

Decision on an application for resource consents under the Resource Management Act 1991



Discretionary activity – subdivision (s11)

Restricted discretionary – land use (s9)

Application numbers: BUN60359407 (Council Reference)
LUC60359408 (s9 land use consent)
SUB60359409 (s11 subdivision consent)

Applicant: WFH Properties Limited

Site address: 332 Wainui Road, Upper Orewa

Legal description: SECT 15 SO 503979

Proposal:

To carry out subdivision development within the Wainui (Milldale) Precinct and associated subdivision works to facilitate infrastructure, utilities and to accommodate suitable building platforms to service the subdivision development at 332 Wainui Road.

In summary, the Applicant seeks consent to carry out a subdivision development, which comprises of 30 fee simple vacant lots (ranging in areas between 481m² and 1150m²), three Jointly Owned Access Lots (Lots 6000, 6001 and 6002), a road to vest (Lot 8000), an accessway to vest (Lot 7000) and a Marginal Strip to be gifted to the Crown (Lot 7001). The subdivision will gain access to the wider area through Wainui Road.

Earthworks are required to form the building platforms, retaining walls, roading, infrastructure and utilities. The proposal involves approximately 14,600m³ of cut and 13,500m³ fill over a total area of approximately 2.35ha. Cuts of up to 3.0m and filling of up to 2.5m is proposed. Retaining walls and a noise wall along the eastern boundary are also proposed.

The proposed subdivision is to be undertaken over two stages, with Stage 1A containing Lots 7, 10-30 Lot 8000 being the road to vest, Lot 7000 Accessway to Vest, and JOALs 6001 and 6002. Stage 1B contains Lot 7001 being the marginal strip to be gifted to the Crown.

Stage 2 contains Lots 1-6, 8 and 9 and JOAL 6000.

Resource consents required for the following reasons:

Subdivision consent (s11) – SUB60359409

Auckland Unitary Plan (Operative in part)

Subdivision (operative plan provisions)

Subdivision - Urban

- To subdivide the parent site into thirty lots, one road to vest, three jointly owned access lots, pedestrian accessway to vest and marginal strip to be gifted to crown, being vacant site subdivision involving parent site greater than 1ha complying with Standard E38.8.3.1. Consent is required as a **discretionary** activity pursuant to Rule E38.4.1(A18).
- To subdivide land that is located within the one per cent annual exceedance probability floodplain natural hazard is a **restricted discretionary** activity under rule E38.4.1(A11).
- Any waiver of esplanade reserve requires consent as a **discretionary** activity under rule E38.4.1(A10).

Land use consent (s9) – LUC60359408

Auckland Unitary Plan (Operative in part)

Land Disturbance - Regional

- Land disturbance greater than 10,000m² up to 50,000m² where land has a slope less than 10 degrees outside the Sediment Control Protection Area as 23,500m² of earthworks is proposed. Therefore consent is required as a **controlled** activity under rule E11.4.1(A4).
- Land disturbance greater than 2,500m² where the land has a slope equal to or greater than 10 degrees, as 3700m² is proposed on a slope greater than 10 degrees. Consent is required as a **restricted discretionary** activity under rule E11.4.1(A8)
- Land disturbance greater than 2,500m² within the Sediment Control Protection Area, as 3,657m² is proposed within the Sediment Control Protection Area. Consent is required as a **restricted discretionary** activity under rule E11.4.1(A9).

Land Disturbance - District

- To undertake general earthworks of 23,500m² and 30,000m³, as the earthworks are greater than 2,500m² and 2,500m³ in a residential zone, is a **restricted discretionary** activity under rules E.12.4.1(A6) and (A10) respectively.

Wainui Precinct

- Building and development in accordance with I544.10.1 Wainui Precinct Plan 1 on Lots 1 – 30 requires consent as a **restricted discretionary** activity under rule I544.4.1(A2). Blanket consent is sought for future building and development on Lots 1 – 30.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- The proposal involves soil disturbance not meeting the requirements of regulation 8(5) by exceeding 25m³ per 500m² while meeting the requirements in regulation 9(1). Consent is required as a **controlled** activity under regulation s9.
- The proposal involves subdivision and change of use, while meeting the requirements in regulation 9(3). Consent is required as a **controlled** activity under regulation s9.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consents. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The density and layout of the proposed subdivision will be suitable for the activities proposed on them, being residential living. The vacant sites will be of an adequate size to accommodate a dwelling, private open space, access and parking. While it is acknowledged that the development will bring about a change to the character and amenity of the site and the immediate area, the resulting character and any potential associated adverse effects are concluded to be anticipated via the Wainui Precinct chapter of the AUP: OP and residential zoning of the land. Appropriate public open spaces and streetscaping have been planned within the Wainui Precinct to mitigate adverse effects on the future residential built form within the development. It is therefore considered that the adverse effects on residential character, amenity values, site suitability, intensity of development and amenity values will be less than minor.
 - b. Consent notice conditions will be placed on the titles of the proposed Lots being Lots 1, 8-18 to ensure that the recommendations of the Acoustic Report are undertaken in the design of the future dwellings to ensure internal noise levels comply with the NZTA requirements. The applicant has offered the proposed consent notice conditions in relation to acoustic design limit and subsequent mechanical ventilation for future dwellings. The proposal also involves a planted bund along the eastern boundary of Lots 8-15 which will provide additional acoustic and screening between the proposal and State Highway 1.
 - c. The application has been peer reviewed by a number of specialists with regard to the design of infrastructure and services to service the subdivision for residential related

purposes and associated effects in particular, stability effects in terms stable building platform on each saleable lot, natural hazards (flooding), stormwater, wastewater and water supplies and utilities (telecommunication and power supply) to service the subdivision. Subject to consent conditions, which the applicant has agreed to, infrastructure, services and utilities can and will be provided to service the proposed subdivision with resultant adverse effects on the environment that will be less than minor.

- d. The Council's Development Engineer and Auckland Transport have raised no concerns with regard to effects on traffic safety and access provisions. As the proposal will provide for appropriate design of vehicle access and shared path to service the subdivision. Adverse effects on traffic safety and the operation of the surrounding roading network will be less than minor.
- e. The Council's earthworks specialist has reviewed the erosion and sediment control plans and considers adverse effects on the receiving environment from the earthworks activity particularly with regard to water quality effects that will potentially be less than minor subject to consent conditions.
- f. There are no cultural heritage sites recorded in the council's system for this site. In terms effects on the mauri of water from the earthworks activity, appropriate erosion and sediment control measures will be implemented to ensure adverse effects on the mauri of water will be less than minor.
- g. Ngati Manuhiri Settlement Trust has raised concerns regarding the proposal in terms of stormwater runoff to Orewa River. The proposed stormwater management approach (no treatment) is in accordance with the Wainui East Future Urban Area Stormwater Management Plan V4, dated 7 September 2016, and the corresponding Network Discharge Consent. Both these documents are high level approved stormwater management documents for the Wainui area, whereby Iwi, including Ngati Manuhiri were consulted at the time and accepted the approach. The proposal involves at source re-use retention tanks for each lot (required by Consent Notice) which will slow the increased magnitude of stormwater discharges generated through increased impervious surfaces on site. A secondary stormwater system is proposed to convey overland flow up to 1 in 100 year event. Overland flow from hardstand areas (footpaths, roads and JOALs) will be conveyed directly to a swale along the eastern side of the proposed road providing filtration of contaminants from stormwater and slowing the discharge into Orewa River. In regards to contamination, the proposal does not comprise of any high contaminant generating activities such as carparks and high use roads. In terms of building materials, the Wainui SMP recommends avoidance of high contaminant yielding roofing and cladding materials for new buildings, of which the subdivision is a vacant lot subdivision, however the Applicant has confirmed that a consent notice condition can be applied to ensure that new buildings avoid high contaminant generating materials. In addition to this, the proposed re-use tanks for each lot will capture first flush runoff, which often includes silt, floating residue and other contaminants.

- h. Ngāi Tai Ki Tāmaki have provided their support to the proposal in the Kaitiaki Report subject to recommendations provided, of which the applicant has incorporated into the proposal.
- i. The owners and or occupiers the closest neighbouring property at 330 Wainui Raod will most likely experience the change in visual character (from a rural site to an urban site) from their property including views to the construction works.

While it is acknowledged that the development will bring about a change to the character and amenity of the immediate area and therefore amenity on adjacent owners and or occupiers once the subdivision is completed, the resulting urban and residential character and associated effects are anticipated as part of the residential zoning of the land. The proposal is generally in line with the Wainui Precinct Plan and zoning provisions in the AUP: OP. As such, adverse effects on amenity values upon any persons; and particularly to owners and occupiers of adjacent land will be less than minor.

- j. Taking into account the temporary nature of earthworks, limited hours of operation and compliance with permitted noise levels and other mitigation measures such as dust measures and adherence with the approved Traffic Management Plan, adverse amenity effects from construction related works on any persons and on the environment will be less than minor.
- k. The DSI identified that levels of soil contamination at the site should not present a risk to human health as a result of the disturbance works, or the proposed subdivision of the site, as the soil sample results have confirmed no exceedance of the relevant NES:CS soil contaminant standards for the protection of human health. The SMP outlines management procedures to mitigate any potential risks to human health from disturbing the contaminated soils.
- l. The proposed esplanade reserve waiver is considered appropriate given that the marginal strip is to be transferred to Crown ownership as part of this subdivision proposal and therefore the protection of the riparian margin and provision of public access as required by an esplanade reserve is provided for through this transfer to Crown ownership of the existing marginal strip.
- m. In terms of positive effects, the subdivision development and associated infrastructural works will be provided and will result in additional land for residential living which is in short supply across Auckland Region. It represents an efficient use of residentially zoned land.
- n. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular the following:
 - Wainui Precinct: Objective: I544.2 (1) Policies: I544.3 (1) and (2)
 - Subdivision – Urban: Objectives: E38.2 (1), (2), (3), (6) and (10) Policies: E38.3 (1), (2), (9), (10), (13), (17), (18) and (20).
 - Residential – Mixed Housing Suburban Zone: Objective: H4.2 (2) and (3) Policies: H4.3 (1) and (3)
 - Land disturbance: Objectives: E11.2 and E12.2 Policies: E11.3 and E12.3
 - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

The proposal overall is considered to be generally consistent with the above objectives and policies and the overall thrust of the AUP (OP). The land is zoned for residential development and the proposed subdivision development and future residential activities is anticipated by the Wainui Precinct and the various relevant residential zones applicable to the sites. Appropriate infrastructure (reticulated services, utilities and appropriate road networks) can be provided and will occur to service the subdivision with appropriate public open space. Appropriate erosion and sediment controls will ensure that any sediment laden runoff will be minimised. Mitigation measures have been proposed to manage natural hazards in terms of flooding and stability effects.

The proposal is consistent with Regulation 9(1) and 9(3) of the NESCS as the identified levels of soil contamination at the site should not present a risk to human health as a result of the disturbance works, or the proposed subdivision of the site, as the soil sample results have confirmed no exceedance of the relevant NES:CS soil contaminant standards for the protection of human health. The SMP outlines management procedures to mitigate any potential risks to human health from disturbing the contaminated soils.

3. In accordance with an assessment under s104(1)(c) of the RMA, other relevant matters, including monitoring have been considered in the determination of the application. The imposition of conditions will ensure that the effects of the applicant's proposal are avoided or mitigated and in particular that the proposed works are carried out in accordance with the application material submitted including consent conditions.
4. In terms of s106 of the RMA the subdivision satisfies the relevant requirements of s106 as the subdivision provides for stable, hazard free building platforms and legal and practical access can be achieved.
5. In the context of this proposal for a restricted discretionary activity land use and discretionary subdivision, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

6. Overall, the subdivision is designed to be in general accordance with the layout of the Wainui (Milldale) Precinct Plan as detailed within the Auckland Unitary Plan (Operative in Part) and appropriate infrastructure to service the subdivision can and will be provided, whilst resulting to overall adverse effects on the environment that are acceptable.

Conditions

Under sections 108 and 108AA and 220 of the RMA, these consents are subject to the following conditions:

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Under sections 108 and 108AA and 220 of the RMA, these consents are subject to the following conditions:

General conditions (Subdivision and Land Use Consents)

These conditions apply to all resource consents.

1. These consents shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers SUB60359409 and LUC60359408.
 - Application Form and Assessment of Environmental Effects prepared by Josh Kennedy of Woods, dated 22 June 2020

Report title and reference	Author	Rev	Dated
Geotechnical Investigation Report Ref. AKL2019-0182AB	CMW Geosciences	1	27/03/2020
332 Wainui Road Landscape Proposal (Unreferenced)	LASF	-	21/08/20
Detailed Site Investigation 332 Wainui Road, Upper Orewa (Unreferenced)	GES	-	31/03/20
Site Management Plan 332 Wainui Road Upper Orewa (Unreferenced)	GES	-	31/03/20
332 Wainui Road, Wainui - Residential Subdivision Ref. 310203842	Stantec	A	17/03/20
Infrastructure Report Ref: P18-276	Woods	V1	23/03/20
332 Wainui Road Stormwater Management Ref: P18-276	Woods	-	16/04/2020
Assessment of Acoustic Mitigation Requirements (Unreferenced)	Styles Group	1	5/03/20
Resource Consent Application and Assessment of Environmental Effects Ref. P18-276 (revised version under s92)	Woods	V1.5	25/08/20

Drawing title and reference	Author	Rev	Dated
Existing Features Plan Ref. P18-276-003-GE	Woods	1	23/03/20
Zoning Plan Ref. P18-276-004-GE	Woods	1	03/02/20
Development Plan Ref. P18-276-010-SC	Woods	3	16/10/20
Pedestrian And Cycle Network Plan Ref. P18-276-020-GE	Woods	1	21/05/20
Development Control Plan Easement/ Building Restriction Overlay Ref: P18-276-010a-SC	Woods	1	21/05/20
Existing Titles Plan Ref. P18-276-002-GE	Woods	1	27/03/20
Scheme Plan Ref. P18-276-011-SU	Woods	5	04/12/20
Staging Plan Ref. P18-276-012-SU	Woods	2	16/10/20
Roading Layout Plan Sheet 1 of 3 Ref. P18-276-200-RD	Woods	4	19/10/20
Roading Layout Plan Sheet 2 of 3 Ref. P18-276-200-RD	Woods	3	19/10/20
Roading Layout Plan Sheet 3 of 3 Ref. P18-276-202-RD	Woods	3	19/10/20
Typical Road Cross-Sections Ref. P18-276-220-RD	Woods	3	19/10/20
Road Longitudinal Sections Ref. P18-276-250-RD	Woods	1	27/03/20
Road Longitudinal Sections JOAL 01 Ref. P18-276-250-RD	Woods	1	27/03/20
Road Longitudinal Sections JOAL 02 and 03 Ref. P18-276-250-RD	Woods	1	27/03/20
Composite Rubbish Bin Location Plan Ref. P18-276-235-RD	Woods	1	19/10/20
Indicative Parking Bay & Vehicle Crossing Plan Ref. P18-276-230-RD	Woods	2	19/10/20
Fencing Layout Plan Ref. P18-276-920- MSC	Woods	1	18/08/20
Interface Sections Plan Ref. P18-276-125- EW	Woods	1	04/08/20
Interface Sections Plan Ref. P18-276-126- EW	Woods	1	04/08/20
Interface Sections Ref. P18-276-127-EW	Woods	1	04/08/20
Retaining Wall 01 Plan & Longsection Ref. P18-276-140-EW	Woods	1	27/03/20
Existing Overland Flow Path Plan Ref. P18-276-390-DR	Woods	1	20/08/20
Overland Flow Path Catchment Plan (Sheet 1 of 6) Ref. P18-276-391-DR	Woods	1	20/08/20

Overland Flow Path Plan (Sheet 2 of 6) Ref. P18-276-392-DR	Woods	1	20/08/20
Overland Flow Path Plan (Sheet 3 of 6) Ref. P18-276-393-DR	Woods	1	20/08/20
Overland Flow Path Plan (Sheet 4 of 6) Ref. P18-276-394-DR	Woods	1	20/08/20
Overland Flow Path Plan (Sheet 5 of 6) Ref. P18-276-395-DR	Woods	1	20/08/20
Overland Flow Path Plan (Sheet 6 of 6) Ref. P18-276-396-DR	Woods	1	20/08/20
Stormwater Layout Plan Sheet 1 of 3 Ref. P18-276-300-DR	Woods	1	21/05/20
Stormwater Layout Plan Sheet 2 of 3 Ref. P18-276-301-DR	Woods	1	21/03/20
Stormwater Layout Plan Sheet 3 of 3 Ref. P18-276-302-DR	Woods	1	21/05/20
Stormwater Catchment Plan 1 of 3 Ref. P18-276-380-DR	Woods	1	21/05/20
Stormwater Catchment Plan 2 of 3 Ref. P18-276-381-DR	Woods	1	21/05/20
Stormwater Catchment Plan 3 of 3 Ref. P18-276-382-DR	Woods	1	21/05/20
Stormwater Outlet Plan Ref. P18-276-360- DR	Woods	3	19/10/20
Wastewater Layout Plan Sheet 1 of 3 Ref. P18-276-400-DR	Woods	1	21/05/20
Wastewater Layout Plan Sheet 2 of 3 Ref. P18-276-401-DR	Woods	1	21/05/20
Wastewater Layout Plan Sheet 3 of 3 Ref. P18-276-402-DR	Woods	1	21/05/20
Water Reticulation Plan Ref. P18-276-600- WR	Woods	1	21/05/20
Utility Trenching Plan Ref. 21/05/20	Woods	1	21/05/20
Existing Contour Plan Ref. P18-276-100- EW	Woods	2	19/10/20
Proposed Cut-Fill Plan Ref. P18-276-120- EW	Woods	2	19/10/20
Proposed Design Contour Plan Ref. P18- 276-110-EW	Woods	2	19/10/20
Erosion And Sediment Control Plan Ref. P18-276-130-EW	Woods	2	19/10/20
Landscape Plan – Streetscape Ref. 001	LASF	A	21/08/20
Landscape Plan – Streetscape Ref. 002	LASF	A	21/08/20

Other additional information	Author	Rev	Dated
Response to s92 request for further information	Woods	-	01/09/20
Response to follow-up s92 request Ref. P18-275	Woods	-	22/10/20
Letter titled Council Resource Consent number BUN60359407 332 Wainui RD Upper Orewa 0992 Watercare application number – RC-29504	Watercare	-	15/08/2020
Response to Ngati Manuhiri's Kaitiaki Report Ref P18-276	Josh Kennedy Woods	-	3/12/2020

Lapse Date

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Pre-construction / construction conditions

Pre-construction meeting

3. The Developer's Representative shall give the Development Engineer named in the engineering plan approval at least 5 working days' notice of the on-site pre-construction site meeting in accordance with 'Auckland code of Practice for Land Development & Subdivision'. Construction work shall not commence on the site until such meeting has been held and all necessary documentation presented.

Advice Note:

Attention is drawn to the requirements of 'Auckland code of Practice for Land Development & Subdivision' and for the following documentation to be presented at the preconstruction meeting:

- *Approved engineering plans and copy of approval letter;*
- *Health and Safety Plan;*
- *Approved TMP*
- *Approved Streetscape and Landscaping Plans*
- *The Signed Corridor Access Request;*
- *The relevant Resource consents (and all conditions attached thereto);*
- *Signed copies of all Consents to Enter for Construction for works on land (including Council land) not owned by the consent holder.*

- *Timeframes for key stages of the works authorised under these consents.*
- *Final Erosion and Sediment Control Plan*
- *Earthworks Management Plan*
- *Also refer to other documentation listed above to be presented as part of the pre-construction meeting.*

The consent holder shall hold a pre-start meeting that:

- *is located on the subject site.*
- *includes Auckland Council officer[s].*
- *includes representation from the contractors who will undertake the works.*
- *The meeting shall discuss the methodology of the works as approved under the consents and shall ensure all relevant parties are aware of and familiar with the necessary conditions of these consents.*

The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

A pre-start meeting shall be held prior to the commencement of the earthworks or streamworks activity in each period between October 1 and April 30 that this consent is exercised.

To arrange the pre-start meeting, please contact Team Leader - Northern Monitoring to arrange this meeting on monitoring@aucklandcouncil.govt.nz, or 09 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided two days prior to the meeting.

Notification of works commencing on site

4. The Team Leader Compliance Monitoring NW 1 shall be notified at least five (5) working days prior to earthworks and vegetation removal activities commencing on the subject site.

Advice Note:

Condition above requires the consent holder to notify Council of their intention to begin earthworks a minimum of five working days prior to commencement. Such notification should be sent to the Orewa Compliance Administrator at ResourceConsentAdmin@aucklandcouncil.govt.nz or 0800 4265169 to advise of the start of works.

Engineering works and Traffic Management Plan

5. An approved Traffic Management Plan in accordance with the Code of Practice for Temporary Traffic Management specifically addressing control of construction access to the site and traffic control adjacent to the site, and the protection of the public, shall be submitted to the Consents Engineer. A copy of the Traffic Management Plan, together with the verification letter shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the verified Plan shall be maintained and complied

with at all times until such time as the works are completed. The TMP shall include an indication of the route trucks will take to get to the site.

Advice Note:

It is the responsibility of the consent holder to seek approval for the Construction Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553

6. The engineering works required by this consent shall comply with the 'Auckland Code of Practice for Land Development & Subdivision' as may be amended from time to time. Engineering Plans, as specified in the standards of the 'Auckland Code of Practice for Land Development & Subdivision', shall be submitted to the Development Engineer, and approval thereto received in writing, prior to the commencement of any works on the site.

Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

The term 'engineering works' includes, but is not limited to:

- Earthworks and erosion and sediment control plans;
- The formation of private ways, access, and any other ancillary equipment to be vested in the Council for water supply, drainage, or sewage disposal;
- Any other works required by conditions of this consent.
- Streetlights, landscaping, or structures on land vested, or to be vested, in the Council;
- The installation of gas, electrical or telecommunication reticulation including ancillary equipment;
- Traffic calming shall be in general accordance with the approved plans listed in Condition 1, including a traffic calming device at the entrance to the new road, aligning with the pedestrian footpath. Further detail is required to confirm whether traffic calming needed to achieve the design speed of the road environment (30km/h);
- The use of compound corners at the intersection;
- Intersection control requirements are to be determined through further information;
- The application information listed in Condition 1 has confirmed the shared path will not exceed a gradient of 8%.

Advice Note:

Structures such as retaining walls, in-ground walls and bridges will require a separate Building Consent.

The plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.

7. Where relevant, finalised vehicle crossing plans for the JOALs shall be submitted at Engineering Plan Approval Stage for approval by Auckland Transport and Auckland Council.

The final plans shall take into specific tracking matters at intersections and any review of the relevant Council Engineering Standards.

Finalised landscape design drawings, specifications, and maintenance requirements

8. Prior to the commencement of any work on site the consent holder shall provide to Council for approval, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan(s) [*prepared by LASF, dated 26.02.2020*] and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements including:

- An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant)
- Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds
- A plant schedule based on the submitted planting plan(s) and recommendations stated above 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
- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing
- Comply with Council's latest specifications or relevant Code of Practice for green assets and landscaping.
- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - i. Irrigation
 - ii. Weed and pest control
 - iii. Plant replacement
 - iv. Inspection timeframes
 - v. Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and information referenced at condition 1 and confirm responsibilities for ongoing maintenance requirements.

Advice note:

It is recommended that the consent holder consider a minimum three-year management / maintenance programme for plant establishment and provide, in particular, details of maintenance methodology and frequency, allowance for fertilising, weed removal / spraying, replacement of plants, including specimen trees in case plants are severely damaged / die over the first five years of the planting being established and watering to maintain soil moisture. As part of the

approval process, the council's monitoring team will liaise with landscape architects from the council's Auckland Design Office to ensure that the submitted drawings and related information are consistent with the originally consented landscape concept plan(s).

Noise / Hours of Operation

9. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activities on the subject sites shall be restricted to between the following hours:

Monday to Friday: 7:00am– 6:00pm;

Saturday: 7:00am – 6:00pm with the exception of any works within 100m of any dwelling for which the hours shall be restricted to 8am to 1pm;

Sundays or Public Holidays: no works

10. All construction and earthworks activities on the subject sites shall at all times comply with the construction noise standards under Table E25.6.27.1 of the Auckland Unitary Plan: Operative in Part – ‘Construction noise levels in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone’.

Time of week	Time Period	Maximum noise level (dBA)	
		L _{eq}	L _{max}
Weekdays	6:30am - 7:30am	60	75
	7:30am - 6:00pm	75	90
	6:00am - 8:00pm	70	85
	8:00pm - 6:30am	45	75
Saturdays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	75	90
	6:00am - 8:00pm	45	75
	8:00pm - 6:30am	45	75

Parking and Loading

11. All construction machinery or similar shall be stored or parked on site at all times not surrounding streets.
12. All storage of materials and loading and unloading of equipment associated with the site works shall take place within the site boundaries.

No obstructions to public areas

13. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

Damage to roads, drains etc

14. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset as a result of the earthworks activity. In the event that such damage does occur, the (name) is to be notified within 24 hours of its discovery. The costs of

rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.

Ensure dust does not cause adverse effects

15. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of The Team Leader Compliance Monitoring NW 1, is noxious, offensive, or objectionable.

Advice Note:

In order to manage dust on the site consideration should be given to adopting the following management techniques:

- *stopping of works during high winds*
- *watering of haul roads, stockpiles, and manoeuvring areas during dry periods*
- *installation and maintenance of wind fences and vegetated strips*
- *grassing or covering of stockpiles*
- *retention of existing shelter belts and vegetation*
- *positioning of haul roads, manoeuvring areas and stockpiles or the staging of works (in relation to sensitive receptors such as dwellings)*
- *In assessing whether the effects are noxious, offensive, or objectionable, the following factors will form important considerations:*
 - *The frequency of dust nuisance events*
 - *The intensity of events, as indicated by dust quantity and the degree of nuisance*
 - *The duration of each dust nuisance event*
 - *The offensiveness of the discharge, having regard to the nature of the dust*
 - *The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

It is recommended that potential measures as discussed with the council's monitoring officer who will guide you on the most appropriate approach to take. Please contact The Team Leader Compliance Monitoring NW 1 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".

Vehicle crossings in parking bays

16. Vehicle crossings at the site boundary shall be placed in general accordance with the indicative vehicle crossing identified on Woods drawings P18-276-235-RD rev 1, dated `9 October 2020. If any deviation in location for the vehicle crossing is required:

- a. Vehicle crossings should not result in creating spaces within parking bays less than 6 metres in length (5 metres for a car, and 1 metre separation from the vehicle crossing to provide for manoeuvring).

If the above requirement in (a) is not met, written approval shall be obtained from Auckland Council's Northern Monitoring officer and Auckland Transport.

Advice note:

The vehicle crossing requirement above relates to those lots that is identified as having parking bays located in front of it.

Earthworks conditions (District)

17. The earthworks activity shall expire five (5) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
18. The consent holder must ensure site works, including any earthworks, are carried out in accordance with the approved earthworks plan and approved engineering drawings and in accordance with the requirements of the Geotechnical Investigation Report prepared by CMW Geosciences, ref: AKL2019-0182AB Rev.1, dated 27 March 2020.

Advice Note

No earthworks are permitted to be undertaken within the fill areas marked B, M, D, L, and G on SO Plan 503979 until relevant conditions contained in Gazette Notice 5331252.4 have been met (as imposed under Section 236 Public Works Act 1981).

Land stabilisation

19. The land modification works proposed shall be undertaken in a manner which ensures that the land within the site and the land on adjoining properties remain stable at all times. In this regard the consent holder shall employ a suitably qualified civil / geotechnical engineer to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties to ensure that an appropriate design and construction methodology is carried out to maintain the short and long term stability of the site and surrounds.

Earthworks Management

20. All earthworks shall 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, it shall immediately be rectified.

Quality of fill /Fill standard

21. All imported fill used shall be solid material of a stable, inert nature, shall not contain contaminants and shall not be subject to biological breakdown. Any fill shall conform to NZS 4431:1989 'Code Of Practice for Earth Fill for Residential Development'.

Earthworks certification

22. Within 10 working days following the completion of earthworks, the suitable qualified engineering professional responsible for supervising the works shall provide to The Team Leader Compliance Monitoring North West 1, written evidence that all fill used on the subject site has the characteristics set out below:
- a. be solid material of a stable, inert nature; and
 - b. not contain contaminants; and
 - c. not be subject to biological breakdown;
 - d. written evidence shall be in the form of a receipt, compaction certificate(s), producer statement or similar.

Geotechnical

23. All works on the site are to be carried out in accordance with the requirements of the geotechnical investigation report by CMW Geosciences, reference: AKL2019-0182AB Rev 1, dated 27 March 2020. Certification by an appropriately qualified engineering professional responsible for supervising the works must be provided to the Team Leader Regulatory Engineering North, confirming that the works have been completed in accordance with the approved plans prior to lodgement of the section 224c application for each stage. The suitability of the filled ground and the original unfilled ground for the erection of buildings not requiring specific design under NZS3604:1999;
- a. Recommendations for each lot, confirming adequate factors of safety, and as-built records of earthworks and drainage;
 - b. The extent to which settlement of the site is expected and its impact on future construction.
 - c. A statement of professional opinion as to the suitability of the site for residential development.
 - d. Any related matters identified in other conditions of this consent.

Supervision of Earthworks

24. All earthworks and excavation must be monitored and supervised on-site by a Supervising Engineer approved. When the earthworks are completed an Engineer's Certificate must be provided to the satisfaction of the Team Leader Regulatory Engineering South prior to the release of the Section 224(c) Certificate on the site, certifying:
- a. That the works were undertaken in accordance with NZS4431:1989, the Code of Practice for Earth Fill for Residential Subdivisions; AND
 - b. The suitability of the filled ground and the original unfilled ground for the erection of buildings not requiring specific design under NZS3604:1999; AND
 - c. Recommendations for each lot, confirming adequate factors of safety, and as built records of earthworks and drainage; AND
 - d. The extent to which settlement of the site is expected and its impact on future house construction; AND
 - e. Settlement on the site, and any specific requirements; AND

- f. Definition of settlement that must have occurred prior to commencement of house construction; AND
- g. Include a statement of professional opinion as to the suitability of the site for residential development.
- h. Any related matters that are identified in other conditions of this consent

Land Stability/Retaining Walls

25. The proposed earthworks shall be undertaken in a manner which ensures that the land within the site, and on adjoining properties, remain stable at all times. In this regard;
 - a. The consent holder shall employ a CPEng qualified Engineer, Registered Professional Surveyor or other suitably qualified person acceptable to Council to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties to ensure that an appropriate design and construction methodology is carried out to maintain the short and long term stability of the site and surrounds.
 - b. All retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering supervision. The consent holder shall ensure that all necessary design/approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls, as directed by the engineer, prior to commencement of any significant excavation works.

Advice Note

No Structure is permitted to be erected within the fill areas marked B, M, D, L, and G on SO Plan 503979 until relevant conditions contained in Gazette Notice 5331252.4 have been met (as imposed under Section 236 Public Works Act 1981).

Earthworks certification

26. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Schedule 2A of the 'Auckland Council Code of Practice for Land Development and Subdivision' signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer. The completion report shall include any specific foundation requirements for the Lots and shall confirm that adequate Factor of Safety is available on each Lot in accordance with Schedule 2C of the Auckland Council Code of Practice for Land Development and Subdivision.

Earthworks Conditions (Regional)

Pre-commencement conditions

27. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
 - is located on the subject site
 - is scheduled not less than five days before the anticipated commencement of earthworks

- includes Auckland Council Compliance Monitoring officer[s]
- includes representation from the contractors who will undertake the works

The meeting shall discuss the erosion and sediment control measures, the earthworks methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent
- Resource consent conditions
- The Erosion and Sediment Control Plan referenced under condition X1
- Confirm provision and certification of the Chemical Treatment Management Plan required by condition X5, ahead of earthworks commencing

Advice Note:

To arrange the pre-start meeting required by Condition (30) please contact the Council on monitoring@aucklandcouncil.govt.nz or 09 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

28. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced person shall be submitted to the Council to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plan as specified in condition 27 of this consent.

Certified controls shall include the sediment retention pond, super silt fence, stabilised construction entrance and rainfall activated chemical treatment system. The certification for these measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- a) Contributing catchment area;
- b) Volume of the structure (measured to the crest of the primary spillway);
- c) Shape of structure (dimensions of structure);
- d) Position of inlets/outlets; and
- e) Stabilisation of the structure.

29. Prior to the commencement of earthworks at the site, a Chemical Treatment Management Plan (CTMP) to treat the site's sediment retention pond shall be submitted for the written approval of the Council. The plan shall include as a minimum:
- a. Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds;
 - b. Monitoring, maintenance (including post storm) and contingency programme
 - c. Details of optimum dosage (including assumptions);

- d. Results of an initial chemical treatment trial based on bench-testing of soils representative of those to be encountered on the site including any imported fill and/or existing subsoil layers;
 - e. A spill contingency plan; and
 - f. Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
30. The sediment retention pond shall be chemically treated in accordance with the approved Chemical Treatment Management Plan (CTMP). Any amendments to the CTMP shall be submitted in writing to the Council, for written certification prior to implementation.
 31. Notice shall be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
 32. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council.
 33. Earthworks shall be managed to minimise the deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

It is recommended that you discuss any potential measures with the Council who may be able to provide further guidance on the most appropriate approach to take. Please also refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

34. In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

Implementation

35. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained in accordance with Guidance Document 005, "*Erosion and Sediment control Guide for Land disturbing Activities in the Auckland Region*", June 2016 (GD05). All erosion and sediment controls shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record shall be maintained of the date, time and any maintenance undertaken in association with this condition which shall be forwarded to the Council on request.
36. The site shall be progressively stabilised against erosion at all stages of the earthwork activity and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

In accordance with condition above earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- the use of waterproof covers, geotextiles, or mulching
 - top-soiling and grassing of otherwise bare areas of earth
 - aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward
37. Upon abandonment or completion of the earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Council.

Advice Note:

Should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include:

- *the use of mulching;*
- *top-soiling, grassing and mulching of otherwise bare areas of earth; or,*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

Seasonal Restriction

38. No land disturbing activities on the site shall be undertaken between 1 May and 30 September in any year, without the prior written approval of the Council. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Protocol for the discovery of koiwi or taonga

39. If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the following discovery protocol is to be followed:
- a. All earthworks will cease in the immediate vicinity (at least 10m from the site of the discovery) while a suitably qualified archaeologist is consulted to establish the type of remains.
 - b. The Site Supervisor should take steps immediately to secure the area so that koiwi or taonga remain untouched and site access is restricted.
 - c. The Site Supervisor will ensure that eating, drinking, and smoking in the immediate vicinity is prohibited.
 - d. The Project Manager will notify:
 - Manuhiri Kaitiaki Charitable Trust;
 - the New Zealand Police (in the case of koiwi/skeletal remains only);
 - the New Zealand Historic Places Trust; and
 - The Project Archaeologist (if applicable).
 - e. Manuhiri Kaitiaki Charitable Trust will contact the appropriate kaumatua in order to guide and advise the parties involved as to the appropriate course of action. Any associated costs should be met by the developer.
 - f. The Project Manager will ensure staff are available on site to guide police (as appropriate) and kaumatua to the site.
 - g. In the case of koiwi, site access should be restricted to other parties until Police are satisfied the remains are not of forensic relevance.
 - h. If the parties involved are satisfied that the koiwi or taonga are of Māori origin the kaumatua will decide how they are to be dealt with and will communicate this to the New Zealand Police and other parties as appropriate.
 - i. Activity on the site will remain on hold until the Police (in the case of koiwi), the kaumatua and New Zealand Historic Places Trust have given approval for activity to recommence.

Contaminated Land Conditions

Conditions recommended to apply to BUN60359407 under the NESCS

40. The Council shall be informed, in writing, at least ten working days prior to the start date of the works authorised by this consent.
41. Soil disturbance works shall be undertaken in accordance with the Site Management Plan titled Site Management Plan, 332 Wainui Road, Upper Orewa, dated 31 March 2020, and prepared by Groundwater and Environmental Services Ltd (SMP). Any variations to the SMP shall be submitted to the Council for certification.
42. The excavation works shall not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable, or offensive. During earthworks, all necessary action shall be taken to prevent dust generation and sufficient water shall be available to dampen exposed soil, and/or other dust suppressing measures shall be available to avoid dust formation. The consent

holder shall ensure that at all times dust generation is controlled in accordance with Good Practice Guide for Assessing and Managing Dust, Ministry for the Environment (2016).

43. Following the removal of the soil stockpile on the site, and at least twenty (20) days prior to soil disturbance occurring in the removed soil stockpile area, a soil sampling investigation shall be undertaken in the removed soil stockpile area in accordance with the Site Management Plan referenced in Condition 51.
44. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the consent holder shall immediately cease the works in the vicinity of the contamination hotspot and notify the Council and engage a Suitably Qualified Environmental Practitioner (SQEP) to assess the situation (including possible sampling and testing) and decide in conjunction with the Council on the best option for managing the material.
45. Excavated material that is not re-used on site shall be disposed of at an appropriate facility licensed to accept the levels of any identified contamination.
46. The consent holder shall ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the AUP (OP).
47. All sampling and testing of contamination on the site shall be overseen by a SQEP. All sampling shall be undertaken in accordance with the Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils, Ministry for the Environment (2011).
48. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be submitted to the Council for certification. The SVR shall be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2011) and contain sufficient detail to address the following matters:
 - a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;
 - b. Details and results of soil sampling undertaken in the area of the removed soil stockpile, any additional sampling undertaken and interpretation of the results in the context of the NES:CS;
 - c. Records/evidence of the appropriate disposal for any material removed from the site;
 - d. Records of any unexpected contamination encountered during the works and response actions, if applicable;
 - e. Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site;
 - f. Details of any complaints notices of non-compliance received;
 - g. A statement certifying that all works have been carried out in accordance with the requirements of the consent.

Subdivision conditions (SUB60359409)

Note: The subdivision may be undertaken in three sub-stages in any sequence (Stages 1A, 1B, and 2), and the relevant consent conditions associated with each respective stage shall be completed prior to the issue of s.224C certification.

Note: S176 Approval from Auckland Transport is required prior to the works for Stage 2 being undertaken.

Survey plan approval (s223) conditions

49. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled 'Scheme Plan', referenced as P18-276-011-SU, prepared by Woods, Rev 5, dated 4 December 2020. The survey plan must show all lots to vest to Council (including roads, parks, and reserves), all easements and any amalgamation conditions required by this subdivision consent.
- a. In terms with the Auckland Council Road Naming Guidelines the Consent Holder shall suggest to the Council names for the new road, or access for more than five sites, shown on the Scheme Plan. The Council surveyor may be consulted in regard to the appropriateness of the name and road type. Council will obtain clearance from LINZ so that duplication of the name in any other part of the Auckland region is avoided. The consent holder shall then consult the local iwi for comment. The suggested names, including background regarding the historical connection, together with correspondence with iwi should be submitted to Council.
- The consent holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private road (rights of way or common access lots) that serve more than five allotments and created through a subdivision consent will require a road name. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to <https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx>

Confirm Local Board approval has been obtained so addressing can be completed.

- b. (Jointly Owned Access Lots (JOAL)) The JOALs labelled '6000-6002' shall be endorsed on the survey plan.
- c. (Accessway) The accessway labelled as Lot 7000 shall be vested as an Accessway in Auckland Council.
- d. (Road) The road labelled as 'Lots 8000', 'Lot 8001' and 'Lot 8002' shall be vested in Auckland Council.
- e. (Marginal Strip) The marginal strip labelled as 'Lot 7001' shall be transferred to the Crown.
- f. Easements show easements (right of way) 'A' and 'B' in a memorandum of easements attached to the cadastral survey dataset as a supporting document.
- g. Pursuant to Section 220(1)(b)(iv), the JOAL Lot 6000 must be shown on the survey plan as to be held by Lots 1-10 as to undivided shares by the owners of lots 1-10 as tenants in common in the said shares and individual computer registers (records of title) must be issued.
- h. Pursuant to Section 220(1)(b)(iv), the JOAL Lot 6001 must be shown on the survey plan as to be held by Lots 24-29 as to undivided shares by the owners of lots 24-29 as tenants in common in the said shares and individual computer registers (records of title) must be issued.

- i. Pursuant to Section 220(1)(b)(iv), the JOAL Lot 6002 must be shown on the survey plan as to be held by Lots 20-23 and 30 as to undivided shares by the owners of lots 20-23 and 30 as tenants in common in the said shares and individual computer registers (records of title) must be issued.

The land covenant (vegetated earth bund) along the rear of Lots 8-17 shall be endorsed on the survey plan. Section 224(c) compliance conditions

50. Before the Council will issue a certificate pursuant to section 224(c) of the Act, the consent holder shall satisfy the following conditions at their full cost:

Nameplates

- a. The Consent Holder shall erect pole and nameplates on the new roads/accessways in accordance with Auckland Transport Code of Practice Chapter 10. Commonly Owned Access Lots serving greater than 5 lots will require a new name, pole, and nameplates.

Engineering / civil works

- b. On completion of earthworks and engineered mitigation works, an Earthworks Completion Report and a Certificate in the form of Schedule 2A of Auckland code of Practice for Land Development & Subdivision, signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Development Engineer.

The completion report shall include specific foundation requirements for the Lots and confirm that adequate Factor of Safety has been achieved in accordance with Table 2.C.1 of "Auckland Council Code of Practice for Land Development and Subdivision".

Note: The completion report shall contain Code of Compliance Certificates for any retaining walls.

Geotechnical completion report

- c. A Geotechnical Completion Report by a suitably qualified and Registered Engineer shall be provided to Council with the 224c application in accordance with the "Auckland Council Code of Practice for Land Development and Subdivision Section 2.6. The report shall confirm the FoS as per CoP and stability of the land for residential development including any special conditions/requirements to be met for any future development on the site. The Geotechnical Completion Report shall also include all associated as-built plans for earthworks and subsoil drains and a Statement of Professional Opinion on Suitability of the Land for building construction.

Advice Note:

The findings of this Geotechnical Completion Report may necessitate the requirement for a consent notice on the residential lots in respect to future development of a dwelling.

Engineering completion certificate for roads

- d. An engineering completion certificate certifying that the proposed roads and the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements shall be provided in support of the section 224(c) certificate application for each stage.

Services reticulation, Stormwater Devices, Stormwater Operation & Maintenance Plan

Wastewater reticulation

- e. The existing public wastewater reticulation system which lies within or is contiguous to the land in the development shall be extended to the requirements of Auckland code of Practice for Land Development & Subdivision to serve all Lots within the development to become part of the public services of the District.

The requirements of Watercare Code of Practice and “Watercare Application Number – RC-29504, dated: 15/08/2020” shall be met.

Advice Note:

A Certificate of Acceptance (COA) must be obtained from Watercare and provided to Council within the s224c application.

Water supply reticulation

- f. The existing public water supply reticulation system which lies within or is contiguous to the land in the development shall be extended to the requirements of Auckland code of Practice for Land Development & Subdivision to serve all Lots within the development to become part of the public services of the District.

The requirements of Watercare Code of Practice and “Watercare Application Number – RC-29504, dated: 15/08/2020” shall be met.

Advice Note:

A Certificate of Acceptance (COA) must be obtained from Watercare and provided to Council within the s224c application.’

Public Stormwater system

- g. The existing public stormwater reticulation system which lies within or is contiguous to the land in the development shall be extended to the requirements of Auckland code of Practice for Land Development & Subdivision to serve all Lots within the development to become part of the public services of the District. The reticulation shall be in general accordance with the Stormwater Drainage Plans prepared by Woods.

Advice Note:

As-built documentation for all assets to be vested in the Council required by these conditions shall be in accordance with the current version of the Council’s ‘Development Engineering As-built Requirement’ (currently Version 1.2). A valuation schedule for all asset to be vested in the Council are to be included as part of the as-built documentation. (<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Documents/engineering-as-built-requirements.pdf>)

Stormwater outfall

- h. The stormwater outfall shall be designed in accordance with “Auckland Council publication Technical Report 2013/018”.

Stormwater Devices

- i. Proposed Lots 1-30 will require re-use tanks to achieve stormwater management in accordance with the Wainui East Stormwater Management Plan (SMP). The re-use tanks shall be sized in accordance with Table 1 of the Stormwater Memo, prepared by Woods, dated 16 April 2020.

Roof Area (m ²)	Reuse Volume (L)
100	500
150	750
200	1000
250	1250
300	1500

Figure 3 - Rain Tank Sizing for Water Re-Use

Operation and Maintenance Plan

- j. An Operation and Maintenance Plan shall be provided to, and approved by, Auckland Council. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include:
- i. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
 - ii. a programme for regular maintenance and inspection of the stormwater management system;
 - iii. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - iv. a programme for post storm inspection and maintenance;
 - v. general inspection checklists for all aspects of the stormwater management system.
- k. The Consent Holder shall provide a copy of the draft land covenant document for the approval of the Auckland Council, Legal team. The draft covenant document shall include provision for the following items:
- i. specifies ownership, operation, and maintenance of the private stormwater systems for Lots 1-30; and
 - ii. specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Manual supplied to Council for the stormwater device and any other relevant consents.
 - iii. Supply a solicitor’s undertaking that the land covenant as approved by Council will be registered with LINZ.

Construction of Roads, Accessways and Common Owned Access Lots

Public Roads

- l. The consent holder must design and construct a new public road in accordance with the requirements of Auckland Transport. Certification from a suitably qualified and experienced engineer or surveyor that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

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

Common accessway/right of way

- m. The consent holder must design and construct a vehicle accessway to serve the Lots served by Jointly Owned Accessways (JOAL 6000, 6001 and 6002) in accordance with the approved plans and with the requirements of Auckland Council. Separate Certification is required by a Chartered Professional Engineer or Registered Professional Surveyor with the s.224(c) application confirming the construction and stormwater runoff from the vehicle accessways is in accordance with the Council's current Local Engineering Standards.

Advice Note:

Please provide the details of the proposal JOALs at Engineering Plan Approval stage.

Accessway

- n. The proposed accessway Lot 7000 and the accessway proposed within the road (Lot 8000) shall be formed, paved, and drained to the Council's current Engineering Standards, including the provision of stormwater catch pits and/or slot drains, within the boundaries of the common area and when necessary the provision of kerbing or other mechanism to prevent water flowing on to other property including footpaths.

Street Lighting

- o. The consent holder must submit complete design drawings for written approval of the Development Engineer before the commencement of street lighting works including public access-ways. The design shall comply with the Auckland Council's Code of Practice Section 4 (ATCOP Chapter 19) and the works constructed and commissioned in compliance with those standards and the written approval. An as-built plan shall be submitted upon completion of the works.

Resolution from Traffic Control Committee

- p. The consent holder shall submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (e.g. NSAAT road markings, pedestrian refuge, modification to right turn bay). A copy of the Resolution from Traffic Control Committee shall be submitted to the Council's Team Leader Northern Monitoring prior to the commencement of the activity provided for by this consent approval.

Wainui Road shared path, kerb and channel

- q. Prior to 224c being issued the consent holder shall upgrade the footpath, kerb and channel for the length of the site frontage in general accordance with the approved plans

listed in Condition 1. The footpath shall be a 'shared path' facility and be a minimum of 3 metres in width.

Advice note:

The approved plans in general show the following outcomes:

- *Extended footpath to the north of the proposed road intersection at a minimum of 1.8m in width to the northern edge of the road frontage.*
- *The intersection with Wainui Road shall be designed with compound corners.*
- *Extended kerb and channel along Wainui Road to meet up with the existing kerb and channel to the south.*
- *Pram crossing and tactile paving as proposed at the intersection with Wainui Road.*

Road assessment and maintenance management (RAMM) data

- r. Prior to the release of the 224 Certificate, the consent holder shall provide to Council all RAMM data and as built plans of the new roads formed. Note: This will be inclusive of kerb lines, cesspits, street lighting, and footpaths, parking bays, intersection control devices, traffic calming devices, signs, street furniture, landscaping, vehicle crossings, pedestrian access ways and property boundaries. Certified as built plans shall be submitted to the Council in accordance with the Auckland Council Asset Data Standards. Certified as built plan shall be provided in accordance with Auckland Transport requirements for roading services assets.

Power and Telecommunication Servicing in Road & JOALs

- s. Power and telecommunication services shall be installed underground within the road berm and common access lots/private ways to provide suitably located service connections to each lot/dwelling.
- i. The power and telephone services within the road reserve shall be located in accordance with Auckland Councils service layout requirements
 - ii. The services shall be satisfactorily located, within the property, to facilitate the future development of the property by way of subdivision. Ducts may alternatively be installed (to the service provider's specifications) to allow for future power and telecommunication cable installation.
 - iii. Any/The existing overhead services for the existing dwelling at 330 Wainui Road shall be relocated underground as a part of these works.
 - iv. The consent holder shall supply a copy of the subdivision sign off from both the power and telecommunication service providers.
 - v. The consent holder shall supply Completion / Provisioning certificates, from the utility service providers, and certified as-built plans giving locations of all Plinths, Cables and Ducts.

Certification & CCTV

- t. The consent holder must ensure wastewater drainage, stormwater drainage and water supply systems are made fully operative before a section 224(c) Certificate will be issued by Council. CCTV inspection reports shall be presented to the Development Engineer to verify compliance.

As-builts for Public Infrastructure

- u. At the completion of works, certifications, and as-built plans of all new public assets, to be vested in the Council, (including associated documentation) shall be provided, in accordance with Auckland Council's Engineering Asbuilt requirements.

Vesting of public assets to Auckland Council and close off and completion of related Engineering Approval consent must be completed.

Rubbish collection & post box area

- v. Provide with a level rubbish collection & post box area within the public road reserve, sized to accommodate all rubbish bins & letter boxes for all the lots serving from JOALS and shall be formed to a concrete standard.

Vested assets

- w. A schedule of assets to be vested in Council shall be completed in full and supplied to Council in an acceptable form, prior to the issue of s.224(c).

Vehicle crossings

- x. Prior to the 224c being issued all redundant vehicle crossing shall be removed and reinstated as kerbing and footpath to Transport Design Manual requirements, including a regrade of the footpath along the entire frontage of the site to 2% cross-fall. This shall be undertaken at the consent holders' expense and to the satisfaction of the Council's Team Leader Northern Monitoring.

Urban Design Requirements

Implementation and maintenance of approved landscape design

- y. Prior to the development obtaining 224(c) certificate and within an appropriate planting season, the consent holder shall implement the landscape design which has been approved by the council under condition (8) and thereafter retain and maintain this landscape (planting, pavement and street furniture) to the satisfaction of the Team Leader Monitoring NW1 in accordance with the maintenance plan which has been approved under condition (8).

Signage and Wayfinding Design

- z. Prior to erection or installation of any signs, the Consent holder shall provide a comprehensive Signage Management Plan containing details of all signs to be erected on the subject site which is to include:
- Signage (located at street entry to JOAL) which provide legibility and wayfinding for lots along JOALS.
 - To ensure that proposed signage is cohesive and does not detract from streetscape amenity and immediate surrounding area and avoids visual clutter and/or obstruction, this information is to include the location, dimensions, placement, materiality, colour, and method of attachment or placement of each sign.

Advice note:

The Signage Management Plan shall be submitted for the approval of Council Design Review Unit's Urban Design Specialist and Council's Traffic Specialist Advisor).

- aa. The consent holder shall install wayfinding signage at the entrance to the new road (visible from Wainui Road) and the entrance to the access way, (visible from the new road) indicating the shared path facility providing access to Millwater.

Parks requirements – streetscape, parks, and reserves

Streetscape Landscaping Plans

- bb. The consent holder shall submit a detailed streetscape landscaping plan(s) and engineering plans for street trees and other landscaping for approval by the Parks Planning Team Leader. In particular, the plans shall:
- i. Be prepared by a suitably qualified landscape architect.
 - ii. Be in general accordance with the "Milldale – 332 Wainui Road Wainui East Residential Subdivision Landscape Plan prepared by LASF Landscape Architects dated 21 August 2020.
 - iii. Shall include hard and soft landscaping details for accessways.
 - iv. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
 - v. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
 - vi. Include planting methodology.
 - vii. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.

Implementation of streetscape works

- cc. All street landscaping shall be implemented in accordance with the approved Landscape Plans and to the satisfaction of the Parks Planning Team Leader and in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Green Assets and Landscaping, and in particular the following:
- i. The street shall be cleared of any construction material, rubbish, and surplus soil, and shall be maintained in a neat and tidy condition.
 - ii. Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed for approval.
 - iii. Grassing shall only be undertaken when the weather is suitable i.e. mild, dull, and moist, and when the ground is moist and workable.

Advice Note:

The consent holder shall apply for a practical completion certificate prior to 224(c) application from the Parks Planner to demonstrate street landscaping has been satisfactorily implemented and to formalise the commencement of the maintenance period.

- dd. The consent holder shall submit for the approval of the Parks Planning Team Leader detailed Engineering and Landscape Plans for all hard assets and planting, to be undertaken.

The plan(s) and supporting planting methodology, to be submitted for approval, shall:

- i. A plan will be provided to Council in general accordance with the "Milldale – 332 Wainui Road Wainui East Residential Subdivision Landscape Plan prepared by LASF Landscape Architects dated 21 August 2020.
- ii. Be prepared by suitably qualified person/s
- iii. Include a Weed Management and Plan detailing weed eradication and control methods prior to and after planting.
- iv. Identify all new planting to be undertaken, including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
- v. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
- vi. Demonstrate the proposed slopes.
- vii. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.

Maintenance

- ee. The consent holder shall provide for the approval of the Parks Planning Team Leader a Maintenance Plan, and streetscape/accessways taking into account the landscaping plans listed under condition 1 above.

The Maintenance Plan must include:

- i. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - ii. Details of watering, weeding, trimming, cultivation, pest, and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - iii. Vandalism eradication policies.
- ff. The consent holder shall undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued or at the completion of the landscaping works, whichever is the later. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period shall be remedied by the consent holder at their expense.
- gg. If any damage/theft to the planting occurs during within the maintenance period, the consent holder shall replace damaged/stolen plants with the same species and height and shall be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans

- hh. The consent holder will provide to the Development Engineer and Parks Planning Team Leader as built plans for landscape works (hard and soft) within all streets and accessways in CAD (NZTM 2000) and PDF form in accordance with the Development Engineering As-built requirements v1.3, including the following details:
- i. Asset names.
 - ii. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species, and number of plants.
 - iii. All underground services, irrigation, and drainage.
 - iv. All paint colours, graffiti coatings, pavers, and concrete types with names of products to be included on the assets schedule.

Uncompleted works bond

- ii. An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the approved plans at the Council's discretion. The bond amount shall be 1.5 x the contracted rate of any outstanding works and shall be agreed in consultation with the Parks Planning Team Leader prior to lodging the bond. The liability of the consent holder shall not be limited to the amount of the bond.

Maintenance bond

- jj. The consent holder will provide the Council a refundable bond in respect of the maintenance of the streetscape landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and shall be agreed in consultation with the Parks Planning Team Leader.

Consent notices

51. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notices pursuant to s.221 of the Act.
 - a. At the building consent application stage for Lots 1, 8 - 18, the consent holder shall provide to the Council a report from a suitably qualified acoustic specialist (e.g. member of the New Zealand Acoustical Society) confirming the following requirements have been met:
 - i. Any façade of any habitable room within any proposed dwelling exposed to noise levels greater than 55 dB LAeq(24hr) (e.g. facades within the 55 dB LAeq(24hr) noise level contour as shown in the acoustic report dated 5 March 2020 prepared by Styles Group (Lots 18-21, 24-25) must be designed and/or insulated and/or screened by suitable acoustic barriers so that the internal noise level in those rooms does not exceed 40 dB LAeq(24hr).
 - ii. Where a new room is constructed that is subject to (i) and the noise limit of 40 dB LAeq(24hr) can only be complied with when external doors or windows to those rooms are closed, those rooms must be mechanically ventilated and/or cooled to provide a comfortable thermal environment (i.e. occupiers do not need to open those windows and/or doors for passive ventilation and cooling).

Advice Note

The mechanical ventilation and/or cooling system must also satisfy the fresh air requirements of the New Zealand Building Code G4 Ventilation.

- b. Building restrictions – geotechnical report Any buildings erected on Lots on the building sites identified on the approved scheme plan shall be subjected to the requirements and recommendations of the report prepared geotechnical investigation report by CMW Geosciences, reference: AKL2019-0182AB Rev 1, dated 27 March 2020 and any subsequent reports. Any buildings erected on other than the identified building platforms shall be subject to specific investigation and design by a chartered professional engineer experienced in geomechanics who is to have particular regard to the stability of the soils at the site and also have regard to this report.
- c. Building restrictions - stormwater All saleable lots on the proposed development shall be subjected to the requirements of the stormwater report prepared by Woods, reference: P18-276, dated: 16th April 2020 and any subsequent reports. Any buildings erected on other than the identified building platforms shall be subject to specific investigation and design by a chartered professional engineer experienced. Required mitigation for individual lots as per the report:

Roof Area (m ²)	Reuse Volume (L)
100	500
150	750
200	1000
250	1250
300	1500

- d. No vehicular access is permitted to and from Wainui Road for Lots 1- 7 and 24 – 27.
- e. Lot 7 shall gain vehicle access over JOAL 6000 and not directly from Road 8000.
- f. Lot 27, 28 and 29 shall gain vehicle access over JOAL 6001 and not directly from Road 8000.
- g. Any vehicle parking space on Lot 11 – 18 shall have sufficient paved space within the site to allow for manoeuvring of a vehicle so it can enter and exit the site in a forward direction / gear.
- h. The 'front yard' of Lot 17, being the space measured 3 metres from the boundary which adjoins the road reserve, shall be kept free of any planting (except for low lying shrubs), fencing, or structures above ground level (i.e. this does not restrict a retaining wall below ground level).

Advice note

This consent notice condition is to ensure that there is good visibility of the public accessway from the main road to provide a high level of safety.

- i. Driveways, vehicle crossings and on-site manoeuvring shall be finished in a broom brush finishing.

Advice note:

This is required to sufficiently contrast with the exposed aggregate of the shared path to clearly delineate routes for legibility of space.

- j. Resource consent has been granted for the construction of new buildings and development on Lots 1 - 30 under Rule I544.4.1 (A2) in the Wainui Precinct Chapter of the Auckland Unitary Plan 2018. Therefore any building and development on these lots does not require an additional resource consent noting that:

Note 1: Rule I544.4.1 (A2) above relates to the provision of bulk infrastructure (wastewater, water, transport services) and the provision of pedestrian links and open space that is generally similar to that shown on I544.10.1 Wainui: Precinct Plan 1. The bulk infrastructure to service the subject lots and the layout of the roads including pedestrian links and open space have been assessed as part of the approved subdivision consent.

Note 2: Buildings and development within Lots 1 - 30 will need to comply with overlay, zone and Auckland-wide provisions under the Auckland Unitary Plan unless approved by a resource consent.

Advice notes

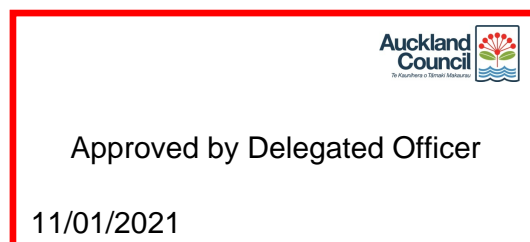
- 1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
- 2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact Team Leader - Northern Monitoring to arrange this meeting on monitoring@aucklandcouncil.govt.nz, or 09 301 0101 to identify your allocated officer.*
- 3. For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
- 4. If you as the applicant disagree with any of the above conditions, 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 Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
- 5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
- 6. Prior to the commencement of engineering design, the Consent Holder shall nominate, in writing, its Developer’s Representative in terms of Council’s “Standards for Engineering Design and Construction” to be the first point of contact for all engineering matters. Any subsequent change to the nominated Developer’s Representative shall be immediately notified in writing to the Consents Engineer.*

7. *Prior to the commencement of engineering design for the works required by these conditions, the Consent Holder and the Developer's Representative shall provide to the Council proof of Professional Indemnity Insurance and Warranties in full satisfaction of section 102 of the "Standards for Engineering Design and Construction".*
8. *An approved Health and Safety Plan to the requirements of the Health and Safety in Employment Act 1992, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.*
9. *(corridor access request) The Consent Holder or his Contractor shall obtain a Corridor Access Request from Auckland Transport prior to the commencement of any works within the legal road.*
10. *Should earthworks on the site result in the identification of any previously unknown archaeological site, the land disturbance – Regional Accidental Discovery rule [E12.6.1] set out in the Auckland Unitary Plan Operative in part (November 2016) shall be applied.*
11. *In the event of archaeological site evidence (e.g. shells, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) being uncovered during construction, the consent holder shall ensure that operations shall cease in the vicinity of the discovery and that the archaeologist, Auckland Council, is contacted so that the appropriate action can be taken before any work may recommence there.*
12. *The bulk fill / earthworks area that forms part of this consent and that is located outside of the development site will be re-assessed as part of any future development.*

Delegated decision maker:

Name: Steve Seager
Title: Team Leader, Resource Consents
Signed:

Date:
11 January 2021



Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to **work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.