RESOURCE CONSENT APPLICATION
MANAGED FILL

SCARBRO ENVIRONMENTAL LIMITED
362 JONES ROAD, HUNUA

AUCKLAND UNITARY PLAN (OPERATIVE IN PART)
21/11/2024

TABLE 1	**CHAPTER B2**	**URBAN FORM AND GROWTH**
TABLE 2	**CHAPTER B3**	**INFRASTRUCTURE, TRANSPORT AND ENERGY**
TABLE 3	**CHAPTER B6**	**MANA WHENUA**
TABLE 4	**CHAPTER B7**	**NATURAL RESOURCES**
TABLE 5	**CHAPTER B9**	**RURAL ENVIRONMENT**
TABLE 6	**CHAPTER B10**	**ENVIRONMENTAL RISK**
TABLE 7	**CHAPTER C1**	**GENERAL RULES**
TABLE 8	**CHAPTER D3**	**HIGH USE STREAM MANAGEMENT AREAS OVERLAY**
TABLE 9	**CHAPTER D9**	**SIGNIFICANT ECOLOGICAL AREAS OVERLAY**
TABLE 10	**CHAPTER E1**	**WATER QUALITY AND INTERGATED MANAGEMENT**
TABLE 11	**CHAPTER E3**	**LAKES, RIVERS, STEAMS AND WETLANDS**
TABLE 12	**CHAPTER E7**	**TAKING, USING, DAMMING & DIVERSION OF WATER AND DRILLING**
TABLE 13	**CHAPTER E8**	**STORMWATER – DISCHARGE AND DIVERSION**
TABLE 14	**CHAPTER E11**	**LAND DISTURBANCE - REGIONAL**
TABLE 15	**CHAPTER E12**	**LAND DISTURBANCE - DISTRICT**
TABLE 16	**CHAPTER E13**	**CLEANFILLS, MANAGED FILLS AND LANDFILLS**
TABLE 17	**CHAPTER E15**	**VEGETATION MANAGEMENT AND BIODIVERSITY**
TABLE 18	**CHAPTER E25**	**NOISE AND VIBRATION**
TABLE 19	**CHAPTER E27**	**TRANSPORT**
TABLE 20	**CHAPTER E36**	**NATURAL HAZARDS AND FLOODING**
TABLE 21	**CHAPTER H19**	**RURAL ZONES**

Activity For Which Resource Consent is Sought	Rule	Activity Status
New bore	E7.4.1 (A41)	Controlled Activity
Earthworks greater than 2,500m^2 where the land has a slope equal to or greater than 10 degrees	E11.4.1 (A8)	Restricted Discretionary Activity
Earthworks greater than 2,500m^2 within the Sediment Control Protection Area (50m landward of the edge of a watercourse)	E11.4.1 (A9)	Restricted Discretionary Activity
Earthworks greater than 2500m^2	E12.4.1 (A6)	Restricted Discretionary Activity
Earthworks greater than 2500m^3	E12.4.1 (A10)	Restricted Discretionary Activity
Discharges from managed fills that does not meet the controlled activity controls.	E13.4.1 (A5)	Restricted Discretionary Activity
Rural crossing exceeding maximum width of 9.0m	E27.4.1 (A2)	Restricted Discretionary Activity
Piping an overland flow	E36.4.1 (A41)	Restricted Discretionary Activity
Managed fill	H19.8.1 (A66)	Discretionary Activity

Table 1		
B2	**URBAN GROWTH AND FORM**	
B2.2	**Urban Growth and Form**	
B2.2.1	**Objectives**	The relevant strategic provisions generally point towards a quality compact urban form that enables greater productivity and economic growth, better maintenance of rural character and rural productivity and reduced adverse environmental effects, while recognising the interests, values and customary rights of Mana Whenua in the sustainable management of natural and physical resources. In the above context, the proposed managed fill activity is a consequence of urban growth and development and is considered to be consistent with the Objectives and Policies of the B2 Urban Growth of Chapter B of the AUP(OP).
	(1) A quality compact urban form that enables all of the following: (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects. (2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A). (3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth. (4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages. (5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.	
B2.2.2	**Policies**	
	Development capacity and supply of land for urban development *Quality compact urban form*	

Table 2		
B3	**INFRASTRUCTURE, TRANSPORT AND ENERGY**	
B3.3	**Transport**	
B3.3.1	**Objectives**	The proposal will not compromise the safety and efficiency of the surrounding road network and is consistent with the relevant objectives and policies. Safe and efficient access will be established to the site through engineered design and vegetation management. Effects on Hunua Road pavement can be appropriately managed through conditions of consent that control vehicle movements and monitoring. The development is not expected to exacerbate the safety record within the area. The level of traffic generated by the operation is considered to have a minimal effect on the surrounding road network. Hunua Road is part of the Auckland Strategic Freight Network, with the corridor classification stopping approximately 2km west of the proposed fill site access and is designed to accommodate trucks and to have sufficient capacity to accommodate the additional truck movements. Improvements to sight lines and signage within the Hunua Road reserve at three sections between Winstone's Aggregates Quarry access and Ardmore Quarry Road are recommended to be undertaken by Auckland Transport to assist with remedying existing road formation deficiencies. Mitigations are proposed through site traffic management to managed traffic effects related to the proposal.
	(1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.	
B3.3.2	**Policies**	
	Managing transport infrastructure (1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system. (2) Enable the movement of people, goods and services and ensure accessibility to sites. (4) Ensure that transport infrastructure is designed, located and managed to: (a) integrate with adjacent land uses, taking into account their current and planned use, intensity, scale, character and amenity; *Managing effects related to transport infrastructure* (7) Avoid, remedy or mitigate the adverse effects associated with the construction or operation of transport infrastructure on the environment and on community health and safety.	

<table>
<tr><td>Table 3</td><td colspan="2"></td></tr>
<tr><td>B6</td><td colspan="2">MANA WHENUA</td></tr>
<tr><td>B6.2</td><td colspan="2">Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</td></tr>
<tr><td>B6.2.1</td><td>Objectives</td><td rowspan="3">The Auckland Councils GIS identifies that the site is within the Statutory Acknowledgement Area of Ngati Tamaoho.
 

Respecting the Statutory Acknowledgement the applicant has engaged with Ngati Tamaoho onsite through the design process to understand areas of significance, values and interests.

Recommendations of Ngati Tamaoho have been considered and adopted into the proposal.</td></tr>
<tr><td></td><td>(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.

(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes.</td></tr>
<tr><td>B6.2.2</td><td>Policies</td></tr>
<tr><td></td><td>(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:
(a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga;
(b) builds and maintains partnerships and relationships with iwi authorities;
(c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans;
(d) recognises the role of kaumātua and pūkenga;
(e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;
(f) acknowledges historical circumstances and impacts on resource needs;
(g) recognises and provides for mātauranga and tikanga; and
(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them</td><td></td></tr>
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<table>
<tr><td>Table 4</td><td colspan="2"></td></tr>
<tr><td>B7</td><td colspan="2">NATURAL RESOURCES</td></tr>
<tr><td>B7.2</td><td colspan="2">Indigenous Biodiversity</td></tr>
<tr><td>B7.2.1</td><td>Objectives</td><td rowspan="3">SEA_T_413 is represented at the extreme northeastern boundary of the site.

 

Wetland E in the Stream and Wetland Assessment (Boffa Miskell 2024) is an extension of this feature into the site.

 

No adverse effects on SEA_T_413 are anticipated and any adverse effects on adjoining Wetland E are considered low risk due to its low elevation and the small area of earthworks within its total catchment area.

No native terrestrial vegetation removal is proposed.

Works within streams and wetlands will be avoided.</td></tr>
<tr><td></td><td>(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.

(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.</td></tr>
<tr><td>B7.2.2</td><td>Policies</td></tr>
<tr><td></td><td>(5) Avoid adverse effects on areas listed in the Schedule 3 of Significant Ecological Areas – Terrestrial Schedule and Schedule 4 Significant Ecological Areas – Marine Schedule.</td><td></td></tr>
<tr><td>B7.3</td><td colspan="2">Freshwater Systems</td></tr>
<tr><td>B7.3.1</td><td>Objectives</td><td rowspan="3">The site provides opportunities to improve ecological values through actions such as excluding livestock from watercourses and wetlands and increasing native plant cover.

No loss of freshwater systems will occur.</td></tr>
<tr><td></td><td>(1) Degraded freshwater systems are enhanced.

(2) Loss of freshwater systems is minimised.

(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</td></tr>
<tr><td>B7.3.2</td><td>Policies</td></tr>
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	Management of freshwater systems (3) Promote the enhancement of freshwater systems identified as being degraded to progressively reduce adverse effects. (5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers streams, and in wetlands, to do all of the following: (a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas; (b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands; (c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and (d) maintain or where appropriate enhance: (i) freshwater systems not protected under Policy B7.3.2(5)(a); (ii) navigation along rivers and public access to and along lakes, rivers and streams; (iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands; and (iv) areas of significant indigenous biodiversity. (6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.	Works within streams and wetlands will be avoided with the exception of the removal of an existing culvert to enhance a stream and wetland feature. Fill management and stormwater systems are designed to maintain flows into natural watercourses and wetlands, to the extent practicable. Hydrological functions of wetlands can be maintained through direction of surface flows to maintain wet soils supporting adapted communities of plants and animals.
B7.4	**Coastal water, freshwater and geothermal water**	
B7.4.1	**Objectives**	The relevant objectives and policies are achieved with water quality maintained to acceptable levels and flooding risk will not be exacerbated from the subject site. Consultation with Mana Whenua with Statutory Acknowledgement status on the area of activity has ensured values, mātauranga and tikanga associated with freshwater are recognised and provided for.
	(2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded. (4) The adverse effects of point and non-point discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced. (5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.	

	(6) Mana Whenua values, mātauranga and tikanga associated with coastal water, freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.	
B7.4.2	**Policies**	
	Integrated management (1) Integrate the management of subdivision, use, development and coastal water and freshwater, by: (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated. *National Policy Statement for Freshwater Management* (2) Give effect to the National Policy Statement for Freshwater Management 2014 by establishing all of the following: (a) freshwater objectives; (b) freshwater management units and, for each unit: (i) values; (ii) water quality limits; (iii) environmental flows and/or levels; and (a) targets and implementation methods where freshwater units do not meet freshwater objectives. (3) Integrate Mana Whenua values, mātauranga and tikanga when giving effect to the National Policy Statement for Freshwater Management 2014 in establishing all of the following: (a) water quality limits for freshwater, including groundwater; (b) the allocation and use of freshwater resources, including groundwater; and (c) measures to improve the integrated management of the effects of the use and development of land and freshwater on coastal water and the coastal environment. *Water quality*	

	(7) Manage the discharges of contaminants into water from subdivision, use and development to avoid where practicable, and otherwise minimise, all of the following: (a) significant bacterial contamination of freshwater and coastal water; (b) adverse effects on the quality of freshwater and coastal water; (c) adverse effects from contaminants, including nutrients generated on or applied to land, and the potential for these to enter freshwater and coastal water from both point and non-point sources; (d) adverse effects on Mana Whenua values associated with coastal water, freshwater and geothermal water, including wāhi tapu, wāhi taonga and mahinga kai; and (e) adverse effects on the water quality of catchments and aquifers that provide water for domestic and municipal supply. *Sediment runoff* (8) Minimise the loss of sediment from subdivision, use and development, and manage the discharge of sediment into freshwater and coastal water, by: (a) promoting the use of soil conservation and management measures to retain soil and sediment on land; and (b) requiring land disturbing activities to use industry best practice and standards appropriate to the nature and scale of the land disturbing activity and the sensitivity of the receiving environment. *Stormwater management* (9) Manage stormwater by all of the following: (a) requiring subdivision, use and development to: (i) minimise the generation and discharge of contaminants; and (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; [new text to be inserted] (b) adopting the best practicable option for every stormwater diversion and discharge; and (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.	

B7.5	**Air Quality**	
B7.5.1	**Objectives**	The relevant objectives and policies are achieved with air quality maintained to acceptable levels through adherence to the site management procedures proposed.
	(1) The discharge of contaminants to air from use and development is managed to improve region-wide air quality, enhance amenity values in urban areas and to maintain air quality at appropriate levels in rural and coastal areas. (3) Avoid, remedy or mitigate adverse effects from discharges of contaminants to air for the purpose of protecting human health, property and the environment.	
B7.5.2	**Policies**	
	(1) Manage discharge of contaminants to air from use and development to: (a) avoid significant adverse effects on human health and reduce exposure to adverse air discharges; (b) control activities that use or discharge noxious or dangerous substances; (c) minimise reverse sensitivity effects by avoiding or mitigating potential land use conflict between activities that discharge to air and activities that are sensitive to air discharges; (d) protect activities that are sensitive to the adverse effects of air discharges; (e) protect flora and fauna from the adverse effects of air discharges; (f) enable the operation and development of infrastructure, industrial activities and rural production activities that discharge contaminants into air, by providing for low air quality amenity in appropriate locations; (2) Implement Policies B7.5.2(1)(a)-(f) by a combination of regulatory and non-regulatory methods that include: (a) managing industrial discharges to air; and (b) reducing emissions from domestic fires; and (c) reducing emissions from motor vehicles.	

Table 5		
B9	**RURAL ENVIRONMENT**	
B9.2	**Rural Activities**	
B9.2.1	**Objectives**	The proposal does not conflict with the objectives and policies. The managed fill operations are not considered to pose a threat to the natural and rural resources of the region since the site is to be returned to its original land use at the end of the managed fill operations. The site has a Land Use Capability (LUC) of 4 – severe limitations.  Upon completion of the works the fill will have negligible adverse effects and the area returned to current state for rural production. Operations are unlikely to adversely affect peoples' enjoyment of the natural and rural character values of the landscape in and around the subject site. While this will change to reflect the deposition profile the outcome will remain a rural landscape. The Landscape Assessment (LA4, Aug 2024) that in the context of the established rural environment the proposal could be visually accommodated without adversely affecting the landscape character, aesthetic value and visual amenity of the site and surrounding Hunua environment. No adverse effects on biodiversity values are anticipated.
	(1) Rural areas make a significant contribution to the wider economic productivity of, and food supply for, Auckland and New Zealand. (3) Rural production and other activities that support rural communities are enabled while the character, amenity, landscape and biodiversity values of rural areas, including within the coastal environment, are maintained.	
B9.2.2	**Policies**	
	(1) Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values.	

Table 6		
B10	**ENVIRONMENTAL RISK**	
B10.2	**Natural hazards and climate change**	
B10.2.1	**Objectives**	The effects of climate change have been considered in a fill deposition design response that will not increase natural hazard risks or adversely affect natural systems.
	(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure. (6) The conveyance function of overland flow paths is maintained.	
B10.2.2	**Policies**	
	Identification and risk assessment (3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments. *Management approaches* (7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased. *Role of natural systems* (11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures.	
B10.3	**Land – hazardous substances**	
B10.3.1	**Objectives**	Any machinery refuelling that has to take place on-site will be conducted via a mobile refuelling service in a dedicated area near the site office. Hence, there will be no permanent fuel storage area on-site.
	(1) The environment is protected from adverse effects associated with the storage, use, disposal and transport of hazardous substances.	
B10.3.2	**Policies**	
	(1) Manage the use and development of land for hazardous facilities and industrial or trade activities to avoid adverse effects on human health and the environment and remedy or mitigate these effects where they cannot be avoided.	

Table 7		
C1	**GENERAL RULES**	
C1.6	**Overall activity status**	
	1) The overall activity status of a proposal will be determined on the basis of all rules (1) which apply to the proposal, including any rule which creates a relevant exception to other rules. 2) Subject to Rule C1.6(4), the overall activity status of a proposal is that of the most (2) restrictive rule which applies to the proposal	Overall activity status is Discretionary.
C1.8	**Assessment of restricted discretionary, discretionary and non-complying activities**	
	1. When considering an application for resource consent for an activity that is classed as a restricted discretionary, discretionary or non-complying activity, the Council will consider all relevant overlay, zone, Auckland-wide and precinct objectives and policies that apply to the activity or to the site or sites where that activity will occur. 2. When considering an application for resource consent for an activity that is classed as a discretionary or non-complying activity, the Council will have regard to the standards for permitted activities on the same site as part of the context of the assessment of effects on the environment. 3. The absence of any specific reference to positive effects in the objectives, policies, matters of discretion or assessment criteria does not mean that any positive effects of allowing an activity are not relevant to the consideration of an application for resource consent for that activity	Overall activity status is Discretionary.

Table 8		
D3	**HIGH USE STREAM MANAGEMENT AREAS OVERLAY**	
D3.2	**Objectives**	The activity does not conflict with Objective 1 nor Policy 3 noting that no water is proposed to be drawn from a stream for this activity and measures are proposed to avoid reducing the assimilative capacity of streams from discharges associate with the activity.
	(1) Water continues to be available from high-use streams within limits while safeguarding the life-supporting capacity and amenity values of the stream.	
D3.3	**Policies**	
	(3) Avoid as far as practicable and otherwise remedy or mitigate adverse effects on other uses of the stream and, in particular, avoid reducing the stream's assimilative capacity as far as practicable from proposals to discharge contaminants into high-use streams (or into or onto land where the contaminants may percolate into high-use streams).	

Table 9		
D9	**SIGNIFICANT ECOLOGICAL AREAS**	
D9.2	**Objectives**	SEA_T_413 is represented at the extreme northeastern boundary of the site.
	(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development. (2) Indigenous biodiversity values of significant ecological areas are enhanced. (3) The relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for.	
D9.3	**Policies**	Wetland E in the Stream and Wetland Assessment (Boffa Miskell 2024) is an extension of this feature into the site.
	Managing effects on significant ecological areas – terrestrial and marine (1) Manage the effects of activities on the indigenous biodiversity values of areas identified as significant ecological areas by: (b) avoiding other adverse effects as far as practicable, and where avoidance is not practicable, minimising adverse effects on the identified values; (2) Adverse effects on indigenous biodiversity values in significant ecological areas that are required to be avoided, remedied, mitigated or offset may include, but are not limited to, any of the following: (a) fragmentation of, or a reduction in the size and extent of, indigenous ecosystems and the habitats of indigenous species; (b) fragmentation or disruption of connections between ecosystems or habitats; (c) changes which result in increased threats from pests on indigenous biodiversity and ecosystems; (d) loss of buffering of indigenous ecosystems; (e) loss of a rare or threatened individual, species population or habitat (f) loss or degradation of originally rare ecosystems including wetlands, dune systems, lava forests, coastal forests; (g) a reduction in the abundance of individuals within a population, or natural diversity of indigenous vegetation and habitats of indigenous fauna; (h) loss of ecosystem services; (i) effects which contribute to a cumulative loss or degradation of habitats, species populations and ecosystems;	 No adverse effects on SEA_T_413 are anticipated and any adverse effects on adjoining Wetland E are considered low risk due to its low elevation and the small area of earthworks within its total catchment area. No native terrestrial vegetation removal is proposed. Riparian/Wetland planting and fencing is proposed to accompany the activity and restore or enhance the natural values of the land post filling.

	(j) impacts on species or ecosystems that interact with other activities, or impacts that exacerbate or cause adverse effects in synergistic ways; (k) loss of, or damage to, ecological mosaics, sequences, processes, or integrity; (l) downstream effects on wetlands, rivers, streams, and lakes from hydrological changes further up the catchment; (m) a modification of the viability or value of indigenous vegetation and habitats of indigenous fauna as a result of the use or development of other land, freshwater, or coastal resources; (n) a reduction in the historical, cultural, and spiritual association held by Mana Whenua or the wider community; (o) the destruction of, or significant reduction in, educational, scientific, amenity, historical, cultural, landscape, or natural character values; (p) disturbance to indigenous fauna that is likely or known to increase threats, disturbance or pressures on indigenous fauna; or (q) increases in the extinction probability of a species. (3) Enhance indigenous biodiversity values in significant ecological areas through any of the following: (a) restoration, protection and enhancement of threatened ecosystems and habitats for rare or threatened indigenous species; (b) control, and where possible, eradication of plant and animal pests; (c) fencing of significant ecological areas to protect them from stock impacts; (d) legal protection of significant ecological areas through covenants or similar mechanisms; (e) development and implementation of management plans to address adverse effects; (f) re-vegetating areas using, where possible, indigenous species sourced from naturally growing plants in the vicinity with the same climactic and environmental conditions; or (g) providing for the role of Mana Whenua as kaitiaki and for the practical exercise of kaitiakitanga in restoring, protecting and enhancing areas.	

Table 10		
E1	**WATER QUALITY AND INTEGRATED MANAGEMENT**	
E1.2	**Objectives**	An engineered solution has been proposed to achieve the outcome of stabilising the land, avoiding sediment activation and improving water quality in this area. The site provides opportunities to improve ecological values and freshwater quality through actions such as excluding livestock from watercourses and wetlands and increasing native plant cover through riparian enhancement. Best management practices are to be established for the discharges. The application and supporting information have demonstrated that the activity does not conflict with the objective or policies included within the NPS on Freshwater Management and is consistent with the fundamental concept of Te Mana o te Wai.
	(1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas. (2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.	
E1.3	**Policies**	
	Freshwater quality and ecosystem health interim guidelines (1) Manage discharges, until such time as objectives and limits are established in accordance with Policy E1.3(7), having regard to: (a) the National Policy Statement for Freshwater Management National Bottom Lines; (b) the Macroinvertebrate Community Index as a guideline for freshwater ecosystem health associated with different land uses within catchments in accordance with Policy E1.3(2); or (c) other indicators of water quality and ecosystem health. (2) Manage discharges, subdivision, use, and development that affect freshwater systems to: (a) maintain or enhance water quality, flows, stream channels and their margins and other freshwater values, where the current condition is above National Policy Statement for Freshwater Management National Bottom Lines and the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below; or (b) enhance water quality, flows, stream channels and their margins and other freshwater values where the current condition is below national bottom lines or the relevant Macroinvertebrate Community Index guideline in Table E1.3.1 below…. (3) Require freshwater systems to be enhanced unless existing intensive land use and development has irreversibly modified them such that it practicably precludes enhancement. *National Policy Statement on Freshwater Management The National Policy Statement on Freshwater Management requires that Policies E1.3(4) to (7) below are included in the Plan.*	

	(4) (When considering any application for a discharge, the Council must have regard to the following matters: (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of freshwater including on any ecosystem associated with freshwater; and (b) the extent to which it is feasible and dependable that any more than a minor adverse effect on freshwater, and on any ecosystem associated with freshwater, resulting from the discharge would be avoided. (5) When considering any application for a discharge the Council must have regard to the following matters: (a) the extent to which the discharge would avoid contamination that will have an adverse effect on the health of people and communities as affected by their secondary contact with fresh water; and (b) the extent to which it is feasible and dependable that any more than minor adverse effect on the health of people and communities as affected by their secondary contact with fresh water resulting from the discharge would be avoided. (6) Policies E1.3(4) and (5) apply to the following discharges (including a diffuse discharge by any person or animal): (a) new discharge; or (b) a change or increase in any discharge of any contaminant into freshwater, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge of that contaminant, any other contaminant) entering freshwater. *Other discharges* (26) public health and amenity; and ecosystem health and functioning. Prevent or minimise the adverse effects from construction, maintenance, investigation and other activities on the quality of freshwater and coastal water by: (a) adopting best management practices and establishing minimum standards for the discharges; or (b) where Policy E1.3(26)(a) is not practicable, have regard to the following: (i) the nature, volume and concentration of the contaminants in the discharge; (ii) the sensitivity of the receiving environment to the contaminants in the discharge;	

	(iii) other practicable options for the discharge, including reuse or discharge to the trade sewer; and (iv) practicable measures to reduce contaminant concentrations prior to discharge or otherwise mitigate adverse effects.	

Table 11		
E3	**LAKES, RIVERS, STREAMS AND WETLANDS**	
E3.2	**Objectives**	The proposal does not conflict with and assists with achieving the objectives and policies. The ecological features of the project area have been described and classified through ecological survey (Boffa Miskell Oct 2024). Two intermittent streams and one permanent stream were identified, and five natural Inland Wetlands. The streams have very low ecological values, and the wetlands very low (Wetland D), low (wetland B and C) or moderate values (Wetland A and E). The site provides opportunities to improve ecological values through actions such as excluding livestock from watercourses and wetlands and increasing native plant cover. No loss of freshwater systems will occur. A bridge crossing has been deliberately selected so as to ensure no loss of stream length or effects on the wetland in this area. There is an existing farm culvert crossing over the stream, which is in poor condition and is to be removed. This will result in a short section (approximately 5.5m) of stream and associated wetland in this area being reinstated. Fill management and stormwater systems are designed to maintain flows into natural watercourses and wetlands, to the extent practicable. Hydrological functions of wetlands can be maintained through direction of surface flows to maintain wet soils supporting adapted communities of plants and animals.
	(2) Auckland's lakes, rivers, streams and wetlands are restored, maintained or enhanced. (4) Structures in, on, under or over the bed of a lake, river, stream or wetland are provided for where there are functional or operational needs for the structure to be in that location, or traverse that area. (5) Activities in, on, under or over the bed of a lake, river, stream and wetland are managed to minimise adverse effects on the lake, river, stream or wetland. (6) Reclamation and drainage of the bed of a lake, river, stream and wetland is avoided, unless there is no practicable alternative. ***National Policy Statement for Freshwater Management 2020*** *Fish passage* (7) The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	
E3.3	**Policies**	
	General (2) Manage the effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands outside the overlays identified in Policy E3.3(1) by: a) avoiding where practicable or otherwise remedying or mitigating any adverse effects on lakes, rivers, streams or wetlands; and b) where appropriate, restoring and enhancing the lake, river, stream or wetland. (3) Enable the enhancement, maintenance and restoration of lakes, rivers, streams or wetlands. (5) Avoid significant adverse effects, and avoid, remedy or mitigate other adverse effects of activities in, on, under or over the beds of lakes, rivers, streams or wetlands on: a) the mauri of the freshwater environment; and	

	b) Mana Whenua values in relation to the freshwater environment. (6) Manage the adverse effects on Mana Whenua cultural heritage that is identified prior to, or discovered during, subdivision, use and development by: (a) complying with the protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated. *Structures and the diversion of surface water* (7) Provide for the operation, use, maintenance, repair, erection, reconstruction, placement, alteration or extension, of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, where the structure complies with all of the following: (a) there is no practicable alternative method or location for undertaking the activity outside the bed of the lake, river, stream or wetland; (b) the structure is designed to be the minimum size necessary for its purpose to minimise modification to the bed of a lake, river, stream or wetland; (c) the structure is designed to avoid creating or increasing a hazard; (d) the structure is for any of the following: i. required as part of an activity designed to restore or enhance the natural values of any lakes, rivers, streams or wetlands and their margins, or any adjacent area of indigenous vegetation or habitat of indigenous fauna; ii. designed to maintain and/or enhance public access to, over and along any lake, river, stream or wetland and their margins; iii. necessary to provide access across a lake, river, stream or wetland; iv. associated with infrastructure; v. necessary for flood protection and the safeguarding of public health and safety; or vi. required for the reasonable use of production land. (e) the structure avoids significant adverse effects and avoids, remedies or mitigates other adverse effects on Mana Whenua values associated with	Mana Whenua have been consulted, values associated with streams and wetlands clarified and restoration and enhancement actions agreed through a collaborative process.

	freshwater resources, including wāhi tapu, wāhi taonga and mahinga kai. (8) Enable the removal or demolition of any structure or part of any structure in, on, under, or over the bed of a lake, river, stream or wetland, and any associated diversion of water, provided adverse effects are avoided, remedied or mitigated *Planting of plants* (10) Enable the planting of any plant, excluding pest species, in, on, or under the bed of a lake, river, stream or wetland where it is suitable for habitat establishment, restoration or enhancement, the maintenance and enhancement of amenity values, flood or erosion protection or stormwater runoff control provided it does not create or exacerbate flooding. (11) Encourage the planting of plants that are native to the area. (12) Encourage the incorporation of Mana Whenua mātauranga, values and tikanga in any planting in, on, or under the bed of a lake, river, stream or wetland. *Riparian margins* (15) Protect the riparian margins of lakes, rivers, streams, and wetlands from inappropriate use and development and promote their enhancement to through all of the following: (a) safeguard habitats for fish, plant and other aquatic species, particularly in rivers and streams with high ecological values; (b) safeguard their aesthetic, landscape and natural character values; (c) safeguard the contribution of natural freshwater systems to the biodiversity, resilience and integrity of ecosystems; and (d) avoid or mitigate the effects of flooding, surface erosion, stormwater contamination, bank erosion and increased surface water temperature. ***National Policy Statement for Freshwater Management 2020*** *Natural inland wetlands*	

	(17) The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where:	
E3.4.1	**Activity Table - Activities in, on, under or over the bed of lakes, rivers, streams (including intermittent stream) and wetlands**	
	New structures and the associated bed disturbance or depositing any substance, reclamation, diversion of water and incidental temporary damming of water	
(A24)	Permitted Activity Demolition or removal of existing structures complying with the standards in E3.6.1.13	
(A29)	Permitted Activity Bridges or pipe bridges complying with the standards in E3.6.1.16	
E3.6.1.10	**Standards for works on structures lawfully existing on or before 30 September 2013 and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water**	
	(1) All works on existing structures must comply with all of the following standards: (a) during the activity bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure; (b) best practice erosion and sediment control measures must be used to minimise any discharge of sediment, including sediment impounded behind an existing structure; (c) debris or other material must not be re-deposited elsewhere in the bed of the lake, river or stream, or within the one per cent annual exceedance probability (AEP) flood plain; (d) the activity must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream; and (e) the activity must not compromise the structural integrity of the structure.	The proposed culvert removal works will comply with E3.6.1.10, as the 10m limit either side of the structure will be achieved, best practice erosion and sediment controls will be put in place, no debris redeposition will occur; no more than minor bed erosion, scouring or undercutting will occur and the structure will be removed so item (e) is irrelevant. Note that National Environmental Standard – Freshwater Management (NES-FM) has no controls on the removal of an existing culvert but controls the placement, use, alteration, extension, or reconstruction of a new culvert and hence is not relevant to this situation.
E3.6.1.13	**Works on structures lawfully existing on or before 30 September 2013 and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for the demolition or removal of existing structures**	
	(1) The activity must comply with the standards in E3.6.1.10 above. (2) The structure must be removed from the bed as far as practicable. (3) Any remaining sections must not be a hazard to public access, navigation or health and safety.	The proposed works will comply with items (2) – (4), as the existing culvert and embankment structure will be removed from the stream bed completely and no sections will be left in place, while the stream bed will be restored to a profile that ties in with existing upstream and downstream sections, that does not inhibit water flow or prevent fish passage.

	(4) The bed must be restored to a profile that does not inhibit water flow or prevent the passage of fish upstream and downstream in waterbodies that contain fish.	
E3.6.1.14	**Standards for new structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water**	
	(1) Structure length must comply with all of the following: (a) the total length of any extended structure must not exceed 30m measured parallel to the direction of water flow. This includes the length of any existing structure and the proposed extension but excludes erosion or scour management works; (b) any required erosion or scour management works must not exceed 5m in length, either side of the extended structure. Such works protruding into the bed do not require a separate consent as they are authorised under this rule; and (c) a new structure must not be erected or placed in individual lengths of 30m or less where this would progressively encase or otherwise modify the bed of a river or stream.	The proposed bridge will be a single lane bridge and easily comply with the 30m length requirement (rule a). No erosion and sediment control works will be required within the stream extent as the bridge will span the stream (rule b). Rule (c) does not apply.
	(2) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure.	Construction will not involve any stream bed disturbance, as the bridge will span the stream and be installed by crane.
	(3) The structure must not prevent the passage of fish upstream and downstream in waterbodies that contain fish, except that temporary restrictions to fish passage may occur to enable construction work to be carried out.	The bridge will span the stream and not interfere with fish passage, including during construction.
	(4) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.	The bridge will not cause any minor bed erosion, scour or undercutting.
	(5) Construction material and ancillary structures must be removed from the bed following completion of the activity.	It is unlikely that any construction materials or ancillary structures would be required within the stream bed. If any are required these would be removed post-construction.
	(6) Other than provided for by another rule, the activity must not increase the height or storage capacity of any existing dam.	This is not applicable.
	(7) The 1per cent annual exceedance probability (AEP) flood shall be accommodated by the structure and/or by an overland flow path without increasing flood levels up stream or downstream of the structure, beyond the land or structures owned or controlled by the person undertaking the activity.	The bridge design will accommodate the 1% AEP storm event, including an allowance for climate change, without affecting flood levels upstream or downstream.

	(8) Calculation of flow rates will be made using the Auckland Council Technical Publication 108: Guideline for stormwater runoff modelling in the Auckland Region, April 1999.	The bridge design will use peak flows calculated from TP108.
E3.6.1.16	**New structures and the associated bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water for bridges or pipe bridges**	
	(1) The activity must comply with the standards in E3.6.1.14 above.	Complies.
	(2) Piles must not be located in, on or under the bed of the lake, river, stream or wetland.	Complies.

Table 12		
E7	**TAKING, USING, DAMMING AND DIVERSION OF WATER AND DRILLING**	
E7.2	**Objectives**	The groundwater allocation sought sits within permitted activity allocation limits and is not from a high-use aquifer. No water is proposed to be drawn from a high-use stream for this activity and measures are proposed to avoid reducing the assimilative capacity of streams from discharges associate with the activity.
	Objectives are located in E1 Water quality and integrated management, E2 Water quantity, allocation and use, D3 High-use Stream Management Areas Overlay and D8 Wetland Management Areas Overlay.	
E7.3	**Policies**	
	Policies are located in E1 Water quality and integrated management, E2 Water quantity, allocation and use, D3 High-use Stream Management Areas Overlay and D8 Wetland Management Areas Overlay.	
E7.4.1	**Activity Table**	
(A15)	**High- Use Stream Management Areas Overlay** **Take and use of groundwater** PERMITTED ACTIVITY Up to 20m3 /day, when averaged over any consecutive five-day period, and no more than 5000m3 /year	Water supply will be provided to the site office by roof rainwater harvesting, as per the existing situation. A separate water supply will be provided from a new bore on-site to water storage tanks (4x30m^3) for use for on-site dust suppression. Wheel washing will be undertaken using a water blaster near the site office on a gravel pad, as vehicles exit the site. Estimated water usage based on 20L/min x 5 min per vehicle x 100 vehicles per day is 10m^3/day, which is well within permitted activity limits (20m^3/d). Water blasting water (estimated 100L per wash) will be allowed to soak into the ground. Up to 10m^3/d of bore water may also be used for dust control, primarily on the secondary access roads. Any additional dust control water would be taken from one of the site sediment removal ponds (SRP).
(A40)	**Decommissioning (abandonment) of holes or bores** **PERMITTED ACTIVITY**	The existing water bore within the northern fill area will be decommissioned and abandoned prior to filling in this area. This bore only supplies water for animal drinking to the troughs on the farm. It used to be connected to the dwelling, but the water was discoloured and stained sinks, so was disconnected.

(A41)	**New bores for purposes not otherwise specified** CONTROLLED ACTIVITY	New bore proposed to access groundwater for wheel wash and dust management.
E7.6.1	**Permitted Activities**	
E7.6.1.4	**Take and use of groundwater up to 20m3 /day when averaged over any consecutive 20-day period and no more than 5000m³/year**	
	(1) The groundwater take must not be geothermal water unless it is for a purpose specified in section 14(3)(c) of the Resource Management Act 1991. (2) The groundwater take must not be from the High-use Aquifer Management Areas Overlay (3) The groundwater take must not be for the purpose of dewatering or groundwater level control. (4) The groundwater take must be located at least 100m from any other existing lawfully established groundwater take from the same aquifer. (5) Notice on the prescribed form must be received by the Council 15 working days before undertaking this permitted activity.	The groundwater take is not from a high use aquifer management area and is not from geothermal water or for dewatering or groundwater level control. There are no known other lawfully established groundwater takes within 100m of the proposed take and Council will be advised 15 working days before this activity begins. Hence, the proposed groundwater take will comply with all E7.6.1.4 requirements.
E7.6.1.16	**Drilling and Use of holes and bores**	
	(1) The drilled hole or bore must not be in a Wetland Management Areas Overlay. (2) The drilled hole or bore must not be for the taking groundwater except for the removal of a sample(s) for groundwater quality analysis. (3) The drilling of the hole or bore must not destroy, damage or modify any places scheduled in the Historic Heritage Overlay.	Complies
E7.6.1.20	**Drilling and Use of holes and bores - Decommissioning (abandonment) holes or bores**	
	(1) All applications must meet the standards in E7.6.1.16 above. (2) The decommissioning of the drilled hole or bore must comply with section 2 and 4 of "New Zealand Standards - NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock" (3) The Council must be notified on the prescribed council form prior to a bore being decommissioned and must be provided with details of the location of the bore. (4) The records required under section 4 of "New Zealand Standards - NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock" must be kept and	To comply.

	forwarded to the Council no later than one month after the bore is decommissioned.	
E7.6.2	**Controlled Activities**	
E7.6.2.3	**Drilling and Use of holes and bores - New bores not otherwise specified**	
	(1) The bore must not be in a Wetland Management Areas Overlay. (2) The drilling of the hole or bore must not destroy, damage or modify any places scheduled in the Historic Heritage Overlay. (3) The bore must be constructed to avoid contaminants entering the aquifer penetrated by the bore. (4) The bore must be constructed to avoid a hydraulic connection between penetrated aquifers with different pressures, water quality or temperature. (5) The bore must be operated and maintained to avoid the leakage of groundwater to waste. (6) The drilling and construction of the bore must comply with section 1, 2, 3 and 4 of "New Zealand Standards - NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock". (7) The records required under section 4 of "New Zealand Standards - NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock" must be kept and forwarded to the Council no later than one month after the bore is drilled.	The new bore is not located in a wetland management area overlay nor in the historic heritage overlay. It will be constructed by suitably qualified and experienced drillers in accordance with the relevant New Zealand standards (NZS4411:2001) and best practice and hence will avoid contaminants entering the aquifer penetrated by the bore, avoid hydraulic connections between different aquifers and avoid the leakage of groundwater to waste. Drilling records will be provided to Council within one month of the bore being drilled.
E7	**Assessment - Controlled Activities**	
E7.7.1	**Matters of Control**	
	(1) general: (a) the effects on Mana Whenua values. (4) new bores for purposes not otherwise specified: (a) the location, depth and design of the bore and the design of the head works (b) effects on areas any scheduled historic heritage place; (c) the provision for bore identification; (d) maintenance of the bore; (e) monitoring and reporting requirements; and (f) the duration of the consent and the timing and nature of reviews of consent conditions.	The bore has been located close to the internal haul road and near the site office, so that it is relatively close to where exiting vehicles are likely to have their wheels cleaned, so as to reduce associated pumping head. The design of the bore and headworks will be based on New Zealand standards and best practice. A bore ID tag will be installed on the bore and recorded in the Fill Management Plan with the ID being the bore permit number. Bore maintenance primarily involves regular pump servicing in accordance with supplier recommendations and periodic pump flow calibration. Monitoring and reporting requirements are set out in
E7.7.2	**Assessment Criteria**	
	(1) all controlled activities:	

	(a) the extent to which any effects on Mana Whenua values are avoided, remedied or mitigated (4) new bores for purposes not otherwise specified: (a) the options for the location, depth and design of the bore and the design of the head works to avoid adverse effects on the groundwater resource and other groundwater users; (b) the options to locate and design the bore and the head works to avoid adverse effects on any scheduled historic heritage places; (c) the most effective method to identify the bore; and (d) an effective programme of maintenance for the bore.	the separate Fill Management Plan. The consent duration requested is two years, as this consent relates to putting down the new bore, which will be done prior to any filling works taking place on site. There are no scheduled historic heritage places near the proposed bore location and hence this item is not relevant.

Table 13		
E8	**STORMWATER – DISCHARGE AND DIVERSION**	
E8.4.1	**Activity Table**	
	Diversion and discharge of stormwater runoff from impervious areas onto or into land or into water or to the coastal marine area pursuant to sections 14 and 15 of the Resource Management Act 1991 [rcp/rp]	
(A7)	Permitted Activity Diversion and discharge of stormwater runoff from impervious areas up to 5,000m^2 outside an urban area that complies with Standard E8.6.1 and Standard E8.6.2.4	Complies.
E8.6	**Standards**	
E8.6.1	**General Standards**	
	All permitted activities, controlled activities and restricted discretionary activities listed in Table E8.4.1 Activity table must meet the following standards, except for activity E8.4.1(A1) Stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network. (1) The design of the proposed stormwater management device(s) must be consistent with any relevant precinct plan that addresses or addressed stormwater matters. (2) The diversion and discharge must not cause or increase scouring or erosion at the point of discharge or downstream. (3) The diversion and discharge must not result in or increase the following: (a) flooding of other properties in rainfall events up to the 10 per cent annual exceedance probability (AEP); or (b) inundation of buildings on other properties in events up to the 1 per cent annual exceedance probability (AEP). (4) The diversion and discharge must not cause or increase nuisance or damage to other properties. (5) The diversion and discharge of stormwater runoff must not give rise to the following in any surface water or coastal water: (a) the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;	Stormwater runoff from the site entrance will be by sheet flow and follow the natural topography, flowing overland before entering the southern stream. The bridge will be flat and small volumes of runoff will likely flow diffusely off its sides into the underlying stream. The additional impervious area represents 0.3% of the 19ha OLFP1 catchment area, which is negligible. Hence, neither runoff source are expected to result in any scour or erosion at the point of discharge or downstream. Similarly roof runoff is expected to discharge to the ground surface and become overland flow from the six individual buildings or be collected in roof water tanks for reuse (existing dwelling). The new impervious area is a very small proportion (0.3% of the total OLFP1 catchment area) and hence is not expected to cause any adverse flood effects for the 10% and 1% AEP storm events affecting other properties and/or buildings. Geomaps does not show any downstream dwellings located in close proximity to the 1% AEPO floodplain extent. The building roof runoff will be low volume and is an existing situation and thus will have no impact on flooding. Due to the new impervious area being a very small proportion (0.3% of the total OLFP1 catchment area, this is not expected to cause or increase nuisance or damage to other properties. Similarly, the building roofing

	(b) any conspicuous change in the colour or visual clarity; (c) any emission of objectionable odour; (d) the rendering of fresh water unsuitable for consumption by farm animals; or (e) any significant adverse effects on aquatic life. (6) Where the diversion and discharge is to ground soakage, groundwater recharge or peat soil areas any existing requirements for ground soakage, including devices to manage discharges or soakage, must be complied with. Note 1 For the purposes of these standards "'the total impervious area" includes any additional impervious areas plus existing impervious areas on the site.	already exists and is not to be changed, so will not result in any adverse nuisance related effects. Stormwater runoff from the new entrance will also flow overland across grass before entering the southern stream, which will effectively function as a filter strip and provide some contaminant removal. Similarly, roof runoff that is not collected in water tanks, is expected to flow overland across grass before entering any streams, which will achieve some contaminant removal.
E8.6.2.4	**Diversion and discharge of stormwater runoff from impervious areas up to 5,000m^2 outside an urban area**	
	(1) The total impervious area on the site excludes unsealed or gravelled tracks. (2) Connection to a stormwater network is not practicable.	Complies. The relevant total impervious area is existing roofs + new sealed entrance + bridge surface. Approx 1318m^2.

Table 14		
E11	**LAND DISTURBANCE - REGIONAL**	
E11.2	**Objectives**	The objectives and policies seek to ensure that earthworks are undertaken in a manner that protects people and the environment, do not increase the risk of natural hazards, that sediment generation from earthworks is minimised, that the amount of land subject to earthworks is limited at any one time, that industry best practices are adopted to minimise sediment generation and discharge from earthworks activities and the impacts on mana whenua are managed appropriately. Based on the nature and scale of activity proposed, the proposal is considered to be consistent with relevant objectives and policies. Erosion and sediment controls have been proposed that are in general accordance with the Auckland Councils GD05 which achieves the outcomes sought. No increase flooding to expected as a result of the earthworks and filling. No effects on flood storage are anticipated. There are no known sites of cultural, spiritual or historic significance on the site. A condition of consent is recommended to put in place an accidental discovery protocol.
	1. Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment. 2. Sediment generation from land disturbance is minimised. 3. Land disturbance is controlled to achieve soil conservation.	
E11.3	**Policies**	
	1. Avoid where practicable, and otherwise mitigate, or where appropriate, remedy adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character. 2. Manage land disturbance to: a) retain soil and sediment on the land by the use of best practicable options for sediment and erosion control appropriate to the nature and scale of the activity; b) manage the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge; c) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and d) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering. 3. Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by: a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and c) undertaking appropriate measures to avoid adverse effects. Where adverse effects cannot be avoided, effects are remedied or mitigated. 4. land disturbance necessary for a range of activities undertaken to provide for people and communities	

	social, economic and cultural well-being, and their health and safety. 5. Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles. 6. Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures. 7. Require any land disturbance that will likely result in the discharge of sediment laden water to a surface water body or to coastal water to demonstrate that sediment discharge has been minimised to the extent practicable, having regard to the quality of the environment; with: a) any significant adverse effects avoided, and other effects avoided, remedied or mitigated, particularly in areas where there is: i) high recreational use; ii) relevant initiatives by Mana Whenua, established under regulations relating to the conservation or management of fisheries, including taiāpure, rāhui or whakatupu areas; iii) the collection of fish and shellfish for consumption; iv) maintenance dredging; or v) a downstream receiving environment that is sensitive to sediment (v) accumulation; b) adverse effects avoided as far as practicable within areas identified as sensitive because of their ecological values, including terrestrial, freshwater and coastal ecological values; and c) the receiving environments ability to assimilate the discharged sediment being taken into account. 8. Monitor the quality of fresh and coastal water bodies across the region and the effects of land disturbance on water quality and receiving environments.	
E11.4.1	**Activity Table – all zones and roads**	
(A8)	<u>Restricted Discretionary Activity</u> Greater than 2,500m^2 where the land has a slope equal to or greater than 10 degrees	790,000m^3 of fill earthworks over 11ha area, including sediment pond and drains.

(A9)	Restricted Discretionary Activity Greater than 2,500m^2 within the Sediment Control Protection Area (50m landward of the edge of a watercourse).	Greater than 2,500m^2 of earthworks is proposed within 50m landward of the edge of watercourses.
E11.6.2	**General Standards**	
	All activities (except ancillary farming earthworks, ancillary forestry earthworks and network utilities) listed as a permitted activity, controlled activity or restricted discretionary activity in Table E11.4.1, E11.4.2 or E11.4.3 must comply with the following permitted activity standards. (1) Land disturbance must not, after reasonable mixing, result in any of the following effects in receiving waters: (a) the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (b) any conspicuous change in the colour or visual clarity; (c) any emission of objectionable odour; (d) the rendering of fresh water unsuitable for consumption by farm animals; or (e) any significant adverse effects on aquatic life. (2) Best practice erosion and sediment control measures must be implemented for the duration of the land disturbance. Those measures must be installed prior to the commencement of land disturbance and maintained until the site is stabilised against erosion. Note 1 Best practice in Auckland is generally deemed to be compliance with Auckland Council Technical Publication 90 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region or similar design. (3) Dewatering of trenches and other excavations must be done in accordance with best practice and must not result in a discharge of untreated sediment laden water to any stormwater reticulation system or water body. (4) Trenching must be progressively closed and stabilised such that no more than 120m of continuous trench is exposed to erosion at any one time. (5) Only cleanfill material may be imported and utilised as part of the land disturbance. (6) To prevent the spread of contaminated soil and organic material with kauri dieback disease, vehicle and	The expected sequence of filling and associated activities is summarised below. These works will be constructed on a stage-by-stage basis, apart from the sediment controls which will cover the entire northern and southern Fill areas: • Install all silt/sediment control structures required for the total filling area, including sediment retention ponds, diversion drains/bunds, as appropriate. Obtain approval from the relevant Authorities prior to commencing works. • Install temporary access roads and turning areas. • Remove vegetation as required. • Strip topsoil and unsuitable materials and stockpile (separately) on designated stockpile areas. • Install underfill drains and connect into perimeter swale. • Undertake filling and compaction. • Re-spread topsoil across filled areas. • Mulch, hydroseed or grass all batters and exposed surfaces, as appropriate. Mulching or hydroseeding will be done on intermediate exposed surfaces, while grassing will be done on completed filling areas. This will be done progressively as different areas are completed. • Decommission erosion and sediment control devices once exposed surfaces are fully stabilised.

	equipment hygiene procedures must be adopted when working within 3 times the radius of the canopy drip line of a New Zealand kauri tree. Soil and organic material from land disturbance within 3 times the radius of the canopy drip line must not be transported beyond that area unless being transported to landfill for disposal. (7) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities within the Significant Ecological Areas Overlay shall be limited to the area of earth previously disturbed or modified. (8) Earthworks associated with a temporary activity within the Significant Ecological Areas Overlay shall be limited to the area of earthwork previously disturbed or modified.	
E11.8	**Assessment - Restricted Discretionary Activities**	
E11.8.1	**Matters of Discretion**	Erosion and sediment control measures will be installed prior to any vegetation clearance and earthworks activities on the site. The proposed erosion and sediment control measures cater for the entire Managed Fill area and provide a high degree of flexibility for development of the Managed Fill. Temporary stabilised access roading, tip heads and vehicle turning circle areas will then be constructed for each stage of filling. These roads will be progressively extended and/or relocated for each stage of filling, as required. Temporary access road details will be provided ahead of each stage of filling for Council approval. Vegetation clearance will be undertaken in stages, in accordance with the progression of filling. It will comprise the removal of existing grass/weeds, as the first step of preparing a new area for filling. Topsoil and any unsuitables will be stripped from each stage and
	The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application: (1) All restricted discretionary activities: (a) compliance with the standards; (b) the design and suitability of erosion and sediment control measures to be implemented; (c) adverse effects of land disturbance and sediment discharge on water bodies, particularly sensitive receiving environments; (d) effects on cultural and spiritual values of Mana Whenua including water quality, preservation of wāhi tapu, and kaimoana gathering; (e) the proportion of the catchment which is exposed; (f) staging of works and progressive stabilisation; (g) timing and duration of works; (h) term of consent; (i) potential effects on significant ecological and indigenous biodiversity values; (j) the treatment of stockpiled materials on the site including requirements to remove material if it is not to be reused on the site; (k) information and monitoring requirements; and (2) Additional matters of discretion for land disturbance within the Significant Ecological Areas Overlay or Water Supply Management Areas Overlay: (a) cumulative effects of sedimentation within the catchment, including estuarine receiving environments; and	

	(b) potential effects on significant ecological and indigenous biodiversity values.	temporarily stockpiled within part of the fill area, not currently being used for filling or where filling has been completed. All temporary topsoil stockpiles remaining in place for more than one month will either be mulched, hydroseeded or grassed. In accordance with the recommendations of the FTL geotechnical report, underfill (strip) drains will be constructed prior to the placement of fill to prevent groundwater from reaching elevated levels within the fill material during extreme transient events. Underfill drains may also be installed in other locations, if required, following stripping of topsoil. Fill operations will be undertaken in small stages within the Fill footprint. Filling should be undertaken in accordance with the recommendations of the geotechnical report. New fill areas will be opened only as required. Filling will then commence with fill material brought to the site in trucks, deposited in the relevant area and re-positioned as necessary by excavator and/or bulldozer. The fill will be shaped to direct runoff to dirty water diversion drains and fill material track rolled by site machinery for compaction to similar levels to the existing situation, in accordance with the fill specification in the geotechnical report. Drying or wetting of imported fill material should be undertaken, as required to achieve this. This level of compaction is appropriate, as the Fill area will revert to productive pastoral farming on the completion of filling. Hence, there is no need to compact the fill in accordance with development codes for residential development. Final completion works will involve shaping the surface to ensure a natural,
E11.8.2	**Assessment Criteria**	
	The Council will consider the relevant assessment criteria below for restricted discretionary activities: (1) All restricted discretionary activities: (a) whether applicable standards are complied with; (b) the proximity of the earthworks to any water body and the extent to which erosion and sediment controls and the proposed construction methodology will adequately avoid or minimise adverse effects on: (i) water quality including of the coastal marine area; (ii) ecological health including of the coastal marine area; (iii) riparian margins; (iv) the mauri of water; and (v) the quality of taiāpure or mahinga mātaitai. (c) the extent to which the earthworks minimises soil compaction, other than where it benefits geotechnical or structural performance; (d) the proximity of the earthworks to areas of significant ecological value and the extent the design, location and execution of the works provide for the maintenance and protection of these areas; (e) whether monitoring the volume and concentration of sediment that may be discharged by the activity is appropriate within the scale of the proposed land disturbance; and (f) whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the duration, season or staging of such works. (g) the extent to which appropriate methods are used to prevent the spread of total control pest plants or unwanted organisms (as listed under the Biosecurity Act 1993), such as kauri dieback disease.	

		non-engineered appearance and for it to merge naturally with the surrounding land. The sediment ponds and associated perimeter drainage will be decommissioned on completion of filling and site stabilisation, with site flow to be generally dispersed as sheet flow in accordance with existing overland flow patterns. Final cover will comprise a minimum 150mm thickness of topsoil, sourced from the temporary topsoil stockpiles on-site. If necessary, additional topsoil will be imported to achieve the desired coverage. Completed areas will be progressively stabilised with a protective surface cover (i.e. grass) to stabilise it against soil erosion and return the area to grazing.
E11.9	**Special information requirements**	
	An erosion and sediment control plan must include all of the following: (a) a locality plan; (b) the description of the nature, scale, timing and duration of activities including; (c) design or layout of construction, roading, the formation of any new tracking, earthworks, stabilisation and harvesting; (d) the erosion and sediment control measures to be employed including the contributing catchments; (e) a programme of works; (f) heavy rainfall response and contingency measures; and (g) maintenance and monitoring procedures.	A site specific erosion and sediment control plan has been developed for the earthworks and fill activity, cognisant of the controls specified in the AUP. Refer attachments.

Table 15		
E12	**LAND DISTURBANCE - DISTRICT**	
E12.2	**Objectives**	The objectives and policies seek to ensure that earthworks are undertaken in a manner that protects people and the environment, do not increase the risk of natural hazards, that sediment generation from earthworks is minimised, that the amount of land subject to earthworks is limited at any one time, that industry best practices are adopted to minimise sediment generation and discharge from earthworks activities and the impacts on mana whenua are manged appropriately. Based on the nature and scale of activity proposed, the proposal is considered to be consistent with relevant objectives and policies. Erosion and sediment controls have been proposed that are in general accordance with the Auckland Councils DG05 which achieves the outcomes sought. No increase flooding to expected as a result of the earthworks and filling. No effects on flood storage are anticipated. There are no known sites of cultural, spiritual or historic significance on the site. A condition of consent is recommended to put in place an accidental discovery protocol.
	(1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.	
E12.3	**Policies**	
	1. Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character. 2. Manage the amount of land being disturbed at any one time, to: (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects; (b) avoid, remedy and mitigate adverse effects on accidentally discovered sensitive material; and (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering. (3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety. (4) Manage the impact on Mana Whenua cultural heritage that are discovered undertaking land disturbance by (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated. (5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles. 6. Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.	

E12.4	**Activity Table**	
(A6)	Restricted Discretionary Activity Earthworks greater than 2500m^2	790,000m^3 of fill earthworks over 11ha area, including sediment pond and drains.
(A10)	Restricted Discretionary Activity Earthworks greater than 2500m^3	790,000m^3 of fill earthworks over 11ha area, including sediment pond and drains.
E12.6.1	**Accidental discovery rule**	
	Condition of consent	Condition of consent
E12.6.2	**General Standards**	
	All activities (except ancillary farming earthworks, ancillary forestry earthworks and network utilities) listed as a permitted activity, controlled activity or restricted discretionary activity in Table E12.4.1, Table E12.4.2 or Table E12.4.3 must comply with the following standards. (1) Land disturbance within riparian yards and coastal protection yards are limited to: (a) operation, maintenance and repair (including network utilities); (b) less than 5m2 or 5m3; for general earthworks; (c) less than 10m2 or 5m3 for the installation of new network utilities; (d) installation of fences and walking tracks; or (e) burial of marine mammals. (2) Land disturbance must not result in any instability of land or structures at or beyond the boundary of the property where the land disturbance occurs. (3) The land disturbance must not cause malfunction or result in damage to network utilities, or change the cover over network utilities so as to create the potential for damage or malfunction. (4) Access to public footpaths, berms, private properties, network utilities, or public reserves must not be obstructed unless that is necessary to undertake the works or prevent harm to the public. (5) Measures must be implemented to ensure that any discharge of dust beyond the boundary of the site is avoided or limited such that it does not cause nuisance. (6) Burial of marine mammals must be undertaken by the Department of Conservation or the agents of the Department of Conservation. (7) Land disturbance around Transpower NZ Ltd electricity transmission line poles must: be no deeper	The expected sequence of filling and associated activities is summarised below. These works will be constructed on a stage-by-stage basis, apart from the sediment controls which will cover the entire northern and southern Fill areas: • Install all silt/sediment control structures required for the total filling area, including sediment retention ponds, diversion drains/bunds, as appropriate. Obtain approval from the relevant Authorities prior to commencing works. • Install temporary access roads and turning areas. • Remove vegetation as required. • Strip topsoil and unsuitable materials and stockpile (separately) on designated stockpile areas. • Install underfill drains and connect into perimeter swale. • Undertake filling and compaction. • Re-spread topsoil across filled areas. • Mulch, hydroseed or grass all batters and exposed surfaces, as appropriate. Mulching or hydroseeding will be done on intermediate exposed surfaces, while grassing will be done on completed filling areas. This will be done progressively as different areas are completed.

	than 300mm within 2.2m of a transmission pole support (a) structure or stay wire; and be no deeper than 750mm within 2.2 to 5m of a transmission pole support (b) structure or stay wire; except that vertical holes not exceeding 500mm diameter beyond 1.5m from the outer (c) edge of a pole support structure or stay wire are exempt from Standards E12.6.2(7)(a) and E12.6.2(7)(b) above. (8) Land disturbance around Transpower NZ Ltd electricity transmission lines towers must: be no deeper than 300mm within 6m of the outer visible edge of a (a) transmission tower support structure; and be no deeper than 3m between 6-12m from the outer visible edge of a (b) transmission tower support structure. (9) Land disturbance within 12m of a Transpower NZ Ltd electricity transmission line pole or tower must not: (a) create an unstable batter that will affect a transmission support structure; or (b) result in a reduction in the ground to conductor clearance distances as required by New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001. (10) Only cleanfill material may be imported and utilised as part of the land disturbance. (11) Earthworks (including filling) within a 100 year annual exceedance probability (AEP) flood plain: must not raise ground levels more than 300mm, to a total fill volume up to (a) 10m3 which must not be exceeded through multiple filling operations; and (b) must not result in any adverse changes in flood hazard beyond the site. Note1 This standard does not limit excavation and replacement of fill to form building platforms, where those works do not raise ground levels. (12) Earthworks (including filling) within overland flow paths must maintain the same entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent. (13) Temporary land disturbance and stockpiling of soil and other materials within the one per cent annual	• Decommission erosion and sediment control devices once exposed surfaces are fully stabilised.

	exceedance probability (AEP) flood plain and/or overland flow path for up to a maximum of 28 days in any calendar year may occur as part of construction or maintenance activities. (14) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities on a site or places of Significance to Mana Whenua must be limited to the area and depth of earth previously disturbed or modified. (15) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities within the Historic Heritage Overlay must not extend more than 300 mm below the surface where additional rules for archaeological sites or features apply as listed in Schedule 14 Historic Heritage Schedule, Statements and Maps. (16) Earthworks associated with a temporary activity on a site or place of significance to Mana Whenua shall be limited to the area of earthwork previously disturbed or modified. (17) Earthworks/land disturbance for the planting of any tree within the Historic Heritage Overlay must not be undertaken where additional rules for archaeological sites or features apply as listed in Schedule 14 Historic Heritage Schedule, Statements and Maps, other than as a replacement for a pre-existing tree; and, within the area previously occupied by the root plate of the pre-existing tree.	
E12.8	**Assessment – Restricted Discretionary Activities**	
E12.8.1	**Matters of Discretion**	
	The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application: (1) all restricted discretionary activities: (a) compliance with the standards; (b) effects of noise, vibration, odour, dust, lighting and traffic on the surrounding environment; (c) effects on the stability and safety of surrounding land, buildings and structures; (d) effects on overland flow paths and flooding; (e) protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (f) the treatment of stockpiled materials on the site including requirements to remove material if it is not to be reused on the site;	Techniques are proposed to avoid where possible and mitigate where necessary, sediment contamination entering waterbodies. The implementation of onsite sediment and erosion control measures including inspection, maintenance and site restoration requirements should ensure that the potential negative environmental effects associated with filling are avoided or mitigated so effects on downstream water quality will be less than minor. The filling operations will be conducted in stages as described in the engineering

	(g) staging of works and progressive stabilisation; (h) information and monitoring requirements; (i) timing and duration of works; term of consent; (k) potential effects on significant ecological and indigenous biodiversity values; (l) risk that may occur as a result of natural hazards; (m) protection of or provision of network utilities and road networks. (n) potential effects on the natural character and values of the coastal environment, lakes, rivers and their margins, where works encroach into riparian or coastal yards; and (o) positive effects enabled through the land disturbance.	design report. The site preparation, placement of fill, slope stability and compaction of fill material is described in the geotechnical investigation report and will be regularly inspected to certify compliance with the design criteria by a registered professional engineer. The erosion and sediment controls will be in accordance with the Auckland Council technical publication GD05. These site-specific measures are described in both the engineering design report and the Geotechnical investigation report. Safe and efficient access is available to the site. No known archaeological or cultural features will be destroyed, damaged or modified by the activity.
E12.8.2	**Assessment Criteria**	
	The Council will consider the relevant assessment criteria below for restricted discretionary activities: (1) all restricted discretionary activities: (a) whether applicable standards are complied with; (b) the extent to which the earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures; (c) whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures; (d) whether the earthworks and final ground levels will adversely affect overland flow paths or increase potential volume or frequency of flooding within the site or surrounding sites; (e) whether a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made; (f) whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the duration, season or staging of such works; (g) the extent to which the area of the land disturbance is minimised, consistent with the scale of development being undertaken; (h) the extent to which the land disturbance is necessary to provide for the functional or operational requirements of the network utility installation, repair or maintenance	

	(i) the extent of risks associated with natural hazards and whether the risks can be reduced or not increased; (j) whether the land disturbance and final ground levels will adversely affect existing utility services; (k) the extent to which the land disturbance is necessary to accommodate development otherwise provided for by the Plan, or to facilitate the appropriate use of land in the open space environment, including development proposed in a relevant operative reserve management plan or parks management plan; (l) for land disturbance near Transpower New Zealand Limited transmission towers: the outcome of any consultation with Transpower New Zealand Limited; and the risk to the structural integrity of transmission lines. (m) the extent to which earthworks avoid, minimise, or mitigate adverse effects on any archaeological sites that have been identified in the assessment of effects.	

Table 16		
E13	**CLEANFILLS, MANAGED FILLS AND LANDFILLS**	
E13.2	**Objectives**	The objectives and policies seek to ensure that managed fills are sited, designed and operated in a way that does not adversely affect the environment, whilst protecting human health. The applicant proposes to appropriately manage the activity with all deposited material adhering to defined criteria for managed fill with acceptance criteria set out in the application documents and site management plan. The implementation of onsite sediment and erosion control measures including inspection, maintenance and site restoration requirements should ensure that the potential negative environmental effects associated with filling are avoided or mitigated so that adverse effects on downstream water quality will be avoided. The geotechnical report identifies that the proposed filling will support the steep sides. The land will have engineered stability and the fill designed and operated in accordance with specific engineering recommendations. Human health will be protected through management procedures and deposition methodology and measures will be in place to managed discharges to avoid adverse effects. Upon completion of the filling activity the land will be returned to rural production.
	1. Cleanfills, managed fills and landfills are sited, designed and operated so that adverse effects on the environment, are avoided, remedied or mitigated. 2. Human health is protected from the adverse effects of operational or closed cleanfills, managed fills and landfill.	
E13.3	**Policies**	
	1. Avoid significant adverse effects and remedy or mitigate other adverse effects of cleanfills, managed fills and landfills on lakes, rivers, streams, wetlands, groundwater and the coastal marine area. 2. Require cleanfills, managed fills and landfills to be sited, and where appropriate, designed and constructed, to avoid the risk of land instability. 3. Require cleanfills, managed fills and landfills to be designed and operated in accordance with relevant industry best practice. 5. Manage closed managed fills and landfills (including the closure of) to: a) protect the integrity of the site including the containment of contaminants; and b) require aftercare that is appropriate to the nature and requirements of the site including the type of material that was deposited during its operative period.	
E13.4	**Activity Table**	
(A5)	<u>Restricted Discretionary Activity</u> Discharges from managed fills that do not comply with Standard E13.6.2.2.	The managed fill will accept specified low-level organic compounds.
E13.6	**Standards**	
E13.6.2.2	**Discharges from managed fills**	

	1. The concentrations of contaminants must not exceed the permitted activity levels specified in E30 Contaminated land. 2. Managed fills must not be sited or operated on land with a high risk of instability. 3. A site investigation report and site management plan must be provided to the Council and site operation records must be available for inspection by the Council.	Concentrations of contaminants exceed the permitted activity levels specified in E30 Contaminated land. The geotechnical report identifies that the proposed filling will support the steep sides. The land will have engineered stability, and the fill designed and operated in accordance with specific engineering recommendations. Site investigation reports and site management plan provided with application.
E13.8	**Assessment – Restricted Discretionary Activities**	
E13.8.1	**Matters of Discretion**	Techniques are proposed to avoid where possible and mitigate where necessary, sediment contamination entering waterbodies. The implementation of onsite sediment and erosion control measures including inspection, maintenance and site restoration requirements should ensure that the potential negative environmental effects associated with filling are avoided or mitigated so effects on downstream water quality will be less than minor. The filling operations will be conducted in stages as described in the engineering design report. The site preparation, placement of fill, slope stability and compaction of fill material is described in the geotechnical investigation report and will be regularly inspected to certify compliance with the design criteria by a registered professional engineer. The erosion and sediment controls will be in accordance with the Auckland Council technical publication GD05. These site-specific measures are described in both the engineering design report and the Geotechnical investigation report.
	The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application: (2) discharges from managed fills that do not comply with Standard E13.6.2.2: (a) the adequacy of the site investigation report including: (i) appropriateness of site; (ii) discharge and contaminant limits; and (iii) risk assessment. (b) the adequacy of the site management plan including: (i) the operation of the site; (ii) the placement and compaction of managed fill material; (iii) managed fill acceptance criteria; (iv) daily operating procedures; (v) environmental controls and monitoring; (vi) hazard and unexpected discharge response procedures; (vii) reporting requirements; (viii) management for disposal of non-complying material; and (ix) conditioning of wet material. (c) the adequacy of the proposed site operating record including: (i) load inspection records; (ii) monitoring, testing or sampling documentation; (iii) training procedures; and (iv) record of non-complying material disposal.	

	(d) the requirement for and conditions of a financial bond; (e) the timing and nature of resource consent conditions reviews; and (f) the design and construction of the managed fill.	FTL Ltd have provided site management recommendations and it is their opinion that implementation of the measures in this plan, including operation, inspection, maintenance and record keeping requirements, will ensure that the Managed Fill Facility will be operated in accordance with industry best practice and that all practicable steps have been taken to avoid or mitigate actual and potential adverse effects associated with a managed fill facility. The proposed site is located within an area that is currently used for pastoral grazing. Streams drain the land and provide degraded wetland and intermittent stream habitat of poor quality. Riparian/Wetland planting is proposed to accompany the activity and restore or enhance the natural values of the land post filling. In this circumstance it is considered that discharges from the proposed managed fill will avoid, remedy or mitigate any adverse effects from actual and potential discharges from the site. The site investigation reports and site management plan include measures to avoid, remedy or mitigate known or potential adverse effects. Significant adverse effects on water are avoided.
E13.8.2	**Assessment Criteria**	
	The Council will consider the relevant assessment criteria below for restricted discretionary activities: (2) discharges from managed fills that do not comply with Standard E13.6.2.2: (a) the extent to which the proposal will avoid, remedy or mitigate any adverse effects from actual and potential discharges from the managed fill. (b) the extent to which the site investigation report and site management plan include measures to avoid, remedy or mitigate known or potential adverse effects including: (i) preventative measures prior to establishment, operation or discharge; (ii) site management, including how the importation of material to the site will be controlled; (iii) protection of lakes, rivers, streams, wetlands, groundwater and the coastal marine area; and (iv) aftercare of the managed fill.	

Table 17		
E15	**VEGETATION MANAGEMENT AND BIODIVERSITY**	
E15.4.1	**Activity Table**	
	Riparian areas (as described below)	
(A17)	Vegetation alteration or removal within 10m of rural streams in the Rural – Rural Production Zone and Rural – Mixed Rural Zone	Vegetation alteration or removal will not occur within 10m of a rural stream.
(A18)	Vegetation alteration or removal within 20m of a natural wetland, in the bed of a river or stream (permanent or intermittent), or lake	Vegetation alteration or removal will not occur within 20m of a natural wetland.
J1 Def	**Vegetation alteration or removal** Damaging, cutting, destroying or removing any part of vegetation. Includes: • roots; and • crown pruning. Excludes: • the alteration or removal of vegetation planted as a crop or pasture.	

Table 18		
E25	**NOISE AND VIBRATION**	
E25.2	**Objectives**	The proposal is able to demonstrate compliance with the noise standards for the rural zone that reflect the zone's function and the working nature of this environment. Management techniques and conditions of consent are able to minimise noise associated with the activity to mitigate adverse effects on adjacent sites.
	(1) People are protected from unreasonable levels of noise and vibration.	
E25.3	**Policies**	
	(1) Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated. (2) Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites. (3) Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones. *Noise arising from or affecting rural zones* (9) Avoid, remedy or mitigate the adverse effects of noise in the rural environment, having regard to the working nature of this environment	
E25.4.1	**Activity Table**	
(A1)	Activities that comply with all the relevant permitted activity standards	The predicted noise rating levels for the proposed operation of the activity demonstrates full compliance with the AUP permitted noise limits for the zone.
E25.6.1	**General Standards**	
	(1) Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply. (2) The application of an adjustment for noise containing special audible characteristics in terms of Appendix B4 Special Audible Characteristics in New Zealand Standard NZS 6802:2008 Acoustics – Environmental noise may apply to the A weighted level for any measurement but an adjustment must not be applied to any level measured in the 63Hz and 125Hz octave bands. (3) The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999	The predicted noise rating levels for the proposed operation of the activity demonstrates full compliance with the AUP permitted noise limits for the zone.

	Acoustics – Construction noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise. (4) The noise limits of the Plan do not apply to emergency service sirens and callout sirens during emergency situations. (5) Where more than one standard applies that requires insulation of a noise sensitive space from an external noise source, the standards must be applied cumulatively. (6) Where standards are provided for specific activities, the zone interface standards and the zone standards do not apply to that activity.	
E25.6.3	**Noise levels in rural and future urban zones**	
	(1) The noise (rating) level from any activity in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone measured within the notional boundary on any site in any rural zone must not exceed the limits in Table E25.6.3.1 Noise levels in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone below: Monday to Saturday 7am-10pm Sunday 9am-6pm 55dB L_{Aeq} All other times 45dB L_{Aeq} 75dB L_{AFmax}	The predicted noise rating levels for the proposed operation of the activity demonstrates full compliance with the AUP permitted noise limits for the zone.
E25.6.27	**Construction noise levels in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone**	
	(1) Noise from construction activities in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone must not exceed the levels in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone when measured 1m from the façade of any building that contains an activity sensitive to noise that is occupied during the works. Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone	The construction noise generated by works to build and maintain the proposed haul road and earth bund on the Site will readily comply with the AUP permitted construction noise limits.

	(2) Noise from construction activities in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone must not exceed the levels in Table E25.6.27.2 Construction noise levels for noise affecting any other activity when measured 1m from the façade of any other building that is occupied during the works. Table E25.6.27.2 Construction noise levels for noise affecting any other activity (3) For a project involving a total duration of construction work that is less than 15 calendar days, the noise levels in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.27.2 Construction noise levels for noise affecting any other activity above shall be increased by 5dB in all cases. (4) For a project involving a total duration of construction work that is more than 20 weeks the noise limits in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.27.2 Construction noise levels for noise affecting any other activity above shall be decreased by 5dB in all cases.	

Table 19		
E27	**TRANSPORT**	
E27.2	**Objectives**	The proposal will not compromise the safety and efficiency of the surrounding road network and is consistent with the relevant objectives and policies. Safe and efficient access will be established to the site through engineered design and vegetation management. Effects on Hunua Road pavement can be appropriately managed through conditions of consent that control vehicle movements and monitoring. The development is not expected to exacerbate the safety record within the area. The level of traffic generated by the operation is considered to have a minimal effect on the surrounding road network. Hunua Road is part of the Auckland Strategic Freight Network, with the corridor classification stopping approximately 2km west of the proposed fill site access and is designed to accommodate trucks and to have sufficient capacity to accommodate the additional truck movements. Improvements to sight lines and signage within the Hunua Road reserve at three sections between Winstone's Aggregates Quarry access and Ardmore Quarry Road are recommended to be undertaken by Auckland Transport to assist with remedying existing road formation deficiencies. Mitigations are proposed through site traffic management to managed traffic effects related to the proposal.
	(1) Land use and all modes of transport are integrated in a manner that enables: (b) the adverse effects of traffic generation on the transport network to be managed. (4) Parking, <u>including accessible car parking</u> **[PC79 Decisions]** loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location.	
E27.3	**Policies**	
	(1) Require subdivision, use and development which: (a) generate trips resulting in potentially more than minor adverse effects on the safe, efficient and effective operation of the transport network; ~~(c) do not already require an integrated transport assessment or have been approved based on an integrated transport assessment~~ **[PC79 Decisions]** to manage adverse effects on and integrate with the transport network by measures such as travel planning, providing alternatives to private vehicle trips, staging development or undertaking improvements to the local transport network. *Parking* 3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following: (c) the functional and operational requirements of activities; *Design of parking and loading* (17) Require parking and loading areas to be designed and located to: (b) provide safe access and egress for vehicles, pedestrians and cyclists; (c) avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and	

	(d) in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities. (18) Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise: (a) the effective, efficient and safe operation of roads, in particular arterial roads c) safe and functional access taking into consideration the number of parking spaces served by the access, the length of the driveway and whether the access is subject to a vehicle access restriction. *Access* (20) Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.	Onsite parking is efficiently located and adequate for the activity.
E27.4.1	**Activity Table**	
(A2)	Parking, loading ~~and~~ access and Electric Vehicle Supply Equipment ~~electric vehicle supply equipment~~ which is an accessory activity but which does not comply with the standards for parking, loading ~~and~~ access and Electric Vehicle Supply Equipment ~~electric vehicle supply equipment~~. **[PC79 Decisions]**	The proposed vehicle access is 12.73m wide at the property boundary and does not comply with the requirements of the AUP.
E27.6.4.3.2	**Vehicle Crossing and Vehicle Access Widths**	
(T156)	Rural zones Maximum width of crossing at site boundary 6.0m* *Provided that a maximum width of 9.0m is permitted where the crossing needs to accommodate the tracking path of large heavy vehicles	The proposed vehicle access is 12.73m wide at the property boundary and does not comply with the requirements of the AUP.
E27.8.1	**Matters of discretion**	a) Adequacy for the site and the proposal: The vehicle access is considered adequate for the proposed activities. There will be up to 192 heavy vehicle movements per day associated with the deposition of managed fill material. The design and width of the vehicle access
	(9) any activity or development which infringes the standards for design of parking and loading areas or access under Standard E27.6.3: (a) adequacy for the site and the proposal; (b) design of parking, loading and access; (c) effects on pedestrian and streetscape amenity; and (d) effects on the transport network.	

E27.8.2	Assessment Criteria	
	(8) any activity or development which infringes the standards for design of parking and loading areas or access under Standard E27.6.3, E27.6.4.2, E27.6.4.3 ~~E27.6.4.3A and~~ E26.6.4.4 and E27.6.6: **[PC79 Decisions]** (a) effects on the safe and efficient operation of the adjacent transport network having regard to: (i) the effect of the modification on visibility and safe sight distances; (ii) existing and future traffic conditions including speed, volume, type, current accident rate and the need for safe manoeuvring; (iii) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; or (iv) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes, footpaths and cycleways. (aa) site limitations; **[PC79 Decisions]** (ab) effects on the function and the safe and efficient operation of the transport network; **[PC79 Decisions]** (aaa) adequacy of emergency responder access; **[PC79 Decisions]** (b) effects on pedestrian amenity or the amenity of the streetscape, having regard to: (i) the effect of additional crossings or crossings which exceed the maximum width; or (ii) effects on pedestrian amenity and the continuity of activities and pedestrian movement at street level in the Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone. (ba) effects on pedestrian safety and accessibility; **[PC79 Decisions]** (c) the practicality and adequacy of parking, loading and access arrangements having regard to: (i) site limitations, configuration of buildings and activities, user requirements and operational requirements; (ii) the ability of the	will allow for efficient and safe two-way movement of vehicles to/from the site. b) Design of parking, loading and access: The vehicle access will provide access predominately to large heavy vehicles (trucks and truck and trailers). The design of the vehicle access will accommodate two-way movement of heavy vehicles. c) Effects on pedestrian and streetscape amenity: Hunua Road does not currently have footpaths on either side of the road. The land surrounding the site is primarily rural in nature. It is expected that pedestrian volumes within the vicinity of the site is very low. Therefore, the proposed vehicle access is expected to have a negligible impact on pedestrian and streetscape amenity. d) Effects on the transport network: As discussed in the TIA which concludes that the additional traffic generated from the managed will be easily absorbed into the existing traffic flows.

		access to accommodate the nature and volume of traffic and vehicle types expected to use the access. This may include considering whether a wider vehicle crossing is required to: • comply with the tracking curve applicable to the largest vehicle anticipated to use the site regularly; • accommodate the traffic volumes anticipated to use the crossing, especially where it is desirable to separate left and right turn exit lanes; o the desirability of separating truck movements accessing a site from customer vehicle movements; o the extent to which reduced manoeuvring and parking space dimensions can be accommodated because the parking will be used by regular users familiar with the layout, rather than by casual users, including the number of manoeuvres required to enter and exit parking spaces; Note: Parking spaces for regular users can be designed to undertake more than one manoeuvre to enter and exit parking spaces in accordance with AS/NZS 2890.1: 2004 Off-Street Parking.	

Table 20		
E36	**NATURAL HAZARDS AND FLOODING**	
E36.2	**Objectives**	The objectives and policies seek to ensure that development vulnerable to the adverse effects of flooding do not occur in areas with a flood hazard risk and that activities do not exacerbate natural hazards or flood risks within a site on adjoining land. In this case, flows will be appropriately managed to prevent any increase in a flood risk. In this regard the proposal is considered to be consistent with the outcomes sought through the specified objectives and policies. The conveyance function of overland flows will be maintained. The stability of the site will be maintained through adherence to the deposition regime controls.
	1. Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change. 3. Subdivision, use and development on rural land for rural uses is managed to ensure that the risks of adverse effects from natural hazards are not increased and where practicable are reduced. 5. Subdivision, use and development including redevelopment, is managed to safely maintain the conveyance function of floodplains and overland flow paths.	
E36.3	**Policies**	
	General 1. Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following: a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami); b) flood hazards; c) land instability; and d) wildfires. 3. Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards: a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent; b) the type of activity being undertaken and its vulnerability to natural hazard events; c) the consequences of a natural hazard event in relation to the proposed activity; d) the potential effects on public safety and other property; e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location; f) whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat;	

	g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures; h) the design and construction of buildings and structures to mitigate the effects of natural hazards; i) the effect of structures used to mitigate hazards on landscape values and public access; j) site layout and management to avoid or mitigate the adverse effects of natural hazards, including access and exit during a natural hazard event; and k) the duration of consent and how this may limit the exposure for more or less vulnerable activities to the effects of natural hazards including the likely effects of climate change. 4. Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects: a) accelerating or exacerbating the natural hazard and/or its potential impacts; b) exposing vulnerable activities to the adverse effects of natural hazards; c) creating a risk to human life; and d) increasing the natural hazard risk to neighbouring properties or infrastructure. *Floodplains - general* 23. Provide for flood mitigation measures which reduce flood-related effects and provide for the reconstruction of culverts and bridges where those measures do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards. 26. Construct accessways, including private roads, so that flood hazard risks are not increased. 27. Enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment. *Overland flow paths* 29. Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.	

	30. Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment. *Land instability* 31. Identify land that may be subject to land instability taking into account all of the following features: a) proximity to cliffs; b) steepness of land; c) geological characteristics; and d) uncontrolled fill. 32. Require risk assessment prior to subdivision, use and development of land subject to instability. 33. Locate and design subdivision, use and development first to avoid potential adverse effects arising from risks due to land instability hazards, and, if avoidance is not practicably able to be totally achieved, otherwise to remedy or mitigate residual risks and effects to people, property and the environment resulting from those hazards.	
E36.4	**Activity Table**	
	Activities in overland flow paths	
(A41)	Restricted Discretionary Activity Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	It is proposed to pipe a section of overland flow related to the northern Fill access road as it crosses the upper area of OLFP3. There are three small OLFPs shown in this area with associated catchment areas off Geomaps of 3,646m^2, 2,611m^2 and 9,042m^2 going from north to south, giving a combined catchment area of 15,299m^2. Collectively, these three OLFPs and the southern most OLFP alone qualify as OLFPs in terms of the minimum 4,000m^2 catchment requirement.
E36.8	**Assessment – Restricted Discretionary Activities**	
E36.8.1	**Matters of Discretion**	
	The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application: *Activities in overland flow paths* 12. for diverting the entry or exit point, piping or reducing the capacity in any part of an overland flow path:	The haul road crossing of this OLFP will be designed with a culvert at the crossing point that will allow for estimated peak flows for the 1% AEP storm event with provision for climate change to be conveyed through it. Hence, there will be no obstruction of flows along the OLFP alignment and no changes to the location or capacity of the existing OLFP. There may be some

	a) the potential impacts on the overland flow path including: (i) the obstruction of flows; and (ii) any change to location and capacity; and (iii) any changes in depth and velocity of flow; and (iv) any change to overland flow on other properties. b) the provision of alternative overland flow paths; c) the extent of any associated earthworks; and d) the extent to which methods for long term maintenance of areas affected (d) by flooding, such as easements, are provided.	localised changes in flow velocity and depth at the culvert inlet, as some heading up of flow is expected, but flow depth and velocities will revert to existing conditions downgradient of the culvert reasonably quickly based on the existing land gradient along the OLFP alignment (12%). There will be no changes to overland flow on other properties.
E36.8.2	**Assessment Criteria**	It is not necessary or practical to provide alternative OLFPs as the haul road runs across the entire OLFP catchment, while the extent of any associated earthworks will be minor, restricted to the width of the haul road (6m) plus 1-2m either side. Methods for long term maintenance of areas affected by flooding does not apply. Overall, the proposed culvert crossing complies with all of these requirements and will not result in any adverse environmental effects.
	The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below: (12) for diverting the entry or exit point, piping or reducing the capacity in any part of an overland flow path: a) the extent to which the continuity of the overland flow paths both within the site and upstream and downstream of the site will be maintained; b) the extent to which and how the effects on other properties from the diversion or alteration of the overland flow path will be avoided or mitigated; c) the extent to which and how scouring and erosion will be managed; d) the extent to which and how the proposal will avoid, or mitigate adverse effects on stream ecology; e) the extent of long-term maintenance proposed, ensuring that, when appropriate, an easement in favour of Council is created to limit further changes to the overland flow path; and f) the extent to which design and management measures are proposed to manage risk to a building, its occupants or contents.	

Table 21		
H19	**RURAL ZONES**	
H19.2.1	**Objectives – General Rural**	The proposal is not located on land with high production potential and given the nature and scale of the activity and its effects, is considered consistent with the objectives and policies and does not undermine the rural economy or productive capability of the land or surrounds. Clean fill, and managed fill activities are expected to locate in rural areas and the activity will not conflict with rural production. Upon completion of the filling activity the land will be returned to rural production and continue to support pastoral and potentially production forestry activity.
	(1) Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.	
H19.2.2	**Policies – General Rural**	
	(1) Enable activities based on use of the land resource and recognise them as a primary function of rural areas. (4) Enable and maintain the productive potential of land that is not elite or prime soil but which has productive potential for rural production purposes, and avoid its use for other activities including rural lifestyle living except where these are provided for or enabled by Policy H19.2.2(5). (5) Enable a range of rural production activities and a limited range of other activities in rural areas by: (e) providing for tourism and activities related to the rural environment.	
H19.2.3	**Objectives - Rural character, amenity and biodiversity values**	The character, scale, intensity and location of the activity is such that rural character and amenity will be maintained. The filling will be undertaken in a controlled manner to integrate the form with the surrounding landform. Intensity will be managed through hours of operation, defined truck movements and a deposition regime. The filling activity has a duration and upon the site is to be returned to rural production land use at the end of the managed fill operations. The proposal is able to be visually accommodated without adversely affecting the landscape character, aesthetic value and visual amenity of the site and surrounding Hunua environment. While a managed fill rather than a cleanfill, the effects of noise, odour, dust, traffic and visual effects are as per policy 2(b) typical features of Auckland
	(1) The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities. (2) Areas of significant indigenous biodiversity are protected and enhanced.	
H19.2.4	**Policies - Rural character, amenity and biodiversity values**	
	(1) Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics: a) a predominantly working rural environment; b) fewer buildings of an urban scale, nature and design, other than residential buildings and buildings accessory to farming; and c) a general absence of infrastructure which is of an urban type and scale. (2) Recognise the following are typical features of the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone and will generally not give rise to issues of reverse sensitivity in these zones: (b) noise, odour, dust, traffic and visual effects associated with use of the land for farming,	

	horticulture, forestry, mineral extraction and cleanfills;	rural zones and part of its rural character and amenity. Effects will be managed and mitigated sufficiently, in conjunction with recommended conditions of consent.
H19.2.5	**Objectives - rural industries, rural commercial services and non-residential activities**	The objectives and policies are achieved. The activity will avoid creating reverse sensitivity effects, contain and manage adverse effects on-site; and avoid or mitigate adverse effects on traffic movement and the road network. The proposal is able to be visually accommodated without adversely affecting the landscape character, aesthetic value and visual amenity of the site and surrounding Hunua environment.
	(3) The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area's rural character and amenity is maintained or enhanced.	
H19.2.6	**Policies - rural industries, rural commercial services and non-residential activities**	
	(2) Manage rural industries, rural commercial services and other non-residential activities to: (a) avoid creating reverse sensitivity effects; (b) contain and manage adverse effects on-site; and (c) avoid, remedy or mitigate adverse effects on traffic movement and the road network. (4) Restrict cleanfills and managed fills in the Rural – Rural Conservation Zone and Rural – Countryside Living Zone. Where cleanfills are established in other rural zones: (a) they should not adversely affect or inhibit the use of surrounding land for productive purposes or for carrying out any permitted, restricted discretionary or discretionary activity; and (b) their completed state should be in keeping with the appearance, form and location of existing rural character and amenity values.	
H19.3	**Rural – Rural Production Zone**	
H19.3.2	**Objectives**	Clean fill, and managed fill activities are expected to locate in rural areas and the activity will not conflict with the productive capability of the land.
	(1) A range of rural production, rural industries, and rural commercial activities take place in the zone. (2) The productive capability of the land is maintained and protected from inappropriate subdivision, use and development.	
H19.3.3	**Policies**	
	(1) Provide for a range of existing and new rural production, rural industry and rural commercial activities and recognise their role in determining the zone's rural character and amenity values.	
H19.8.1	**Activity Table: Rural (Mixed Rural)**	
(A66)	Discretionary Activity	The proposal has an overall Discretionary Activity status.

	Managed fill	
H19.10	**Standards**	
H19.10.1	**General**	
	(2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.	In the absence of any other definition, "*residential waste*" is assumed to mean "*municipal solid waste*", as defined in the WasteMINZ Guidelines. Therefore, "*non-residential waste*" could capture a cleanfill and managed fill, as defined in the AUP. The Chapter J definitions of Cleanfill and Managed Fill exclude a range of "waste" e.g. municipal solid waste, hazardous waste, medical and veterinary waste. These will not be deposited at this site. Fill material in accordance with the Cleanfill and Managed fill definitions is proposed to be deposited in accordance with defined criteria. The 20m setback from the boundary of adjoining sites (not roads) will be adhered to.