


Parks Specialist Response Template – Fast-track Approvals Act 2024
Substantive Application

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	The Point Mission Bay
Fast-Track application number:	FTAA-2511-1133

2.0 Technical Specialist Memo – Parks Planning

To:	Angelika Vaze (Lead Planner) & Warwick Pascoe (PPL)	
From:	Cas Hannink – Senior Parks Planner	
Qualifications & Relevant Experience:	<p>I hold the qualification(s) of a Bachelor of Urban Planning with First Class Honours with experience across Parks Planning, Resource Consents and the private sector in Auckland, New Zealand.</p> <p>I am a member of the New Zealand Planning Institute. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications.</p>	
Preparation in Accordance with the Code of Conduct:	<p>I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (Code), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.</p>	
Prepared by: Cas Hannink Senior Parks Planner	 Hannink	Parks Agency Lead Release: Hester Gerber Manager Parks Planning
Date:	02/03/2026	 Gerber
	Date:	3/03/2026

3.0 Executive Summary / Principal Issues

This memorandum assesses the proposal from a Parks Planning perspective, with particular focus on open space provision, public access, reserve interface designs, CPTED outcomes, and new walkway connections. The walkways are differentiated as follows:

- New proposed pedestrian walkways (revocation) proposed through the private site (via easement), which are intended to replace the existing accessways.
- Existing track upgrades within the adjacent Takaparawhau Reserve.

The surrounding area is well served in terms of open space provision, and the proposal has the potential to improve connectivity and activate the reserve interface. However, key elements relating to path formation, materiality, staging, signage, and documentation are not comprehensively demonstrated within the submitted plans and supporting material. In particular, metaled track upgrades and their integration within the existing reserve network within Takaparawhau are not clearly or consistently illustrated in alignment with the Ngāti Whātua Ōrākei Reserves Board meeting documentation (21/07/2025).

In the absence of detailed design confirmation, there is uncertainty regarding public access continuity, legibility of movement routes, CPTED performance, and long-term durability and maintenance outcomes. Given the Fast-track process does not enable further information requests from Council specialists, these matters should be addressed through conditions requiring detailed design plans that clearly demonstrate route alignment, surface treatment (durable hard-surfaced standard where appropriate), integration with the existing reserve network, and associated signage and staging details, to be submitted for certification prior to works commencing.

While the strategic intent of improved connectivity is supported in principle, the delivery of that outcome is dependent on the imposition of robust conditions to ensure that the final design achieves appropriate outcomes.

I confirm that I visited the site and surrounding area on Wednesday 25th February 2026 including viewing the site from the various representative public viewpoints that informed the assessment.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment of Environmental Effects (AEE) - The Point Mission Bay
- Attachment 006 - Integrated Transportation Assessment
- Attachment 007A to 007D - Infrastructure Assessment
- Attachment 012A - 012C - Urban Design and Landscape Visual Effects Assessment
- Attachment 017A, 017C and 017D - Architectural Drawings
- Attachment 018A and 018B - Architectural Design Report
- Attachment 019A - 019C - Landscape Concept Plans
- Attachment 020 - Draft Landscape Management Plan

- Attachment 021 - Urban Design and Landscape Assessment Peer-Review Report
- Attachment 023 - Proposed Conditions of Consent
- Attachment 024 - Draft Construction Traffic Management Plan
- Attachment 032 - Design Report - Moller Architects
- Attachment 033 - Crime Prevention Through Environmental Design Assessment
- Attachment 034 - Pedestrian Wind Study

5.0 Specialist Assessment

Key Headings

5.1 Precinct requirements, zoning and open space provision

- 5.1.1 The subject site is located within the Orakei 1, Precinct. From an open space provision perspective, the subject site is well served in meeting recreational needs in accordance with the policy direction of Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy, given its adjacency to Takapararahu.
- 5.1.2 As per paragraph 11.8 of the applicants AEE, the Applicant will implement the changes to the alignment of the pedestrian walkways (revocation) and upgrade connections to the existing formed paths within Takapararahu. The applicant will also upgrade the off-trail walkway connecting to Atkin Avenue (existing track upgrades) and undertake the ongoing maintenance of all these public pedestrian walkways.
- 5.1.3 The provision of the pedestrian walkways (revocation) as per Figure 1 below will activate these areas from the applicant's development site. There is potential to improve future greenways routes, some of which already exist as per section 5.2 below.



Figure 1: Existing (orange/revocation) and proposed (yellow) public pedestrian pathway alignments

Source: Urban Design & Landscape Assessment, figure 6, Attachment 012A.

- 5.1.4. The Ōrākei 1 Precinct includes a range of objectives and policies that guide the use, management, and development of the area, and these are to be implemented in accordance with the Whenua Rangatira Reserve Management Plan and the Ngāti Whātua Iwi Management Plan, 2012. In particular, Policy I327.3(4) (I327. Ōrākei 2 Precinct) seeks to provide for the use of open space and recreational opportunities for the wider Auckland community. Within Sub-precinct E – Te Ngahere, specific emphasis is placed on enhancing access both to and within Te Ngahere, especially from the surrounding residential areas, in order to support improved connectivity, usability, and public enjoyment of the reserve.
- 5.1.5. The provision of new proposed pedestrian walkways (revocation) through the private site (via easement) and all other associated upgrades, will maintain connectivity to Takaparawhau. These connections have been further assessed below.

5.2 Wider connections/greenway linkages

- 5.2.1 The applicants Urban Design and Landscape Assessment (attachment 021) concludes that there is neutral to significantly improved CPTED outcomes, including passive surveillance, overlooking and activation from the proposed pedestrian walkways through the subject site (revocation).
- 5.2.2 For the existing track upgrades within the adjacent Takaparawhau Reserve, key details regarding the reserve pathway upgrades remain unclear, particularly in relation to their alignment, interface, and integration with the existing path network within Takaparawhau. As outlined below, the previously agreed metaled track upgrades (Ngāti Whātua Ōrākei Reserves Board meeting, dated 21/07/2025) within Takaparawhau are not clearly or consistently demonstrated in the submitted plans and supporting documentation.
- 5.2.3 The pedestrian and vehicular circulation study (page 23 appendix 019A), and Figure 5 of section 2.2 of the CPTED Study (page 7 appendix 033) do not maintain the relevant ‘upgrade’ references or depictions. Also, the materiality strategy (Appendix 019C, page 62) does not extend for all proposed track upgrades as per the proposed upgraded connections relating to the Ngāti Whātua Ōrākei Reserves Board meeting (attachment C), dated 21/07/2025 in figure 2 below.



Figure 2: Proposed track upgrades within Takapararawhau from Reserves Board meeting.
Source: Ngāti Whātua Ōrākei Reserves Board, Proposed relocated Aotea Street walkway and connections, 27th July 2025 Attachment C, Page 33 (edited by Cas Hannink for Legend size).



Figure 3: Proposed connection documentation inconsistent with Figure 2 above.
Source: Figure 5 of section 2.2 of the CPTED Study (page 7 appendix 033)

- 5.2.4 A consistent formed path upgrade within Takaparawhau (pink colour in Figure 2) is critical to achieve appropriate CPTED outcomes, legibility, and wayfinding, particularly at the reserve interface. However, the submitted plans as per Figure 3 above, do not clearly confirm whether these upgrades, including the identified “route across grassed area” (green colour in Figure 2 above) will be upgraded to a formed standard.
- 5.2.5 There is uncertainty as to whether the route will provide a durable, legible, and safe connection consistent with public access expectations. To ensure appropriate functionality and long-term performance, a condition for detailed design plans confirming surface materiality and construction standard, to be submitted for certification prior to the commencement of works has been included accordingly.
- 5.2.6 Given proposals to upgrade pathways within Takaparawhau, it is to be acknowledged that works within the existing reserve sit outside the development site and that although these works are supported, it would require formal approval from those parties that have decision making powers over the land through the co-governance structure and involving the Ngāti Whātua Ōrākei Reserves Board. This in essence is a landowner matter.

5.3 Path materiality, width and alignment

- 5.3.1 Path widths connecting to Takaparawhau are consistent as follows:
- Te Arawa Street path: 2.4 m wide
 - Aotea Street path: 1.8 m wide
- 5.3.2 Paths are proposed as AT standard lightly broomed concrete. The Parks and Community Facilities (P&CF) standard is typically lightly exposed aggregate with black oxide. Given the connection is to an existing brushed concrete path within Takaparawhau Reserve, it is unclear if the new paths match the existing path materiality for visual and functional consistency.

5.4 Construction staging and public access

- 5.4.1 Paragraph 5.5 of the AEE notes of the project staging over approximately 9-10 years while the draft construction Traffic Management Plan (Appendix -24) does not contain any reference to pedestrian access to Takaparawhau during this time. The staging and potential provision of the new proposed pedestrian walkways (revocation) through the private site (via easement) and the upgrading of the existing informal walkway as per Figure 1 above and Figure 4 and 5 has not been considered as part of appendix 24 and the overall construction phasing over the 9-10 year timeframe.
- 5.4.2 No direct or staged public access leaves surrounding residents to seek access to Takaparawhau through diverted routes from Kupe Street and Atkin Avenue for a possible 9-10 year timeframe. This is despite the new proposed pedestrian walkways (revocation) being located on the periphery of the subject site as per Figure 4 and 5 below.

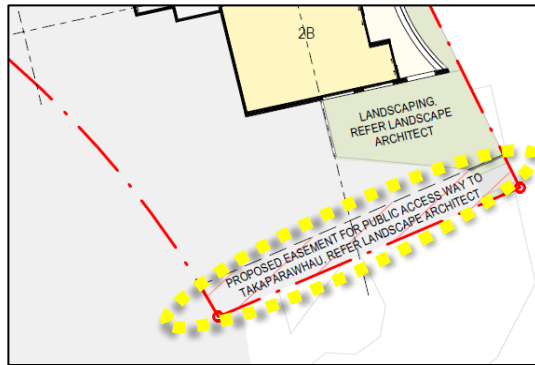


Figure 4: Aotea Street connection
Source: Attachment 17A, Floor Plan Level B2.

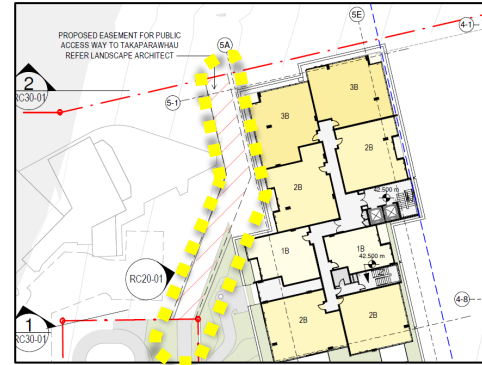


Figure 5: Te Arawa Street connection.
Source: Attachment 17A, Floor Plan Level 5.

5.5 CPTED, Fencing, Wayfinding and Boundary Treatments

5.5.1 Fencing treatments for the proposed pedestrian walkways (revocation) through the private site (via easement) are consistent subject to permeability percentage confirmations, the heights can be supported as follows:

- Te Arawa Street: 1.4 m high, permeable fencing to both sides
- Aotea Street:
 - 1.4 m high permeable fencing to the northern edge (village interface)
 - 1.8 m high solid fencing to the southern edge (private landowner)

5.5.2 Building and podium façade lighting is proposed along the reserve interface and is expected to have minimal impact on the adjacent reserve. No path lighting is proposed. This is supported, noting that the P&CF guidance on CPTED outcomes does not support lighting in this context. In addition, the existing paths within Takaparāwhau Reserve are not lit.

5.5.3 Closure of the pedestrian thoroughfare along the southern private frontage during summer and winter periods, as provided for under Condition 69, is considered acceptable.

5.5.4 The findings of the CPTED report are supported in relation to the public realm, particularly the proposed pedestrian walkways (revocation) through the private site (via easement). The design provides good passive surveillance, supported by the interface with communal spaces and residential activity.

5.6 Landscaping

5.6.1 The interface between the proposed development and Takaparāwhau Reserve includes primarily low-level planting, with some Cabbage trees and *Pseudopanax crassifolius*, which are relatively thin and do not reach a significant height.

5.6.2 Large tree plantings are limited to a maximum 2-3m in screening and softening on the reserve edge. While Parks Planning notes these observations, detailed matters regarding building

bulk, dominance, and screening are appropriately deferred to Council's Urban Design and Landscape specialists for further assessment given the detailed pre-application and design meetings that have occurred. Additional comments in this respect have been provided in section 5.9 below.

5.7 Wind tunnel effects and pedestrian wind study

- 5.7.1 A pedestrian wind comfort study has been undertaken for the development as per attachment 034. Wind conditions directly influence the usability, accessibility, and overall experience of public open spaces. If wind levels exceed accepted comfort thresholds, pathways can become unpleasant or unsafe, discouraging use and undermining the intended function of the wider greenway network.
- 5.7.2 As advised by Council's Premium Team, a further independent review of the wind study was not commissioned. Council does not retain wind specialists on its review panel, and the limited availability of specialist providers in New Zealand would require a formal procurement process.
- 5.7.3 Parks Planning is not able to independently verify the technical conclusions of the wind assessment in relation to the proposed public connections. Accordingly, conclusions regarding pedestrian safety and comfort within the public realm and along the proposed pathway connections will be conditioned to ensure these matters are appropriately addressed.

5.8 Future land-owner approvals

- 5.8.1 The relevant infrastructure reporting (Attachments 007A – 007D), indicates proposed public wastewater (WW) and stormwater (SW) arrangements within Takaparawhau Reserve. A letter dated 05/11/2025 from Sri Velicherla, Development Engineer - Developer Services, Watercare Services Limited indicated these required works within Takaparawhau. These proposed upgrades will require a future Landowner Approval as indicated in paragraph 13.90 of the AEE and/or potential agreement given to by the co- governance arrangements with land managed by the Ngāti Whātua Ōrākei Reserves Board. This delegation does not sit within the resource consent process.

5.9 Urban Design and Landscape Architecture interface commentary

- 5.9.1 It is noted that Council's Consultant Urban Designer, Wayne Bredemeijer, provided a review of the proposed 'Effects on the surrounding public realm' as per section 6.2 of the relevant specialist assessment (18/12/2025) while Council's Consultant Landscape architect, Peter Kensington, further assessed the proposal from a landscape and visual effects perspective.
- 5.9.2 Both specialists support the application from an urban design and landscape and visual effects perspective for the interface with Takaparawhau, subject to the imposition and administrative changes to conditions of consent as per their respective memo's. I concur with

the respective condition changes. In particular, I note Mr. Bredemeijer’s comments to elaborate on condition 29c for additional details and locations for servicing to be adequately located and/or screened so that they will not be visible from the public and communal realm and/or neighbouring private properties and in this case, Takaparawhau.

6.0 Section 67 Information Gap

At the time of writing this Memo I have identified the following information gaps that constrained the assessment:

6.1 Existing track upgrades within the adjacent Takaparawhau Reserve

6.1.1 The appendices, specifically the pedestrian and vehicular circulation plan (page 23, Appendix 019A) and Figure 5 in Section 2.2 of the CPTED Study do not reflect a consistent approach to track upgrades when compared with the direction provided at the Ngāti Whātua Ōrākei Reserves Board meeting, dated 21/07/2025. That meeting confirmed the requirement for a formed, metalled path within the Takaparawhau Reserve (connecting to the Aotea Street upgrade), yet the submitted material does not consistently show this upgrade or its alignment.

6.2 Path Material Specifications

6.2.1 While all walkways are proposed as AT standard lightly broomed concrete, it is unclear if the specifications match the existing Takaparawhau Reserve path. The existing path appears to be broom finish with no oxide.

6.3 Signage and wayfinding

6.3.1 No signage is shown on the plans. Entry and wayfinding signage is required at both reserve entrances to Takaparawhau and the pedestrian thoroughfare from Rukutai Street and Te Arawa Street noting the associated closure to the public.

6.4 Continuity of public access

6.4.1 Council cannot assess continuity of public access for adjacent residents during construction over a 9-10 year timeframe as the construction staging for the accessways is unclear.

At the time of writing this Memo, I have identified the following information gaps:

Information gap	Nature of deficiency	Decision-making impact	Risk / uncertainty created
-----------------	----------------------	------------------------	----------------------------

<p>1. Takaparawhau Reserve upgrades.</p>	<p>The landscape concept plans depict an ‘informal grassed connection’ between the Aotea Street walkway entrance and the existing Takaparawhau Reserve footpath. This does not reflect the previously agreed formed (metalled) path required to support CPTED, legibility, and wayfinding outcomes.</p>	<p>Council cannot confirm whether agreed access, CPTED, and wayfinding outcomes will be achieved at the reserve interface.</p>	<p>Risk of informal, poorly legible access routes that undermine CPTED outcomes, reduce usability, and result in inconsistent delivery at construction stage.</p>
<p>2. Path upgrades for ‘grassed area’.</p>	<p>Page 62 of Attachment 019C identifies a “<i>route across grassed area</i>”. This section is shown as an unformed grassed connection rather than a formed pathway linking through to Atkin Avenue.</p>	<p>Council is unable to determine whether appropriate pedestrian connectivity, accessibility, and network integration outcomes will be achieved between the development and the surrounding open space and street network.</p>	<p>Risk of informal, poorly legible access routes that undermine CPTED outcomes, reduce usability, and result in inconsistent delivery at construction stage.</p>
<p>3. Path material specification</p>	<p>While the proposed walkways are described as AT-standard lightly broomed concrete, it is not clear whether this treatment aligns with the existing materiality of the Takaparawhau pathway, which appears to use broom-finished concrete without oxide. The materiality strategy shown across the documentation is not applied consistently to all proposed path upgrades.</p>	<p>Inability to confirm visual, functional, and maintenance consistency between new and existing reserve paths.</p>	<p>Risk of inconsistent path materials, reduced visual coherence within the reserve, and potential future retrofit or remediation costs.</p>
<p>4. Signage and wayfinding.</p>	<p>No entry or wayfinding signage is shown on the plans, despite the provision of new and relocated public access routes to Takaparawhau and the public pedestrian access between Te Arawa Street and Rukutai Street.</p>	<p>Council cannot assess whether public access points will be legible, intuitive, and safely navigable, particularly for the ongoing /operational condition (69) relating to public pedestrian access between Te Arawa Street and Rukutai Street.</p>	<p>Risk of poor user orientation, reduced public use of new accessways, and compromised CPTED outcomes at reserve entrances.</p>
<p>5. Construction staging and public access.</p>	<p>Construction staging over a 9–10 year period does not demonstrate how pedestrian access to Takaparawhau will be maintained. The draft Construction Traffic Management Plan does not</p>	<p>Council cannot assess continuity of public access for adjacent residents during construction or evaluate interim access arrangements.</p>	<p>Risk of prolonged loss of reserve access for the local community, increased diversion distances, and reduced amenity over an extended construction period.</p>

	address pedestrian access during staging.		
--	---	--	--

7.0 Recommendation

7.1 The assessment in this memorandum identifies deficiencies in the proposal from a Parks and Community Facilities perspective that create uncertainty regarding the quality and adequacy of public access.

7.2 While Parks Planning prefers for deficiencies identified to be remedied, the Fast Track proposal can be supported should the deficiencies be addressed through the adoption of the suitable and/or amended conditions proposed.

8.0 Proposed Conditions

While Parks Planning considers some of the deficiencies in the provision of adequate information can be addressed at detailed design and engineering plan approval stage through the provided and recommended conditions outlined in the table below on a non-prejudice basis. Where a specific condition number has not been identified, a 'X#' has been used to indicate its inclusion accordingly.

The applicant's proposed conditions (Attachment 023) will be depicted with strikethrough lines in the green text (**deletions**) and insertions in blue text (**insertions**).

Conditions		Commentary
1.	<p>Except as provided for in the conditions below, the activities authorised by this consent must be undertaken in accordance with the information and plans submitted by the consent holder with the application, including:</p> <ul style="list-style-type: none"> (a) The document prepared by Bentley & Co. Ltd titled "Substantive Application for The Point Mission Bay" and dated November 2025. (b) The reports listed at Attachment 1. (c) The plans listed at Attachment 2. <p>Where any conflict between the above documents and these conditions of consent exists, the conditions of consent must prevail.</p>	N/A

2.	<p>Lapse date</p> <p>In accordance with clause 26 of Schedule 5 to the FTA, these consents lapse five (5) years from the date of commencement, unless:</p> <ul style="list-style-type: none"> (a) the consents are given effect to prior; or (b) the Council extends the period after which the consent lapses under section 125 of the RMA. 	N/A
3.	<p>Monitoring deposit</p> <p>The consent holder must pay the Council an initial consent compliance monitoring charge of \$[X,000] (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred by Council to ensure compliance with the conditions attached to these consents.</p> <p><i>Advice note: The initial monitoring deposit is to cover the cost of inspecting the Site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, 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.</i></p>	N/A
4.	<p>Review of conditions</p> <p>In accordance with section 128 and 129 of the RMA, the Council may initiate a review of any or all of the conditions of these consents:</p> <ul style="list-style-type: none"> (a) Within one (1) month of the first anniversary of the commencement of these consents, and every year after that for the duration of the consents, for any of the following purposes: <ul style="list-style-type: none"> (i) responding to any adverse effect on the environment which may arise from the exercise of the consents and which it is most appropriate to deal with at a later stage; (ii) dealing with any unanticipated adverse effects on the environment which may arise from the exercise of the consent, which it is appropriate to deal with at a later stage; and 	N/A

	<p>(iii) ensuring that the conditions are effective and appropriate in managing the Project's effects.</p> <p>(b) 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 these consents are such that it is appropriate to impose more appropriate conditions.</p>	
	<p>GENERAL ADVICE NOTES APPLICABLE TO ALL CONSENTS</p> <p><i>For the purpose of compliance with the conditions of consent, “the Council” refers to the council’s monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.</i></p> <p><i>For more information on the Council’s resource consent process, 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.</i></p> <p><i>If you disagree with any of the conditions of consent or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to the Council within fifteen (15) working days of notification of the decision.</i></p> <p><i>The consent holder is responsible for obtaining all other necessary consents, permits, and licences required for the Project, including those under the Building Act 2004. These consents do 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. These consents do not constitute building consent approval.</i></p> <p>Engineering Approval – Transport:</p> <p><i>Any works done on land affected by an Auckland Transport Designation need written consent from Auckland Transport before the works can begin.</i></p> <p><i>A vehicle crossing permit will be required from Auckland Transport prior to the construction of any vehicle crossing on existing public roads. See Auckland Transport’s website https://at.govt.nz/about-</i></p>	<p>N/A</p>

us/working-on-the-road/vehiclecrossing-application/ for more information.

Corridor Access Request (CAR)

The consent holder is advised that a CAR application is required from Auckland Transport for any works within the road reserve that affect the normal operation of the road, footpath or berm.

It is the responsibility of the consent holder to determine the presence of any underground services that may be affected by work in accordance with these consents that is undertaken within the road reserve. Should any services exist, the consent holder must contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from: <https://www.beforeudig.co.nz/>.

All work in the road reserve must be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors <http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>.

Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a CAR and temporary traffic management plan, the latter prepared by an NZ Transport Agency qualified person and work must not commence until such time as the consent holder has approval in the form of a Works Access Permit. The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/apply-for-a-car/> and fifteen (15) working days should be allowed for approval.

Amendments to permanent traffic and parking controls

*Amendments to permanent traffic and parking controls identified in Appendix D of the Transportation Assessment prepared by Flow (referenced in **Attachment 1**) in regards to the painting of 'No Stopping At All Times' (NSAAT) lines within the cul-de-sac heads of Te Arawa Street, Rukutai Street, and Aotea Street will require a Traffic Control Committee (TCC) resolutions approval from Auckland Transport.*

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. This includes temporary changes. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures, the

	<p><i>extent of this will be determined in the resolution amendment application.</i></p> <p><i>It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to the TCC for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the TCC. All costs must be borne by the consent holder. Application details can be found from the following Auckland Transport website link: https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls. A copy of the Resolution from the TCC must be submitted to the Council prior to the commencement of the activity provided for by these consents.</i></p>	
5.	<p>SPECIFIC CONDITIONS – LAND USE CONSENT LUCXXXXXX</p> <p>PRE-DEVELOPMENT CONDITIONS</p> <p>Pre-construction Notification of Works Beginning</p> <p>At least ten (10) working days prior to the commencement of any works on the Site authorised by this consent (excluding site establishment, site investigations, site entrances and site security fencing), the Council must be notified by email monitoring@aucklandcouncil.govt.nz. The following details must also be provided:</p> <p>(a) Name and telephone number of the Project Manager and the site owner.</p> <p>(b) Site address to which the consents relate.</p> <p>(c) Activity to which the consent relates.</p> <p>(d) Expected duration of the works.</p> <p>(e) Expected date of the pre-construction meeting (required by Condition 6)</p>	N/A
6.	<p>Pre-construction meeting</p> <p>No less than five (5) working days prior to commencement of the works or stage of works authorised by these consents, the consent holder must arrange a pre-construction meeting with the Council and the site contractor (including any other relevant project specialists).</p>	N/A

7.	The purpose of the pre-construction meeting is to share information in respect of the works methods, management plan requirements, and compliance with the conditions of the resource consents.	N/A
8.	<p>The following information must be made available at the pre-construction meeting:</p> <ul style="list-style-type: none"> (a) Conditions of consent. (b) Approved (signed / stamped) construction plans. (c) Timeframes for key stages of the works authorised under this consent. (d) Contact details of the site contractor, site engineer, and other key contractors. (e) All certified Management Plans. <p><i>Advice note: To arrange the pre-construction meeting required by this condition, please contact the Council on 09 3010101 or email monitoring@aucklandcouncil.govt.nz. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided two days prior to the meeting.</i></p>	N/A
9.	<p>Notice to occupants of neighbouring sites</p> <p>At least ten (10) working days before any earthworks authorised by this consent begin, the consent holder must advise the occupants of all buildings within fifty (50) metres of the site boundary of the works.</p> <p>The advice must be provided in writing and include the following information:</p> <ul style="list-style-type: none"> (a) A general description of the construction works. (b) The construction hours and expected duration of the works. (c) The approximate dates, times, and durations of the activities that will generate the highest levels of construction noise and vibration. (d) A contact name and phone number for any questions or complaints regarding noise and vibration throughout the project. 	N/A

10.	<p>Management Plans</p> <p>The following management plans required by a condition of this resource consent must be submitted to the Council for certification:</p> <ul style="list-style-type: none"> (a) Construction Management Plan (Condition 18). (b) Earthworks Management Plan (Condition 19). (c) Chemical Treatment Management Plan (Condition 21). (d) Construction Noise and Vibration Management Plan (Condition 24). (e) Construction Traffic Management Plan (Condition 25). (f) Waste Management Plan (Condition 27). (g) Landscape Management Plan (Condition 28). (h) Groundwater Settlement Monitoring and Contingency Plan (Condition 77). 	N/A
11.	<p>Unless stated otherwise within these conditions, the above management plans must be submitted to Council for certification at least ten (10) working days prior to commencement of the works to which they relate (excluding site establishment, site investigations, site entrances and site security fencing).</p> <p>The purpose of the certification process is to confirm that the management plan gives effect to the relevant condition(s) and will ensure compliance with any standards or limits or other requirements specified in those conditions.</p>	N/A
12.	All management plans required by Condition 10 must be prepared by a Suitably Qualified and Experienced Practitioner (SQEP).	N/A
13.	All management plans required by Condition 10 may be submitted in parts or stages to reflect staged implementation of the Project, or to address specific activities authorised by the relevant consent	N/A
14.	Any changes to the management plans required by Condition 10 must be submitted to the Council for re-certification as soon as practicable, and any changes must not be implemented until certification has been received.	N/A

15.	Any works that are subject to a management plan must not commence until that management plan has been certified by the Council and all measures identified in that plan required to be in place prior to the start of those works are in place.	N/A
16.	The consent holder must comply with all certified management plans at all times.	N/A
17.	A copy of the relevant certified management plans must be held on the Project Site at all times.	N/A

<p>18.</p>	<p>Construction Management Plan</p> <p>The consent holder must prepare and submit to Council for certification a Construction Management Plan (CMP) for the activities authorised by these consents in accordance with the following.</p> <p>The objective of the CMP is to outline the measures through which potential adverse effects associated with construction activities will be appropriately managed.</p> <p>To achieve the objective, the CMP must include:</p> <ul style="list-style-type: none"> (a) A programme for the hours of operation and the days of the week for construction activity (in particular, during holiday periods). (b) Details of the Project Manager, including their contact details (name, phone, email, and postal address), after hours and emergency contacts, and where those details are displayed for public viewing on the Site. (c) Measures to be adopted to maintain the Site in a tidy condition in terms of disposal/storage of rubbish, storage of building materials, and similar activities. (d) Procedures to be used to prevent soil, dust, and litter from being deposited onto the public roads from activities associated with construction. (e) Procedures for dust management to minimise dust on the adjoining properties in accordance with the Earthworks Management Plan required by Condition 19. (f) Maintenance of safe access to immediately adjoining private properties. (g) Details on cleaning facilities within the Site to sufficiently clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road, and measures to address any material dropped on the road. (h) The locations of workers conveniences (e.g. portaloos). (i) Details of how pedestrian safety along public footpaths or road edges will be managed. 	<p>Points (m) and (n) have been included to ensure that construction effects on Takaparawhau and its associated public walkways are appropriately managed and that public access and connectivity are maintained throughout the construction period.</p> <p>In particular, point (m) is necessary to provide certainty that safe, continuous and legible pedestrian access to the reserve will be retained, with any temporary closures or diversions appropriately managed and approved.</p> <p>Point (n) ensures that any required upgrades, including improvements to the existing informal connection to Takaparawhau, are clearly identified and delivered to an agreed standard. This is to support long-term integration with the public open space and movement network.</p>
------------	---	--

	<p>(j) The extent of any hoardings (including temporary advertising hoardings) and/or site perimeter security fencing on or near the boundaries of the Site.</p> <p>(k) Procedures for how complaints will be handled and addressed.</p> <p>(l) Procedures for advising all key contractors of the conditions of this consent and of the need to comply with them at all times.</p> <p>(m) <u>Details of how public pedestrian access to Takaparawhau Reserve and associated public walkways will be maintained during construction, including any temporary closures, diversions, staging of works, signage, and measures to ensure safe, continuous, and legible access for the public throughout the construction period.</u></p> <p>(n) <u>Details of all proposed upgrades including the required upgrade of the existing informal connection within the Takaparawhau.</u></p> <p><i>Advice note: The CMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified CMP which comprises changes to proposed construction methodology must be tracked and the revised CMP submitted to the Council for certification in accordance with Condition 14.</i></p>	
<p>19.</p>	<p>Earthworks Management Plan</p> <p>The consent holder must prepare and submit to Council for certification a final Earthworks Management Plan (EMP). The EMP must be generally in accordance with the draft EMP prepared by CLC, referenced in Attachment 1.</p> <p>The objective of the EMP is to outline suitable erosion and sediment control measures during all earthworks to ensure that all stormwater runoff from the Site is managed and controlled so that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, or channels.</p> <p>The EMP must include details regarding the following:</p> <p>(a) Confirmation that the EMP has been prepared in</p>	<p>N/A</p>

	<p>accordance with Auckland Council Guideline Document 2016/005: “Erosion and Sediment Guide for Land Disturbing Activities in the Auckland Region” (GD05).</p> <p>(b) Earthworks construction timeframes and staging.</p> <p>(c) Details of specific erosion and sediment controls to be implemented and maintained during the earthworks (location, dimensions, capacity).</p> <p>(d) Earthworks and sediment control monitoring and maintenance requirements.</p> <p>(e) Earthworks construction methodology, including:</p> <ul style="list-style-type: none"> (i) Site access and traffic management. (ii) Work hours. (iii) Off-site disposal site(s). (iv) Plant, equipment and personnel. (v) Protection of existing property and services (including installation of anchors, propping and construction of permanent or temporary retaining walls). (vi) Excavation support or instability control. (vii) Hazardous substance spill protection. (viii) Dust control. <p>(f) Supporting calculations and design drawings (where relevant).</p> <p>(g) Catchment boundaries and contour information.</p> <p>(h) Accidental Discovery Protocols (refer Conditions 39-40).</p> <p>(i) Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks).</p> <p>(j) Details relating to the management of exposed areas (e.g. site stabilisation and reinstatement, grassing/mulching).</p>	
--	--	--

20.	<p>The earthworks construction methodology required by Condition 19(e) must be written or reviewed by a Chartered Professional Geotechnical Engineer or a Professional Engineering Geologist for the contractor to undertake the earthworks, and include the recommendations provided in the Geotechnical Assessment Report – The Point Mission Bay prepared by Tonkin+Taylor, referenced in Attachment 1.</p> <p><i>Advice note: The EMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified EMP which comprises changes to proposed construction methodology must be tracked and the revised EMP submitted to the Council for certification in accordance with Condition 14</i></p>	N/A
21.	<p>Chemical Treatment Management Plan</p> <p>The consent holder must prepare and submit to Council for certification a final Chemical Treatment Management Plan (ChemTMP). The ChemTMP must be prepared by a SQEP in accordance with GD05.</p> <p>The final ChemTMP must be generally in accordance with the draft ChemTMP prepared by Erosion Control Co. Ltd, referenced in Attachment 1.</p> <p>The final ChemTMP must include:</p> <ul style="list-style-type: none"> (a) specific design details of chemical treatment system based on a rainfall activated methodology for the Site’s decanting earth bunds and / or sediment retention ponds; (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. 	N/A
22.	<p>Earthwork activities must not commence until certification is provided by Council that the ChemTMP meets the requirements of GD05, and the measures referred to in that plan have been put in</p>	N/A

	<p>place.</p> <p>Advice note: <i>The ChemTMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified EMP which comprises changes to proposed construction methodology must be tracked and the revised Chemical Treatment Management Plan submitted to the Council for certification in accordance with Condition 14.</i></p>	
23.	<p>The sediment retention pond and all decanting earth bunds employed on Site must be chemically treated in accordance with the ChemTMP referenced in Condition 21. All measures required by the ChemTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.</p>	N/A
24.	<p>Construction Noise and Vibration Management Plan</p> <p>The consent holder must prepare and submit to Council for certification a final CNVMP prepared by a SQEP. The final CNVMP must be generally in accordance with the draft CNVMP prepared by Styles Group, referenced in Attachment 1.</p> <p>The objectives of the final CNVMP must be to:</p> <ul style="list-style-type: none"> (a) Set out the procedures to identify and adopt the best practicable options for minimising adverse construction noise and vibration effects; and (b) Define the procedures to be followed to ensure that the project construction noise and vibration standards are being met, as set out in Conditions 52 – 57. <p>To achieve the objectives above, the final CNVMP must be prepared with reference to Annex E of NZS 6803: 1999 <i>Acoustics – Construction Noise</i> and the Association of Australasian Acoustical Consultants Guideline for Interpreting and Applying NZS 6803-1999, and must include the following information as a minimum:</p> <ul style="list-style-type: none"> (a) The consented construction noise and vibration limits for the project, in accordance with Conditions 52 - 57. (b) A general outline of the construction programme for each stage of development, including works and construction hours (in accordance with Condition 51). (c) Requirements and specifications for any acoustic barriers and localised screening required for compliance with the project noise limits. 	N/A

- (d) Minimum setback distances for compliance.
- (e) Identification of surrounding noise and/or vibration sensitive receivers.
- (f) Details of general noise and vibration mitigation measures.
- (g) Details for advising the occupiers of the neighbouring buildings of the works in accordance with **Condition 9**, including when the highest noise levels authorised by **Condition 52** and perceptible vibration can be expected,.
- (h) Procedures for responding to concerns from neighbours and dealing with any complaints (including the provision of contact details for any concerns regarding noise and vibration).
- (i) Procedures for any noise and vibration monitoring to be undertaken during the works and for applying any corrective action measures.
- (i) Procedures for ensuring that all contractors and operators on Site are aware of the construction noise and vibration monitoring requirements during the works, and the requirement to minimise noise and vibration effects as far as practicable on the neighbouring sites.

Advice note: *The CNVMP may be subject to amendment through the life of the project. Any subsequent amendment of the certified CNVMP which comprises changes to proposed construction methodology must be tracked and the revised CNVMP submitted to the Council for certification in accordance with **Condition 14**.*

<p>25.</p>	<p>Construction Traffic Management Plan</p> <p>The consent holder must prepare and submit to Council for certification a final CTMP prepared by a SQEP. The final CTMP must be generally in accordance with the draft CTMP prepared by Flow Transportation Specialists, referenced in Attachment 1.</p> <p>The objective of the CTMP is to ensure that during construction, the surrounding road network (including footpaths) operates safely and efficiently for all road users, including pedestrians. To achieve the objective, the final CTMP must include:</p> <ul style="list-style-type: none"> (a) Details of the construction programme, including hours of work, any staging of the development, and the estimated construction period. (b) Identification and contact details of the person(s) responsible for monitoring construction traffic and receiving any complaints in respect of construction traffic, including name, phone number, email address and postal address. (c) Procedures for the recording of complaints, comments and feedback received regarding construction traffic from any members of the public. (d) Ingress and egress routes to/from the Site for vehicles associated with construction and the delivery of materials, equipment, and machinery. (e) Estimation on the numbers of heavy vehicle movements per hour and per day during the stages of the construction period, and proposed routes. (f) Identification of heavy vehicle routes, any associated road pavement assessment and road pavement monitoring details, and proposed road pavement repair measures. (g) A Parking Management Plan for construction related vehicles. (h) The location of loading/working areas. (i) Temporary Traffic Management Plans to be agreed (if required) in detail with Council with advance notice of any specific requirements to be agreed. 	<p>N/A</p>
------------	--	------------

	<ul style="list-style-type: none"> (j) Any need for temporary road closures and/or other restrictions on the surrounding road network for the transportation of plant, machinery and materials, or for other reasons relating to construction activities. (k) Details of the timing and duration of the temporary on-street public parking restrictions; (l) The location of traffic signs on surrounding streets and the location of traffic management personnel for construction traffic management purposes. (m) Measures to ensure satisfactory and safe vehicle and pedestrian access is maintained to adjacent properties at all times. (n) Measures to prevent unauthorised ingress into the Site by members of the public or others, while it is under construction. (o) Procedures for ensuring that the owners and/or occupants in the immediate vicinity of the construction area and the routes where closures or temporary parking restrictions are proposed to apply are given prior notice of the commencement of construction activities and are informed about the expected duration of works and potential effects of the works. (p) The transportation and parking of oversize vehicles such as cranes. (q) The extent of over dimension vehicle permits (if required). (r) In conjunction with the CMP (Condition 18), measures to control the tracking of dust and sediment onto the road network, which may include measures such as: <ul style="list-style-type: none"> (i) Sealed construction entrance between the property boundary and road edge of seal. (ii) Wheel wash-down facilities provided at each access to prevent tracking mud or gravel onto the road corridor. (iii) Covering any loose loads which might create dust. 	
--	--	--

	<p>(s) A code of conduct for drivers, which may include measures such as:</p> <ul style="list-style-type: none"> (i) All drivers obeying the rules of the NZ Road Code. (ii) All staff members, including external sub-contractors, attending a health and safety briefing at the start of their shift. (iii) Ensure trucks pass through a wheel wash when exiting the construction site to minimise the amount of potential dirt transported onto the road. (iv) Drivers being courteous to other road users. (v) Drivers ensuring trucks are in good and clean condition. This includes ensuring that all vehicles have up to date warrants and certificates of fitness. (vi) Drivers ensuring that loads are covered and secured before leaving the Site. 	
26.	<p>The certified CTMP must be implemented throughout the construction period. A copy of the CTMP is to be held on site at all times and made available to Council.</p> <p>Advice notes:</p> <p><i>Auckland Council may, at its discretion, require the consent holder to undertake a review of and provide an updated CTMP at any time during the works following any incident, crash, near-miss, complaint, or non-compliance.</i></p> <p><i>The CTMP may be subject to amendment through the life of the Project by the consent Holder. Any subsequent amendment of the certified CTMP which comprises changes to proposed construction methodology must be tracked and the revised CTMP submitted to the Council for certification in accordance with Condition 14.</i></p>	N/A
27.	<p>Waste Management Plan</p> <p>Prior to the lodging of the building consent (relative to staging of the works), the consent holder must prepare and submit to Council for certification a final Waste Management Plan (WMP). The WMP must be generally in accordance with the draft WMP prepared by Rubbish Direct, referenced in Attachment 1.</p>	N/A

<p>28.</p>	<p>Landscape Management Plan</p> <p>Prior to the lodging of the building consent (relative to staging of the works), the consent holder must submit to the Council for certification a final Landscape Management Plan (LMP) covering a minimum of two (2) years post completion of construction. The submitted information must be generally in accordance with the draft LMP prepared by Boffa Miskell and referenced in Attachment 1.</p> <p>The objectives of the LMP are to:</p> <ul style="list-style-type: none"> (a) Support the establishment and long-term health of the landscape planting (b) Provide for the effective management of pests and weeds. (c) Maintain safety, functionality, and durability of landscape assets. <p>To achieve the objectives, the LMP must include related drawings and specifications for all aspects of the finalised landscape design, which must include information in regards to the following:</p> <ul style="list-style-type: none"> (a) irrigation; (b) weed and pest control; (c) plant replacement; (d) inspection timeframes and frequencies; and (e) contractor responsibilities and ongoing maintenance requirements for the life of the building, including balcony planting. (f) procurement strategy for trees identified in the Tree Strategy Plan included within the Landscape Plans prepared by Boffa Miskell, referenced in Attachment 2. <p><i>Advice note: The LMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified LMP must be tracked and the revised LMP submitted to the Council for certification in accordance with Condition 14.</i></p>	<p>N/A</p>
------------	--	------------

29. **Provision of final designs and plans**

Finalised Architectural Design Plans

Prior to the lodgement of building consent (relative to the staging of the works), the consent holder must submit a finalised set of architectural detail drawings and materials specifications generally in accordance with the architectural drawings prepared by Warren and Mahoney and referenced in **Attachment 2** to Council for written certification that they comply with the requirements of this condition.

The information submitted must include the following at a minimum:

- (a) Details of the building's façade treatment/architectural features.
- (b) Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations.
- (c) ~~External stairs/rooftop services/plant, and visual screening elements.~~ Details and locations of the proposed servicing for the building, including but not limited to external stairs, rooftop services / plant, vents, transformers, A/C units, water meters, electric meters, traffic warning devices etc. and visual screening elements, to ensure any unsightly servicing components are adequately located and / or screened so that they will not be visible from the public and communal realm in particular the Takaparawhau Reserve and / or neighbouring private properties.
- (d) Signage details, including locations, orientation, dimensions, colours, materials, surface finishes, method of fixture, and details of any lighting.
- (e) All fencing adjacent to the public access walkway easements (Te Arawa Street and Aotea Street) must be designed and constructed in accordance with the requirements set out below. Detailed fencing and boundary treatment plans, including specifications and permeability calculations (where applicable), must include:
 - i. Te Arawa Street accessway:
 - a. 1.4 m high minimum 50% permeable fencing to both sides.
 - ii. Aotea Street:

Points (c) and (e) have been included to reinforce and refine matters identified in Wayne Bredemeijer's conditions assessment, with specific emphasis on the interface with Takaparawhau.

In particular, these provisions ensure that external servicing elements are appropriately located and screened to protect the visual amenity of the Reserve and adjoining properties. In addition, fencing conditions adjacent to public access walkways has been included to maintain adequate permeability to support passive surveillance, CPTED outcomes, and integration with the public realm.

	<p>b. <u>1.4 m high minimum 50% permeable fencing to the northern edge (village interface).</u></p> <p>c. <u>1.8 m high solid fencing to the southern edge (private landowner interface).</u></p> <p>The finalised set of drawings (relative to the staging of the works) must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced in Attachment 2.</p> <p>All works must then be carried out in accordance with the certified architectural plans</p> <p><i>Advice note: As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Design Review Unit and the Built Heritage Team to ensure that the submitted details are consistent with the approved plans and information.</i></p>	
30.	<p>Finalised Landscape Design Plans, Specifications and Maintenance</p> <p>Prior to the lodging of building consent (relative to staging of the works), the consent holder must submit to the Council a finalised set of landscape design drawings and supporting written documentation which have been prepared by a SQEP, for written certification that they comply with the requirements of this condition. The submitted information must be generally in accordance with the Landscape Plans prepared by Boffa Miskell and information referenced in Attachment 2.</p> <p>The finalised landscape design drawings must include the following detail:</p> <ul style="list-style-type: none"> (a) An annotated planting plan(s) and specifications which communicate the proposed location and extent of all areas of planting, including podium planting, balcony planting, and balcony planter details. (b) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes/garden beds, including balcony planting and balcony planter details. (c) A plant schedule which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity. 	N/A

	<p>(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.</p> <p>(e) An annotated pavement plan and related specifications, detailing proposed site levels gradients and the materiality and colour of all proposed hard surfacing.</p> <p>(f) An annotated furniture plan and related specifications which confirms the location and type of seats, bins, lights, signage, and other structural landscape elements within the Site.</p> <p>(g) An annotated fencing plan and related specifications, which confirms the location and type of retaining walls, fencing and gates, including locations, type, style, heights, materials, colours and finishes.</p> <p>(h) Details of publicly accessible connections through the Site, which must be signposted to assist wayfinding for users of the area.</p> <p>(i) Information on how the plan may be implemented relative to the staging of construction and the occupation of buildings.</p> <p><i>Advice note: As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Design Review Unit to ensure that the submitted details are consistent with the approved plans and information</i></p>	
<p>30.</p>	<p>Finalised Landscape Design Plans, Specifications and Maintenance</p> <p>Prior to the lodging of building consent (relative to staging of the works), the consent holder must submit to the Council a finalised set of landscape design drawings and supporting written documentation which have been prepared by a SQEP, for written certification that they comply with the requirements of this condition. The submitted information must be generally in accordance with the Landscape Plans prepared by Boffa Miskell and information referenced in Attachment 2.</p> <p>The finalised landscape design drawings must include the following detail:</p> <p>(a) An annotated planting plan(s) and specifications which</p>	<p>N/A</p>

	<p>communicate the proposed location and extent of all areas of planting, including podium planting, balcony planting, and balcony planter details.</p> <p>(b) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes/garden beds, including balcony planting and balcony planter details.</p> <p>(c) A plant schedule which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity.</p> <p>(d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.</p> <p>(e) An annotated pavement plan and related specifications, detailing proposed site levels gradients and the materiality and colour of all proposed hard surfacing.</p> <p>(f) An annotated furniture plan and related specifications which confirms the location and type of seats, bins, lights, signage, and other structural landscape elements within the Site.</p> <p>(g) An annotated fencing plan and related specifications, which confirms the location and type of retaining walls, fencing and gates, including locations, type, style, heights, materials, colours and finishes.</p> <p>(h) Details of publicly accessible connections through the Site, which must be signposted to assist wayfinding for users of the area.</p> <p>(i) Information on how the plan may be implemented relative to the staging of construction and the occupation of buildings.</p> <p><i>Advice note: As part of the condition monitoring process, Council’s monitoring inspectors will liaise with members of the Council’s Design Review Unit to ensure that the submitted details are consistent with the approved plans and information</i></p>	
31.	<p>Finalised Lighting Plans</p> <p>Prior to the lodging of building consent (relative to staging of the works), the consent holder must provide to the Council finalised Lighting Plans.</p>	N/A

	<p>The finalised Lighting Plans must:</p> <ul style="list-style-type: none"> (a) be prepared by a SQEP; (b) be generally consistent with the draft Lighting Strategy Plan prepared by Boffa Miskell, Sheet 63, referenced in Attachment 2; and (c) include the following as a minimum: <ul style="list-style-type: none"> (ix) lighting location; (x) type of lighting (i.e. bollard, wall, pole, ground); (xi) lighting fixtures (including material and colour); and (xii) lighting levels (to demonstrate sufficient levels of lighting). 	
32.	As part of the final Lighting Plans, the SQEP must confirm that lighting for external pedestrian and vehicle areas has been calculated in accordance with the methods described in the AS/NZS1158 series of standards.	N/A
33.	<p>The lighting outlined in the final Lighting Plans must be established prior to the first occupation of the building (relative to staging of the works), and thereafter retained and maintained, to the satisfaction of the Council and in accordance with AS/NZS1158.3.1.</p> <p><i>Advice note: The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a fifteen (15) metre distance.</i></p>	N/A
34.	<p>Other pre-construction matters</p> <p>Erosion and sediment controls in accordance with approved plan</p> <p>Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the Site must be constructed and maintained for the duration of the relevant stage of the works in accordance with the Earthworks Management Plan required by Condition 19.</p>	N/A
35.	<p>Certification of Erosion and Sediment Controls</p> <p>Within ten (10) working days following implementation and</p>	N/A

	<p>completion of the specific erosion and sediment control works required by the ESCMP (relative to any staging of the works), and prior to earthworks commencing on the Site (other than works associated with the implementation of the ESCMP), the consent holder must provide the Council with written confirmation from a SQEP that the erosion and sediment control measures have been constructed in accordance with the EMP (Condition 19) and with Auckland Council Guidance Document GD05. Written certification must be in the form of a report or any other form acceptable to the Council.</p>	
36.	<p>DURING CONSTRUCTION CONDITIONS</p> <p>Avoid Damaging Assets</p> <p>Unless specifically provided for by this consent, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity associated with the approved development, including truck movements. In the event that such damage does occur, Council must be notified by the consent holder within 24 hours of its discovery to determine the timing of any necessary restorative works. The costs of rectifying such damage and restoring the asset to its original (or interim) condition must be met by the consent holder.</p>	N/A
37.	<p>In the event of any damage identified by Council within public roads from the construction activity associated with the approved development, the consent holder must repair the road surface. Any repairs required must be at the expense of the consent holder and undertaken no more than five (5) working days (or unless otherwise agreed with Council) after the damage has been identified to the consent holder as needing repair.</p> <p><i>Advice note:</i> <i>This does not prevent the consent holder from temporarily sleeving / protecting these assets for the duration of the construction activity.</i></p>	N/A
38.	<p>Earthworks – Imported Soil</p> <p>The consent holder must ensure that the contamination level of any imported soil complies with the definition of 'Cleanfill material', as per Chapter J (Definitions) of the Unitary Plan.</p>	N/A
39.	<p>Accidental Discovery Protocols</p> <p>If at any time during earthworks, sensitive material is discovered, then the protocol set out in standards E11.6.1 and E12.6.1 of the AUP must be followed. In summary, that protocol is as follows:</p> <p>(a) All works must cease in the immediate vicinity (within at</p>	N/A

	<p>least 20m) of the discovery and the area of the discovery must be secured including a buffer to ensure all sensitive material remains undisturbed.</p> <p>(b) The consent holder must immediately advise Council in all cases, the New Zealand Police (if human remains are found), and Heritage New Zealand (if the discovery is an archaeological site, Māori cultural artefact or koiwi), and arrange a site inspection with the relevant parties.</p> <p>(c) If the discovery contains koiwi, archaeology, or artefacts of Māori origin, Ngāti Whātua Ōrākei are to be provided information on the nature and location of the discovery.</p> <p>(d) The consent holder must not recommence works until the steps set out in (a) –(c) have been followed, and the commencement of works has been approved by the Council monitoring officer.</p>	
40.	<p>In accordance with Standards E11.6.1(2) and E12.6.1(2), for the purposes of Condition 39 above, sensitive material includes the following:</p> <p>(a) human remains and koiwi;</p> <p>(b) an archaeological site;</p> <p>(c) a Maori cultural artefact/taonga tuturu;</p> <p>(d) a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil);</p> <p>(e) evidence of contaminated land (such as discolouration, vapours, asbestos, separate phase hydrocarbons, landfill material or significant odour; or</p> <p>(f) a lava cave greater than 1m in diameter on any axis.</p>	N/A
41.	<p>Ensure effectiveness of erosion and sediment controls</p> <p>The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the EMP required by Condition 19 must be maintained throughout the duration of each stage 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.</p>	N/A
42.	<p>Earthworks - General Control Measures</p> <p>All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water beyond the Site</p>	N/A

	to either land, stormwater drainage systems, watercourses or receiving waters, with particular regard given to the protection of the lower adjacent land and properties. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified.	
43.	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.	N/A
44.	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 such collapse or instability does occur, the consent holder must take steps to rectify the damage as soon as practicable, at the consent holder's cost.	N/A
45.	<p>Earthworks, installation of anchors, propping and construction of permanent or temporary retaining walls must be supervised by a suitably qualified geotechnical engineering professional (who is familiar with Geotechnical Assessment Report – The Point Mission Bay prepared by Tonkin+Taylor, referenced in Attachment 1).</p> <p>In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least ten (10) working days prior to earthworks commencing on site.</p>	N/A
46.	<p>Prevent sediment-laden water in stormwater/ waterways from roads</p> <p>Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.</p>	N/A

	<p>Advice Note:</p> <p><i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i></p> <ul style="list-style-type: none"> • <i>provision of a stabilised entry and exit(s) point for vehicles</i> • <i>provision of wheel wash facilities</i> • <i>ceasing of vehicle movement until materials are removed</i> • <i>cleaning of road surfaces using street-sweepers</i> • <i>silt and sediment traps</i> • <i>catchpits or environpods</i> <p><i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.</i></p> <p><i>It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please</i></p> <p><i>contact Council on [monitoring@aucklandcouncil.govt.nz] for more details. Alternatively, please refer to “GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region”.</i></p>	
47.	<p>Staging of earthworks – site management and erosion</p> <p>The site must be progressively stabilised against erosion at all stages of the earthworks activity, and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the ESCMP.</p> <p>Advice note:</p> <p><i>Earthworks must be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:</i></p> <ul style="list-style-type: none"> • <i>the use of waterproof covers, geotextiles, or mulching</i> • <i>top-soiling and grassing of otherwise bare areas of earth</i> • <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward</i> <p><i>It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please contact Council on</i></p>	N/A

	<p><i>[monitoring@aucklandcouncil.govt.nz] for more details. Alternatively, please refer to “GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region”.</i></p>	
<p>48.</p>	<p>Ensure dust does not cause adverse effects</p> <p>There must be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction activity, that in the opinion of the Council, is noxious, offensive or objectionable.</p> <p>Advice Note:</p> <p><i>In order to manage dust on the site consideration should be given to adopting the following management techniques:</i></p> <ul style="list-style-type: none"> • <i>stopping of works during high winds</i> • <i>watering of haul roads, stockpiles and manoeuvring areas during dry periods</i> • <i>installation and maintenance of wind fences and vegetated strips</i> • <i>grassing or covering of stockpiles</i> <p><i>In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:</i></p> <ul style="list-style-type: none"> • <i>The frequency of dust nuisance events</i> • <i>The intensity of events, as indicated by dust quantity and the degree of nuisance</i> • <i>The duration of each dust nuisance event</i> • <i>The offensiveness of the discharge, having regard to the nature of the dust</i> • <i>The location of the dust nuisance, having regard to the sensitivity of the receiving environment.</i> <p><i>It is recommended that potential measures as discussed with the Council’s monitoring Council on [monitoring@aucklandcouncil.govt.nz] for more details. Alternatively, please refer to the Ministry for the Environment publication “Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions”.</i></p>	<p>N/A</p>

49.	<p>Removal of erosion and sediment control measures</p> <p>Notice must be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required by the Erosion and Sediment Control Plan referred to in Attachment 2.</p>	N/A
50.	<p>Seasonal Earthworks Restriction</p> <p>Earthworks must not be undertaken on the Site between 1 May and 30 September in any year without the submission of a 'Request for winter works' for approval by the Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from the Council. All winter works must 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.</p> <p>Advice note:</p> <p><i>Any 'Request for winter works' submitted in accordance with Condition 50 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:</i></p> <ul style="list-style-type: none"> • <i>Description of works proposed to be undertaken between 01 May and 30 September and the duration of those works.</i> • <i>Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall.</i> • <i>Details of area(s) already stabilised.</i> • <i>Revised erosion and sediment control plan detailing stabilisation to date and time line/staging boundaries showing proposed progression of stabilisation.</i> • <i>Contact details for contractor who will undertake stabilisation of the site including date(s) expected on Site.</i> 	N/A

	<ul style="list-style-type: none"> • <i>Alternatives/contingencies proposed if the contractor referred to above becomes unavailable.</i> • <i>Details of site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.</i> 										
51.	<p>Construction Hours</p> <p>All construction works and the movement of heavy vehicles (vehicles with a gross mass exceeding 3.5t) must only take place on the site between the hours of 7:30am and 6:00pm, Monday to Saturday. Construction works or heavy vehicle movements must not be undertaken on Sundays or public holidays.</p> <p>Advice note:</p> <p>This restriction does not apply to low noise generating activities such as site set up, painting, electrical works or landscaping, which may occur outside of these hours.</p>	N/A									
52.	<p>Construction Noise Limits</p> <p>Construction works on the site must be designed and conducted to ensure that noise from the site does not exceed the Unitary Plan permitted construction noise limits, except for the construction activities and noise limits set out in the table below:</p> <table border="1"> <thead> <tr> <th>Construction activity</th> <th>Address</th> <th>Noise limit</th> </tr> </thead> <tbody> <tr> <td>Concrete Breaking</td> <td>86 Aotea St 104, 119A, 119B Rukutai St 97-99 Aotea St</td> <td>73 dB LAeq and 88 dB LAmx 70 dB LAeq and 90 dB LAmx 70 dB LAeq and 90 dB LAmx</td> </tr> <tr> <td>Drilling during foundation work</td> <td>59 Te Arawa St 119A Rukutai St 119B Rukutai St 97-99 Aotea St</td> <td>74 dB LAeq and 89 dB LAmx 77 dB LAeq and 92 dB LAmx 75 dB LAeq and 90 dB LAmx 74 dB LAeq and 89 dB LAmx</td> </tr> </tbody> </table>	Construction activity	Address	Noise limit	Concrete Breaking	86 Aotea St 104, 119A, 119B Rukutai St 97-99 Aotea St	73 dB LAeq and 88 dB LAmx 70 dB LAeq and 90 dB LAmx 70 dB LAeq and 90 dB LAmx	Drilling during foundation work	59 Te Arawa St 119A Rukutai St 119B Rukutai St 97-99 Aotea St	74 dB LAeq and 89 dB LAmx 77 dB LAeq and 92 dB LAmx 75 dB LAeq and 90 dB LAmx 74 dB LAeq and 89 dB LAmx	N/A
Construction activity	Address	Noise limit									
Concrete Breaking	86 Aotea St 104, 119A, 119B Rukutai St 97-99 Aotea St	73 dB LAeq and 88 dB LAmx 70 dB LAeq and 90 dB LAmx 70 dB LAeq and 90 dB LAmx									
Drilling during foundation work	59 Te Arawa St 119A Rukutai St 119B Rukutai St 97-99 Aotea St	74 dB LAeq and 89 dB LAmx 77 dB LAeq and 92 dB LAmx 75 dB LAeq and 90 dB LAmx 74 dB LAeq and 89 dB LAmx									

	Bored piling for temporary shoring	59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St 86 Aotea St 97-99 Aotea St	76 dB LAeq and 91 dB LAm _{ax} 76 dB LAeq and 91 dB LAm _{ax} 79 dB LAeq and 94 dB LAm _{ax} 79 dB LAeq and 94 dB LAm _{ax} 77 dB LAeq and 92 dB LAm _{ax} 76 dB LAeq and 91 dB LAm _{ax}	
	Sheet piling for temporary shoring	1/48 Te Arawa St 2/48 Te Arawa St 59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St 97-99 Aotea St	74 dB LAeq and 89 dB LAm _{ax} 71 dB LAeq and 86 dB LAm _{ax} 74 dB LAeq and 89 dB LAm _{ax} 75 dB LAeq and 90 dB LAm _{ax} 75 dB LAeq and 90 dB LAm _{ax} 74 dB LAeq and 89 dB LAm _{ax} 73 dB LAeq and 88 dB LAm _{ax}	
	Excavator works	59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St 86 Aotea St 97-99 Aotea St	76 dB LAeq and 91 dB LAm _{ax} 74 dB LAeq and 89 dB LAm _{ax} 78 dB LAeq and 93 dB LAm _{ax} 76 dB LAeq and 91 dB LAm _{ax} 78 dB LAeq and 93 dB LAm _{ax} 78 dB LAeq and 93 dB LAm _{ax}	
	Drilling for retaining walls	59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St	75 dB LAeq and 90 dB LAm _{ax} 72 dB LAeq and 87 dB LAm _{ax} 73 dB LAeq and 88 dB LAm _{ax}	

			74 dB LAeq and 89 dB LAmax	
	Vibratory compaction	59 Te Arawa St 119B Rukutai St 97-99 Aotea St	72 dB LAeq and 87 dB LAmax 75 dB LAeq and 90 dB LAmax 71 dB LAeq and 86 dB LAmax	
	All other works	All other sites	70 dB LAeq and 85 dB LAmax	
53.	The construction noise limits stated in Condition 52 above apply 1m from the façade of any occupied buildings, including the upper facades of multiple-level buildings, between 07:30 and 18:00 on Monday to Saturday.			N/A
54.	All construction noise must be measured and assessed in accordance with the Standard NZS 6803:1999 Acoustics - Construction Noise.			N/A
55.	The construction noise limits do not apply at any point on the Site. The LAmax limits only apply outside buildings containing 'activities sensitive to noise' as defined by the Auckland Unitary Plan.			N/A
56.	Any submersible electric pumps used for dewatering during construction must comply with a cumulative noise limit of 40 dB LAeq when measured and assessed in accordance with NZS 6803:1999 outside any occupied dwelling. This noise limit applies at all times except for 7:30am to 6:00pm on Monday to Saturday.			N/A
57.	<p>Construction Vibration Limits</p> <p>Vibration from vibratory compaction works must not exceed 5 mm/s PPV within any occupied building outside of the Site. Where vibration is expected to exceed 2 mm/s PPV within an occupied building outside of the Site, the consent holder must provide the following information in writing to the occupants:</p> <p>(a) The dates and approximate times for the highest levels of vibration.</p> <p>(b) A phone number and contact person for any questions or to advise of any sensitive times for construction vibration during the day.</p> <p>The advice must be provided no less than three (3) working days before the works expected to exceed 2 mm/s PPV begin. The</p>			N/A

	<p>consent holder must maintain records of any consultation and provide them to Auckland Council on request.</p> <p>The vibration from all other works must comply with 2 mm/s PPV within any occupied building.</p> <p>Advice note: <i>Vibration amenity limits do not apply at any building that is not occupied during the works. This allows higher vibration works to be scheduled when occupants are not in the building, subject to compliance with building damage criteria and compliance with amenity controls at other nearby buildings that are occupied.</i></p>	
58.	<p>Mechanical Plant Design</p> <p>All mechanical plant and transformers must be designed and operated to comply with a noise limit of 30 dB LAeq (15 min) within the boundary of any residentially zoned site. Compliance with this design limit must be confirmed by a suitably qualified and experienced person at the detailed design stage of the project. Details of the design and input of an appropriately qualified person must be provided to Auckland Council in writing if requested within 12 months of the mechanical plant being installed</p>	N/A
59.	<p>The consent holder must design and construct (relative to staging of the works) connections to the public water supply and wastewater reticulation network to serve the development in accordance with the Proposed Overall Service Plans prepared by CLC and referenced in Attachment 2, together with all relevant Watercare requirements. Written confirmation from Watercare that the works have been undertaken in accordance with all relevant codes of practice and regulatory requirements must be provided to the Council when applying for a code compliance certificate and/or certificate of public use, prior to the first occupation of the buildings (relative to staging of works).</p> <p>Advice notes:</p> <ul style="list-style-type: none"> • <i>Public connections are to be constructed in accordance with the current Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice) as well as Watercare’s standards for material supply, construction and asset data capture.</i> • <i>Plans approved under this consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval. Engineering Plan Approval must be obtained from Council for all public water supply and wastewater works, including</i> 	N/A

	<i>infrastructure to vest in Council before construction begins.</i>	
60.	<p>Stormwater Reticulation Connection to Public Network</p> <p>The consent holder must design and construct (relative to staging of the works) the proposed public connections to the existing public stormwater reticulation network to serve the development in general accordance with the Proposed Overall Service Plans prepared by CLC and referenced in Attachment 2. Written confirmation from the Council’s Healthy Waters team that the works have been undertaken in accordance with all relevant codes of practice and regulatory requirements must be provided to the Council at the completion of the works.</p>	N/A
61.	<p>Stormwater Reticulation Connection to Private Network</p> <p>The consent holder must design and construct (relative to staging of the works) the proposed private stormwater system to serve the development in general accordance with the Proposed Service Plans prepared by CLC and referenced in Attachment 2, together with all relevant codes of practice and regulatory requirements. Written confirmation from a SQEP that the works have been undertaken in accordance with all relevant codes of practice and regulatory requirements must be provided to the Council at the completion of the works.</p>	N/A
62.	<p>Utilities Connection to Public Network</p> <p>The consent holder must make provision (relative to staging of the works) for telecommunications and electricity to serve the Project in accordance with the requirements of the respective utility operators. These utilities must be underground. Written confirmation from the utility providers that the works have been undertaken in accordance with all relevant regulatory and technical requirements must be provided to the Council at the completion of the works.</p>	N/A
63.	<p>Fire Fighting</p> <p>The consent holder must provide adequate public water supply to the Project for firefighting, in accordance with SNZ PAS 4509:2008. A written report from the NZ Fire Service or hydrant testing confirming compliance with SNZ PAS 4509:2008 must be provided to the Council prior to the first occupation of the Project.</p>	N/A
64.	<p>Stormwater Management</p> <p>The consent holder must ensure that stormwater runoff from impervious areas is managed in accordance with the Infrastructure</p>	N/A

	Report prepared by CLC Consulting Group Ltd, submitted with the application documents, to ensure that the hydrology mitigation requirements specified in the report are achieved.	
65.	The stormwater management device or systems to achieve the hydrology mitigation requirements specified in the Infrastructure Report prepared by CLC and referenced in Attachment 1 must be installed or built by a SQEP generally in accordance with the design specifications in accordance with the Infrastructure Report prepared by CLC Consulting Group Ltd, submitted with the application documents.	N/A
66.	<p>Within three (3) months of the practical completion of each stage of the works, the consent holder must provide the following to the Council:</p> <p>(a) Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications in accordance with the Infrastructure Report prepared by CLC Consulting Group Ltd and by a suitably qualified service provider; and</p> <p>(b) As-built plans of the stormwater management device or system, certified (signed) by a SQEP as a true record of the stormwater management system.</p> <p>The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.</p>	N/A
67.	<p>PRIOR TO OPERATION / OCCUPATION CONDITIONS</p> <p>Landscaping and maintenance requirements</p> <p>Prior to the first occupation of the building (relative to staging of the works) and within an appropriate planting season, the consent holder must implement the landscape design which has been certified by the Council under Condition 30.</p> <p>The landscaping must be thereafter retained and maintained in perpetuity to the satisfaction of the Council in accordance with the maintenance requirements of the certified Landscape Management Plan (Condition 28).</p> <p><i>Advice note: As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Design Review Unit to ensure that the submitted details are consistent with the approved plans and information.</i></p>	N/A

68.	<p>Access and Parking</p> <p>Prior to the first occupation of the building (relative to staging of the works), all access, parking and manoeuvring areas (associated with that stage) must be formed, sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans.</p>	N/A
69.	<p>ONGOING / OPERATIONAL CONDITIONS</p> <p>Public Pedestrian Access</p> <p>The consent holder must provide for, and ensure public pedestrian access between the cul-de-sac heads of Te Arawa Street and Rukutai Street adjacent to the southern boundary of the Site. Public access must be available between the following hours:</p> <ul style="list-style-type: none"> • Summer (daylight savings time): 7.00 to 18.00pm. • Winter: 8.00am – 17.00pm. 	Additional edit to clarify that all walkways directly connecting to Takaparawhau must remain publicly during the specified timeframes
X70.	<p><u>Public Pedestrian Access to Takaparawhau</u></p> <p><u>All walkways providing direct access to Takaparawhau from Te Arawa Street and Aotea Street are excluded from the operational condition above (69).</u></p> <p><u>These walkways must remain open and available for unrestricted public access at all times (24 hours per day, 7 days per week). The walkways must not be gated, locked, obstructed, or otherwise closed so as to prevent or restrict public access at any time.</u></p>	This condition requirement ensures that public access to Takaparawhau is maintained on an unrestricted basis. The conditions safeguards public use and enjoyment of the reserve, ensures compliance with access obligations, and clarifies expectations for project delivery and ongoing management in conjunction with condition 69 above.

N/A	<p>SPECIFIC CONDITIONS – WATER PERMIT WATXXXXXXXX</p> <p>Abbreviations and definitions for WATXXXXXXXX</p> <p>The following abbreviations and definitions apply to these consent conditions.</p> <table border="1"> <tr> <td data-bbox="305 436 743 562">Alarm Level</td> <td data-bbox="743 436 1161 562">Means specific levels at which actions are required as described in the relevant conditions.</td> </tr> <tr> <td data-bbox="305 562 743 688">Alert Level</td> <td data-bbox="743 562 1161 688">Means specific levels at which actions are required as described in the relevant conditions.</td> </tr> <tr> <td data-bbox="305 688 743 909">Bulk Excavation</td> <td data-bbox="743 688 1161 909">Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.</td> </tr> <tr> <td data-bbox="305 909 743 1129">Commencement of Dewatering</td> <td data-bbox="743 909 1161 1129">Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.</td> </tr> <tr> <td data-bbox="305 1129 743 1507">Completion of Dewatering</td> <td data-bbox="743 1129 1161 1507">Means, in the case of a drained building or structure, the stage when the structure’s external and internal support mechanisms, including basement floors, have been completed, the permanent drainage system(s) are in place, and no further groundwater is being taken for the construction of the basement.</td> </tr> <tr> <td data-bbox="305 1507 743 1633">Completion of Construction</td> <td data-bbox="743 1507 1161 1633">Means when the Code Compliance Certificate (CCC) is issued by Council.</td> </tr> <tr> <td data-bbox="305 1633 743 1759">Commencement of Excavation</td> <td data-bbox="743 1633 1161 1759">Means commencement of Bulk Excavation or excavation to create perimeter walls.</td> </tr> <tr> <td data-bbox="305 1759 743 1879">Commencement of Excavation</td> <td data-bbox="743 1759 1161 1879">Means commencement of Bulk Excavation or excavation to create perimeter walls.</td> </tr> </table>	Alarm Level	Means specific levels at which actions are required as described in the relevant conditions.	Alert Level	Means specific levels at which actions are required as described in the relevant conditions.	Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.	Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.	Completion of Dewatering	Means, in the case of a drained building or structure, the stage when the structure’s external and internal support mechanisms, including basement floors, have been completed, the permanent drainage system(s) are in place, and no further groundwater is being taken for the construction of the basement.	Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Council.	Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.	Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.	Duplication in table removed for administrative change
Alarm Level	Means specific levels at which actions are required as described in the relevant conditions.																	
Alert Level	Means specific levels at which actions are required as described in the relevant conditions.																	
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.																	
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.																	
Completion of Dewatering	Means, in the case of a drained building or structure, the stage when the structure’s external and internal support mechanisms, including basement floors, have been completed, the permanent drainage system(s) are in place, and no further groundwater is being taken for the construction of the basement.																	
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Council.																	
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.																	
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.																	

Completion of Excavation	Means the stage when all Bulk Excavation and all foundation/footing excavations within ten (10) metres of the perimeter building retaining walls has been completed.	
Condition Survey	Means an External Visual Inspection or a detailed Condition Survey (as defined in the relevant conditions).	
Damage	Includes Aesthetic, Serviceability and Stability Damage, but does not include Negligible Damage, as described in Table 1 below.	
External Visual Inspection	A Condition Survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.	
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.	
Seasonal Low Groundwater Level	Means the annual lowest groundwater level - which typically occurs in summer.	
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.	
SQBS	Means Suitably Qualified Building Surveyor.	

Table 1: Building Damage Classification Category of Damage

Category of Damage	Normal Degree of Severity	Description of Typical Damage (Building Damage Classification after Burland (1995), and Mair et al (1996))	General Category (after Burland)
0	Negligible	Hairline cracks	Aesthetic Damage
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weathertightness. Doors and windows may stick slightly. Typically, crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted.	Serviceability Damage

			Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several >3mm.		
	4	Severe	Extensive repair involving removal and replacement of walls especially over doors and windows. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depends on the number of cracks.	Stability Damage	
	5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.		
X71.	Duration of consent The take (dewatering) and groundwater diversion consent [WATXXXXXXXX] expires thirty-five (35) years from the date of commencement, unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.				N/A
X72.	Notice of Commencement of Dewatering The consent holder must notify the Council in writing at least ten (10) working days prior to the date of the Commencement of Construction Phase Dewatering.				N/A

X73.	<p>Design and Construction of Basement and Retaining Walls</p> <p>The design and construction of the basement and retaining walls must be undertaken in accordance with the specifications contained in the report titled: “Geotechnical Assessment Report – The Point Mission Bay”, prepared by Tonkin & Taylor, referenced in Attachment 1. The consent holder must provide verification in writing from an SQEP that the recommendations of this report have been implemented on the Site. This must be provided no later than ten (10) working days after completion of basement construction.</p>	N/A																														
X74.	<p>Damage Avoidance</p> <p>All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid damage to land, buildings, structures and services on the site and adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.</p>	N/A																														
X75.	<p>Alert and Alarm Levels</p> <p>The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:</p> <p>Schedule A: Alarm and Alert Levels</p> <table border="1" data-bbox="315 1220 1149 1898"> <thead> <tr> <th colspan="2" data-bbox="315 1220 886 1346" rowspan="2">Movement (Note 1)</th> <th colspan="2" data-bbox="886 1220 1149 1293">Trigger Thresholds (+/-)</th> </tr> <tr> <th data-bbox="886 1293 1005 1346">Alarm</th> <th data-bbox="1005 1293 1149 1346">Alert</th> </tr> </thead> <tbody> <tr> <td data-bbox="315 1346 427 1514">a)</td> <td data-bbox="427 1346 886 1514">Differential vertical settlement between any two Ground Surface Settlement Monitoring Stations (the Differential Ground Surface Settlement Alarm or Alert Level):</td> <td data-bbox="886 1346 1005 1514"></td> <td data-bbox="1005 1346 1149 1514"></td> </tr> <tr> <td data-bbox="315 1514 427 1514"></td> <td data-bbox="427 1514 886 1514">GS01 to GS12</td> <td data-bbox="886 1514 1005 1514">1:550</td> <td data-bbox="1005 1514 1149 1514">1:450</td> </tr> <tr> <td data-bbox="315 1514 427 1766">b)</td> <td data-bbox="427 1514 886 1766">Total vertical settlement between the pre-excavation baseline level at any Ground Surface Settlement Monitoring Station (the Total Ground Surface Settlement Alarm or Alert Level):</td> <td data-bbox="886 1514 1005 1766"></td> <td data-bbox="1005 1514 1149 1766"></td> </tr> <tr> <td data-bbox="315 1766 427 1766"></td> <td data-bbox="427 1766 886 1766">GS01 to GS04</td> <td data-bbox="886 1766 1005 1766">15mm</td> <td data-bbox="1005 1766 1149 1766">25mm</td> </tr> <tr> <td data-bbox="315 1766 427 1766"></td> <td data-bbox="427 1766 886 1766">GS05 to GS12</td> <td data-bbox="886 1766 1005 1766">10mm</td> <td data-bbox="1005 1766 1149 1766">20mm</td> </tr> <tr> <td data-bbox="315 1766 467 1898">Note</td> <td data-bbox="467 1766 532 1898">(1)</td> <td colspan="2" data-bbox="532 1766 1149 1898">The locations of the Monitoring Stations listed in Schedule A are shown on the Proposed Construction Monitoring Instrumentation Plan included in Appendix A of the GSCMP referenced</td> </tr> </tbody> </table>	Movement (Note 1)		Trigger Thresholds (+/-)		Alarm	Alert	a)	Differential vertical settlement between any two Ground Surface Settlement Monitoring Stations (the Differential Ground Surface Settlement Alarm or Alert Level):				GS01 to GS12	1:550	1:450	b)	Total vertical settlement between the pre-excavation baseline level at any Ground Surface Settlement Monitoring Station (the Total Ground Surface Settlement Alarm or Alert Level):				GS01 to GS04	15mm	25mm		GS05 to GS12	10mm	20mm	Note	(1)	The locations of the Monitoring Stations listed in Schedule A are shown on the Proposed Construction Monitoring Instrumentation Plan included in Appendix A of the GSCMP referenced		N/A
Movement (Note 1)				Trigger Thresholds (+/-)																												
		Alarm	Alert																													
a)	Differential vertical settlement between any two Ground Surface Settlement Monitoring Stations (the Differential Ground Surface Settlement Alarm or Alert Level):																															
	GS01 to GS12	1:550	1:450																													
b)	Total vertical settlement between the pre-excavation baseline level at any Ground Surface Settlement Monitoring Station (the Total Ground Surface Settlement Alarm or Alert Level):																															
	GS01 to GS04	15mm	25mm																													
	GS05 to GS12	10mm	20mm																													
Note	(1)	The locations of the Monitoring Stations listed in Schedule A are shown on the Proposed Construction Monitoring Instrumentation Plan included in Appendix A of the GSCMP referenced																														

	<p>in Attachment 1.</p> <p>These levels may be amended subject to approval by the Council as part of the GSMCP certification process and recommendations from a SQEP, but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.</p> <p><i>Advice note: There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.</i></p>	
X76.	<p>Alert Level Actions</p> <p>In the event of any Alert Level from Schedule A (Condition 74) being exceeded, the consent holder must:</p> <ul style="list-style-type: none"> (a) Notify the Council within twenty-four hours (24) of the exceedance. (b) Re-measure all Monitoring Stations within twenty (20) metres of the affected monitoring location(s) to confirm the extent of apparent movement. (c) Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented. (d) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within five (5) working days of Alert Level exceedance. The report must provide an analysis of all monitoring data relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e. the need for increased frequency or repeat Condition Survey(s)) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded. (e) Measure and record all Monitoring Stations within twenty (20) metres of the location of any Alert Level exceedance every two (2) working days until such time the written report referred to above has been submitted to the Council 	N/A

<p>X77.</p>	<p>Alarm Level Actions</p> <p>In the event of any Alarm Level from Schedule A (Condition 74) being exceeded, the consent holder must:</p> <ul style="list-style-type: none"> (a) Immediately halt construction activity relevant to the location of the Alarm Level exceedance, including excavation, dewatering, or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity. (b) Notify the Council within twenty-four (24) hours of the Alarm Level exceedance being detected and provide details of the measurements taken. (c) Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance. (d) Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures have been implemented to the satisfaction of a SQEP. (e) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring on the mitigation measures implemented, and any remedial works and/or agreements with affected parties within five (5) working days of recommencement of works. 	<p>N/A</p>
<p>X78.</p>	<p>At least ten (10) working days prior to the intended Commencement of Dewatering, a final GSMCP prepared by SQEP, must be submitted to the Council for certification. Any amendment of the GSMCP must also be submitted to the Council for certification, in accordance with Condition 14.</p> <p>The submitted information must be generally in accordance with the draft GSMCP prepared by Tonkin + Taylor and referenced in Attachment 2.</p>	<p>N/A</p>

	<p>The overall objective of the GSMCP is to set out the practices and procedures to be adopted to ensure compliance with the consent conditions. To achieve this objective, the final GSMCP must include, at a minimum, the following information</p> <ul style="list-style-type: none"> (a) A monitoring location plan showing the location and type of all Monitoring Stations. (b) Final completed Schedule B (as per the conditions below) for the ground surface monitoring programme (including any proposed changes to the monitoring frequency) as required by the conditions below. (c) All monitoring data and the identification of services susceptible to damage required by the conditions below. (d) A bar chart or a schedule, showing the timing and frequency of Condition Surveys, External Visual Inspections, and all other monitoring required by this consent, and a sample report template for the two (2)-monthly monitoring required by Condition 85. (e) All Alert and Alarm Level triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the Services Condition Surveys (required by Condition 79) or data obtained from pre-dewatering monitoring). (f) Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded. <p>Any amendment to the GSMCP must be undertaken in accordance with Condition 14.</p>	
X79.	<p>All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the certified GSCMP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is certified in writing by the Council.</p>	N/A
X80.	<p>Services Condition Surveys</p> <p>The consent holder must engage a SQEP to undertake pre-condition and post-condition surveys for the following underground services:</p> <ul style="list-style-type: none"> (a) Service ID 2000609020 (Stormwater 450 dia. Conc); 	N/A

	<p>(b) Service ID 2000403490 (Stormwater 375 dia. Conc);</p> <p>(c) Service ID 300135283,3000135314 and 2000154512 (Stormwater 225 dia. Conc)</p> <p>(d) Service ID 2000158462 and 2000616277 (Wastewater 150 dia. VC)</p>	
X81.	<p>The Condition Surveys required by Condition 79 must include the following:</p> <p>(a) Type of services.</p> <p>(b) Existing levels of damage.</p> <p>(c) Susceptibility of structure to further movement.</p> <p>(d) Photographic evidence of items (b), (c) and (d) via CCTV Survey.</p> <p>(e) A review and the suitability of the proposed Alarm and density of building deformation stations.</p>	N/A
X82.	<p>The Condition Surveys required by Condition 79 must include the following:</p> <p>(a) Type of services.</p> <p>(b) Existing levels of damage.</p> <p>(c) Susceptibility of structure to further movement.</p> <p>(d) Photographic evidence of items (b), (c) and (d) via CCTV Survey.</p> <p>(e) A review and the suitability of the proposed Alarm and density of building deformation stations.</p> <p>A reasonable attempt must be made to contact the service owner to carry out surveys and if access is not made available, the reasons must be recorded.</p> <p>A copy of the pre-condition and post condition surveys must be provided to the Council within twenty (20) working days following completing the survey.</p>	N/A

	<p>Advice note: This condition does not apply to any Service where written evidence is provided to the Council that the owner of that Service has confirmed they do not require a condition survey.</p>										
<p>X83.</p>	<p>Completion of Dewatering - Services Condition Surveys</p> <p>Between six (6) and twelve (12) months after the Completion of Dewatering, a detailed Condition Survey of all previously surveyed Services referenced in Condition 79 must be undertaken by a SQEP and a written report must be prepared. The report must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring and submitted to the Council, within 20 working days of completion of the Condition Survey.</p> <p>The Condition Survey report must make specific comment on those matters identified in the Condition Surveys required by Condition 79. It must also identify any new Damage that has occurred since the condition surveys were undertaken and must provide an assessment of the likely cause of any such Damage.</p> <p>Advice note: This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.</p>	<p>N/A</p>									
<p>X84.</p>	<p>Ground Surface Deformation Monitoring</p> <p>Ground Surface Deformation Monitoring Stations must be established and maintained in the locations shown on the monitoring location plan in the certified GSMCP, as required in accordance with Condition 77(a).</p> <p>The Monitoring Stations must be monitored at the frequency set out in Schedule B</p> <p>below. The purpose of the Monitoring Stations is to record any vertical or horizontal (including differential) movement. Benchmark positions must be established no less than twenty (20) metres away from the excavated area.</p> <p>The monitoring frequency may be changed through amendment to the GSMCP.</p> <table border="1" data-bbox="313 1696 1140 1850"> <thead> <tr> <th colspan="3" data-bbox="313 1696 1140 1751">Schedule B: Monitoring frequency</th> </tr> <tr> <th data-bbox="313 1751 574 1801">Monitoring period</th> <th colspan="2" data-bbox="574 1751 1140 1801">Monitoring station and type</th> </tr> </thead> <tbody> <tr> <td data-bbox="313 1801 574 1850"></td> <td data-bbox="574 1801 748 1850">GS01 to GS12</td> <td data-bbox="748 1801 1140 1850">Services Condition Survey</td> </tr> </tbody> </table>	Schedule B: Monitoring frequency			Monitoring period	Monitoring station and type			GS01 to GS12	Services Condition Survey	<p>N/A</p>
Schedule B: Monitoring frequency											
Monitoring period	Monitoring station and type										
	GS01 to GS12	Services Condition Survey									

	Pre-Commencement of Dewatering/Baseline	At least two (2) baseline surveys for all deformation points to a horizontal and vertical accuracy of +2mm.	Pre-construction Condition Survey prior to commencement of perimeter retaining walls construction or Commencement of Dewatering.	
	From Commencement of Dewatering/Excavation	Fortnightly to Completion of Excavation. Fortnightly following Completion of Excavation.	Fortnightly external visual inspections.	
	After Completion of Dewatering/Excavation	Monthly for six (6) months or until such a time following the Completion of Dewatering that stable measurements are demonstrated, and written approval for monitoring termination is granted from the Council.	Post-construction Condition Survey within six (6) months of the Completion of Dewatering.	
X85.	<p>If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the consent holder must:</p> <p>(a) Notify the Council and the asset owner within two (2) working days of the consent holder becoming aware of the Damage.</p>			N/A

	<p>(b) Provide a report prepared by a SQEP (engaged by the consent holder at their cost) that describes the Damage, identifies the cause of the Damage, identifies methods to remedy and/or mitigate the Damage that has been caused, identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage.</p> <p>(c) Provide a copy of the report, prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.</p> <p>(d) Where the report provided by the SQEP in accordance with (b) above identifies the cause of the Damage to be activities authorised by this consent, the</p> <p><i>Advice note: It is anticipated the consent holder will seek the permission of the damaged asset owner to access the property and asset to enable the inspection/ investigation. It is understood that if access is denied the report will be of limited extent.</i></p>	
X86.	<p>Reporting of Monitoring Data</p> <p>At two (2) monthly intervals, until the Completion of Dewatering, and at six (6) monthly intervals until twelve (12) months following Completion of Dewatering, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.</p>	N/A
X87.	<p>Notice of Completion</p> <p>The Council must be advised in writing within ten (10) working days of when Bulk Excavation and Completion of Dewatering has been completed.</p>	N/A
X88.	<p>Groundwater Maintenance Program</p> <p>Within twelve (12) months of Completion of Dewatering, the Council must be provided with a maintenance program for any permanent groundwater drainage system used to manage groundwater levels.</p> <p><i>Advice note: The consent holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will</i></p>	N/A

	<i>need to comply with any other regulations, bylaws or discharge rules that may apply.</i>	
X89.	<p><u>Pathway Wind mitigation</u></p> <p><u>Prior to any works commencing, a Wind Assessment Report for pedestrian pathways on Takaparawhau and the proposed public connections, is to be submitted for certification by Council. The report must include, but not be limited to:</u></p> <p>a) <u>an evaluation of wind speeds, direction and turbulence on pedestrian pathways and entrances to the existing reserve;</u></p> <p>b) <u>an assessment of pedestrian comfort & safety;</u></p> <p>c) <u>mitigation strategies.</u></p> <p><i><u>Advice note: As part of the condition monitoring process, Council’s monitoring officer will liaise with members of the Council’s Parks and Community Facilities Team to ensure that the submitted information aligns with the requirement for the condition.</u></i></p>	Takaparawhau occupies an elevated and exposed coastal headland environment. Pathways, access points, fencing, structures, or landscaping has the potential to alter local wind patterns. These changes may adversely affect pedestrian comfort.
	<u>Advice Notes:</u>	
X01.	<p><u>TREE ASSET OWNER APPROVALS</u></p> <p><i><u>Any tree removals or works affecting vegetation on Takaparawhau land or existing street trees will require Tree Asset Owner Approval from the Community Facilities Urban Forest Specialist Team.</u></i></p> <p><i><u>Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.</u></i></p>	Any works within a Council owned reserve will require a Land Owner Approval and/or the Ngāti Whātua Ōrākei Reserve Board through their approval process.
X02.	<p><u>Landowner/ Ngāti Whātua Ōrākei Reserve Board</u></p> <p><i><u>All works undertaken within Takaparawhau, including pathway upgrades, construction activities, relocations, or infrastructure modifications, are subject to the decision-making authority of the Ngāti Whātua Ōrākei Reserves Board.</u></i></p>	This advice note is in addition to any resource consent, building consent, or other regulatory approvals that may be required within Takaparawhau. It provides clarity at the consent stage and mitigates the risk of project delays or non-compliance arising from a misunderstanding of the applicable landowner authority.

9.0 Supporting Documents

- Ngāti Whātua Ōrākei Reserves Board, Open Attachments, dated Monday 21st July 2025, 4:00pm (Item 5), prepared by Ngāti Whātua Ōrākei Whai Rawa Limited.