council or iwi monitoring nominee on request.

Exclusive and Non Exclusive Occupation of the Common Marine and Coastal Area

~~[286]~~[290] ~~Exclusive occupation applies to that part of the CMA where the outlet structure rises from below the seabed to above the seabed and a small safety area around this structure.~~

~~The exact area of exclusive occupation shall be defined on a plan and submitted to Council for certification once these works are completed.~~The occupation of the common marine and coastal area by the authorised structures is not an exclusive right of occupancy. The general public or any person(s) must not be excluded from the area(s) or any part of the area(s) to which this consent applies, unless necessary for the primary purpose of the structure(s), and only to the extent to enable the primary purpose of the structures; and public access can only be excluded for safety, security, and maintenance reasons.

~~[287]~~[291] ~~Occupation, being non-exclusive occupation, of the CMA applies to the area where the treated wastewater pipe is located below the seabed. The exact area of non-exclusive occupation shall be defined on a plan and submitted to Council for certification once these works are completed~~. The consent holder must, reinstate the site within one week following the completion of works authorised under this consent in the CMA, remove all machinery, cofferdam and materials from the coastal marine area

~~[288]~~[292] ~~The Consent Holder may, for safety and security reasons, temporarily restrict public access to parts of the non-exclusive occupation area for maintenance, repair or monitoring purposes.~~ Deleted.

Post construction

~~[289]~~[293] The Council must be notified in writing of the date of completion of the construction activities, within two Working Days of the completion of the construction and reinstatement activities.

~~[290]~~[294] Within one month of the completion of the consented construction activities a complete set of "as built" plans shall be supplied to the Council.

~~[291]~~[295] A copy of the "as built" plans shall be provided to the Hydrographic Office (Chief Hydrographer, National Topo/Hydro Authority, Land Information New Zealand, Private Box 5501, Wellington) within one month of the completion of the construction activities.

Maintenance Requirements

~~[292]~~[296] The structures must be maintained in a good and sound condition, and any repairs that are necessary must be made, subject to obtaining any necessary resource consents.

Duration

[297] The duration to occupy the CMA with offshore outfall and stormwater outfalls, and use the structures must expire on 31 December 2061 (35 years) unless it has lapsed, been

surrendered or been cancelled at an earlier date pursuant to the RMA.

(297A) The duration of consent for the shellbank enhancement, mangrove removal, and ongoing mangrove seedling removal within the mangrove removal area (up to 15 hectares) must expire on 31 December 2061, unless the consent has lapsed, been surrendered, or been cancelled at an earlier date in accordance with the Resource Management Act 1991.

~~[293]~~

Lapsing

~~[294]~~[298] The construction duration to construct the structures, must lapse on 31 December 2036 (10 years) unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

Review Condition

~~[295]~~[299] Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the Consent Holder's cost on a 5 yearly basis to deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse effects on coastal environment or surrounding environment.

K. CONDITIONS OF WASTEWATER TREATMENT PLANT AND DISCHARGE OF TREATED WASTEWATER [DIS60467966 (Land), DIS60471469 (CMA) ~~XXX~~]

Wastewater Treatment Plant

~~[296]~~[300] The wastewater treatment plant shall be constructed in accordance with engineering drawing A2515591.00-5200 Rev A drawn by Harrison Grierson and the Wastewater Concept Design Report referenced in Condition [1] and Appendix 1 of the conditions.

~~[297]~~[301] The wastewater treatment plant may be constructed in stages in order progressively treat the volume of wastewater from the project.

~~[298]~~[302] Alternatively, should sufficient capacity become available within Watercare's wastewater network, the consent holder may discharge its wastewater to the Watercare network subject to obtaining approval from Watercare.

Treated Wastewater Disposal Field Discharge – Interim Solution

Pre-commencement meeting

~~[299]~~[303] Prior to the installation of the wastewater disposal field within the area proposed in the Wastewater Concept Report prepared by GWE and referenced in Condition [1] and Appendix 1 to the conditions, the Consent Holder must hold a pre-start meeting that:

(a) is located on the subject site.

(b) Is scheduled not less than five days and not more than 20 days before the anticipated installation of the disposal field.

(c) includes Auckland Council Compliance Monitoring officer(s).

(d) includes representation from the project manager, the project ecologist, Ngāi Tai ki Tāmaki, and the contractors who will undertake the installation.

~~[300]~~[304] The following information must be made available at the pre-commencement meeting:

(a) Timeframes for key stages of the works authorised under this consent,

(b) Resource consent conditions,

(c) Contact details of all the relevant project personnel,

(d) Installation methodology,

(e) The LBMP, and

(f) The BMP.

Advice Note:

To arrange the pre-start meeting please contact the Council to arrange this meeting on

monitoring@aucklandcouncilgovt.nz, or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Note that this pre-start meeting is separate to the overall pre-start meeting in condition [13]. The Consent Holder can opt to combine the meetings provided that the wastewater works will commence within 20 Working Days of the meeting.

Installation of Wastewater Disposal System

~~[301]~~[305] A SQEP ecologist must be engaged to monitor, direct and supervise works during the installation of the wastewater disposal system, dripper lines and fixings within the proposed disposal area.

~~[302]~~[306] All invasive plants must be eradicated prior to installation of the wastewater disposal system within the proposed disposal area.

Pest Management

~~[303]~~[307] The Consent Holder must provide a Pest Plant and Pest Animal Management Plan (PPPAMP), written by a SQEP, which applies to the proposed disposal area and EPAN to Council for certification.

~~[304]~~[308] The PPPAMP must specify:

(a) existing pest species as listed under the Auckland Regional Pest Management Plan 2019–2029 (RPMP) or subsequent versions, including but not limited to pest plants, possums, rats, mustelids, and ungulates.

(b) methodologies of control including why these methodologies are suitable for the purpose and the environment in which they are being used.

(c) timeframes for control and eradication.

(d) where pest management will be carried out on the site, any chemical control proposed to be used and methodologies associated with this.

(e) details of record keeping and monitoring in terms of herbicides and vertebrate toxic agents used or other methods of control (e.g. shooting, trapping).

Advice Note:

Pest plant control is defined as, that there are no fruiting and / or flowering individuals of pest plant species present within the specified area and any mature pest plant species present are dead. In addition, there shall be no areas where pest plant species are smothering and / or out-competing native vegetation including suppressing the natural regeneration processes.

Pest Animal Control is defined as meeting Council's minimum requirements and national standard best practice methods for control of these species to an acceptable level.

Mitigation Measures

~~[305]~~[309] No imported mulch, bark, woodchip, compost, or similar organic material shall be placed within areas of native vegetation protected by the EPAN. Any natural leaf-litter must be retained wherever possible.

Advice Note:

This requirement is to avoid the introduction of pathogens or weed species and to prevent disturbance of existing indigenous groundcover.

Wastewater volume

~~[306]~~[310] The volume of treated wastewater discharged to the wastewater disposal field must not exceed 450,000 litres per day.

Discharge quality standards

~~[307]~~[311] The quality of treated wastewater immediately before it is discharged to the wastewater disposal field must not exceed the standards specified below.

Treated Wastewater Discharge Conditions – For Full Build Out

Parameter	**Units**	**Discharge standard**
5-day Biochemical Oxygen Demand (BOD_5)	g O_2/m^3	< 15
Total suspended solids (TSS)	g/m^3	< 20
Faecal coliforms (FC)	MPN (or CFU)/100ml	< 200
Total ammoniacal nitrogen (NH_4 + NH_3)	g/m^3	< 8
Total nitrogen (TN)	g/m^3	< 15

Wastewater volume

~~[308]~~[312] The volume of treated wastewater discharged via the coastal outfall discharge pipe must not exceed 4~~,000,000 litres~~ 1383m^3 per day.

Discharge quality standards

~~[309]~~[313] The quality of treated wastewater immediately before it is discharged to the coastal outfall pipe must not exceed the standards specified below.

Parameter	**Units**	**Discharge standard**
5-day Biochemical Oxygen Demand (BOD_5)	g O_2/m^3	< 15
Total suspended solids (TSS)	g/m^3	< 20
Faecal coliforms (FC)	MPN (or CFU)/100ml	< 200
Total ammoniacal nitrogen (NH_4 + NH_3)	g/m^3	< 8
Total nitrogen (TN)	g/m^3	< 15

Duration of the consent

~~[310]~~[314] This consent will expire on 31 January 2041 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Lapse date

~~[311]~~[315] Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

(a) The consent is given effect to; or

(b) The Council extends the period after which the consent lapses.

L. CONDITIONS OF WILDLIFE APPROVAL

Approved activity

Activity

i. Catch alive and liberate protected wildlife for the purpose of salvage, to protect lizards from adverse effects associated with earthworks, excavation and vegetation removal/replanting.

ii. Incidentally kill protected wildlife, as a result of unsuccessful salvage or any activities undertaken in relation to the Beachlands South development, provided all reasonable steps are taken in accordance with this approval to avoid killing wildlife.

Species

i. Copper skink *Oligosoma aeneum*

ii. Forest gecko *Mokopirirakau granulatus*

iii. Elegant gecko *Nautilnus elegans*

Methods

In accordance with the conditions specified in this Authority and the Draft Lizard and Invertebrate Management Plan attached to this application.

Personnel authorised (Project Ecologist)

[1] [Name] – lizards may only be handled by [Name], or under their direct supervision.

Term

[2] 10 years from the date of approval.

Adherence to approved application

[3] The Authorised Activity must be undertaken in accordance with the LBMP required by resource consent condition [86].

Timing

[4] Lizard capture, handling and relocation must only be undertaken between 1 October and 30 April when lizards are most active.

Capture and handling methods

[5] Capture and handling methods must involve only techniques that minimise the risk of infection or injury to the animal and shall follow those described in the Herpetofauna inventory and monitoring toolbox.

Incidental discovery

[6] The Department of Conservation (DOC) Operations Manager for Auckland is to be contacted immediately (auckland@doc.govt.nz) for further advice if wildlife other than copper skink, forest gecko, and/or elegant gecko are located within the footprint of the development or within the release site.

Death of wildlife

[7] If any lizards should die as a result of or in the process of carrying out the Approved Activity of catch alive and liberate for the purpose of salvage, the Approval Holder must:

(a) inform the Auckland DOC Operations Manager (auckland@doc.govt.nz) within 48 hours, chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours; and

(b) send the body to Massey University wildlife postmortem service for necropsy OR as otherwise advised by the Auckland DOC Operations Manager, along with details of the animal's history; and

(c) pay for any costs incurred in investigation of the death of any lizard; and

(d) if required by the DOC Auckland Operations Manager, cease the Approved Activity for a period determined by the DOC Operations Manager.

Euthanasia

[8] If any lizards are found injured during exercise of the Approved Activity, the Approval Holder must contact the Project Ecologist for advice on management of the lizard. The Approval Holder is authorised to euthanise injured lizard(s) on recommendation of the Project Ecologist or a veterinarian.

Reporting

[9] Annual reports summarising lizard salvage and relocation activities are to be prepared and submitted to DOC within 30 days from the completion date of the work in each period described in Condition [4]. Specifically, this report is to include:

(a) Results of lizard salvage and relocation work. Should native lizards be found, then the

following also is to be included in the report:

i. Photos of lizard salvage methods utilised;

ii. Photos of lizards captured (including photos of the salvage and relocation areas); and,

iii. A map showing the location of each lizard upon capture and upon release, and

iv. The species and number of any lizards detected, captured, and released, and

v. The results of all surveys and monitoring.

(b) Descriptions of how lizard management activities outlined in the LBMP were followed, including conditions detailed in the Approval and associated resource consent conditions;

(c) An Amphibian and Reptile Distribution Scheme (ARDS) card detailing information relating to captured lizards (also to be provided to herpetofauna@doc.govt.nz); and,

(d) A brief summary regarding the outcomes of the LBMP, including any improvements/changes that should be implemented in future.

Habitat reporting

[10] For the life of this Approval, the Approval Holder must provide annual reports to DOC on the following activities:

(a) Baseline lizard survey at restoration planting area

(b) Photo record of lizard habitat development

(c) Occupancy of plantings by native lizards

(d) Number location and size of eco-stacks (rock and/or woody debris)

(e) Number and location of artificial tree shelters.

Variations

[11] The Approval Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the Fast-track Approvals Act 2024.

Cancellation

[12] The Director-General may revoke this Approval in whole or any part at any time (pursuant to clause 7(4) of Schedule 7 of the Fast-track Approvals Act 2024) if:

(a) The Approval Holder breaches any of the conditions of this Approval.

(b) In the Director-General's opinion, the exercise of this Approval has caused, or is likely to cause, any unforeseen adverse effects on lizards.

If the Director-General intends to revoke this Approval in whole or in part, the Director-General will give the Approval Holder such prior notice as the Director-General considers reasonable and necessary in the circumstances.

Costs

[13] The Approval Holder must pay the Department of Conservation's standard charge-out rates for any staff time and mileage required to monitor compliance with this Approval and to investigate any alleged breaches of the terms and conditions of it.

Liabilities

[14] The approved earthworks and vegetation works contractor agrees to exercise the Approval at its own risk and releases, to the full extent permitted by law, the Director-General and the Director-General's employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage, or injury occurring to any person or property arising from the exercise of the Approval.

Compliance with the Director-General's Notices and Directions

[15] The Approval Holder must comply with all statutes, bylaws, and regulations, and all notices, directions, and requisitions of the Director-General of Conservation and any competent authority relating to the exercise of the Approval.

M. CONDITIONS OF HERITAGE NEW ZEALAND POUHERE TAONGA ACT AUTHORISATION

Authority Number:

Determination Date: **Expiry Date:**

Authority Holder: Beachlands South Limited Partnership

Postal Address: 12 Tapora Street, Quay Park, Auckland 1010

Archaeological Sites: List recorded sites and potential subsurface archaeological sites

Location: Legal Description of all parcels

Section 45 Approved Person:

Landowner Consent: To be provided/ Landowner consent has been provided to Heritage New Zealand Pouhere Taonga to satisfy clause 6(1) of Schedule 8 Fast-track Approvals Act 2024**.**

Determination

The FTAA Expert Consenting Panel grants/declines an archaeological authority pursuant to section 81 of the Fast Track Approvals Act 2024 and section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological sites described above, within the areas specified in the location above, to [authority holder] for [description of proposal/works] (archaeological works), subject to the following conditions:

CONDITIONS OF AUTHORITY

No.	Condition
Before Works	
1	**Start Work Notification** The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) and [Ngāi Tai ki Tāmaki] of the date when archaeological works will begin at least two Working Days before archaeological works start.

2	**Archaeological Management Plan** The authority must be exercised in accordance with the Archaeological Management Plan (AMP). The purpose of the AMP is to outline procedures for day-to-day activities that may affect archaeological sites, including provisions for: (a) Methods to protect sites from damage; (b) procedures for any archaeological investigation or recording of archaeological information; (c) the role, responsibility and level of authority of the s45 approved person and any other person appointed to undertake archaeological work on their behalf. Names and contact details of all other persons whom the s45 approved person appoints must be stated in the management plan; (d) timeframes for archaeological work; (e) protocols for the unexpected discovery of archaeological material; (f) on-site briefing by the s45 approved person (who may appoint a person to carry out the briefing on their behalf) for contractors about the archaeological work required and how to identify archaeological sites during works. The management plan must state who will be carrying out the briefings; (g) the responsibilities of contractors with regard to notification of archaeological sites; (h) requirements for stand down periods to enable archaeological work; (i) mechanisms for dispute resolution; (j) emergency contact details for the s45 approved person, Heritage New Zealand Pouhere Taonga, and Iwi. The AMP must be submitted to HNZPT for approval prior to the commencement of any earthworks. No earthworks shall commence until HNZPT has given its written approval of the AMP.

	The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval. **OR if AMP is approved prior to grant** All works must be undertaken in accordance with the Archaeological Management Plan prepared by [name] titled "*Title*" dated [date prepared] (AMP). The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.
	Archaeological Research and Mitigation Strategy The Authority Holder shall prepare an Archaeological Research and Mitigation Strategy (Strategy). The Strategy shall include: (a) the research objectives that archaeological investigations should address and the methodologies to be followed to achieve those objectives. The research objectives shall be informed by regional and national research themes. (b) Provision for review and feedback by [tangata whenua] prior to submission to HNZPT, including for any potential amendments after approval At least 20 Working Days before starting Project Works, the Strategy shall be submitted to HNZPT for written approval. The approved Strategy shall be implemented and complied with for the duration of the Authority. The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for written approval. **OR if Strategy is approved prior to grant** All works must be undertaken in accordance with the Archaeological Research and Mitigation Strategy prepared by [name] titled "*Title*" dated [date prepared] (Strategy).

	The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for its written approval.
4	**Landowner Consent** The Authority Holder must provide HNZPT with the written consent of all landowners of the land subject to this Authority prior to any archaeological works commencing.
5	**Site Briefing** The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include the possibility of encountering archaeological evidence, how to identify possible archaeological sites, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to discovering archaeological evidence.
During Works	
6	**Tikanga** Archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed between the Authority Holder and [tangata whenua]
7	**Kōiwi Discovery** If any kōiwi (human remains) are encountered, all works must cease within 20 metres of the discovery. HNZPT, New Zealand Police, and [tangata whenua] must be advised immediately. Any steps following must be undertaken in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2014) and no further work in the area may take place until future actions have been agreed by all parties.

8	**Monitoring** Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice, the AMP, and the Strategy.
9	**Investigation** Any archaeological evidence encountered during the exercise of this Authority must be investigated, recorded and analysed in accordance with accepted archaeological practice. An archaeological investigation must be carried out in accordance with the Strategy prior to earthworks commencing. The aims of the investigation shall be to investigate, research and analyse archaeological evidence in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. Prior to any earthworks, an archaeological investigation must be undertaken, in accordance with section 52(2) of the Act, based on the Strategy. The aims of the investigation shall be to investigate, research and analyse archaeological stratigraphy, features and remains in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. The building must be investigated, recorded and analysed prior to demolition to document and recover information about construction, alteration and use through time. This is to be undertaken to a minimum standard of Level I/II/III recording as defined in Guidelines for the Investigation and Recording of Buildings and Standing Structures (AGS1 2018).
10	**Protection of Sites** The authority holder shall take the following measures to ensure that sites are protected:

	(a) Sites shall be clearly marked by the s45 approved person who may appoint a person to carry out this activity on their behalf prior to works commencing; (b) No vehicles or machinery shall traverse or be parked on sites. (c) Sites shall be covered with clean fill to a minimum depth of X and not disturbed during works; (d) No excavations shall take place within Y metres of [specify sites /areas].
11	**Annual Reporting – if authority duration is longer than 5 years** Annually from the date of issue of this authority, the Authority Holder must submit to Heritage New Zealand Pouhere Taonga a written report containing a summary of the progress of the activity and any archaeological findings.
After Works	
12	**Work Completion Notification** The Authority Holder shall advise HNZPT and [tangata whenua] of the completion of archaeological works within five Working Days of completion.
13	**Completion of Archaeological Siteworks** Within 20 Working Days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that: (a) An interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library. (b) Site records are updated or submitted to the NZAA Site Recording Scheme.
14	**Archaeological Records** Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the

	Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to [tangata whenua]. A copy must also be provided to the NZAA Central Filekeeper.