6. Appendix 2
Parent Site Consents
PART ONE
Consolidated Variation Conditions 28 August 2017

Conditions
Under section 108 of the RMA, this consent is subject to the following conditions:

**GENERAL CONDITIONS - APPLICABLE TO ALL APPLICATIONS**
R/JSL/2013/2042, 41440 (STORMWATER DISCHARGE), 41807 (CONTAMINATED SITE DISCHARGE AND NES CONSENT), 41808 (REGIONAL EARTHWORKS) AND 41809 (RIVER/STREAM DIVERSION).

Activity in Accordance with Plans

1. Except for the changes required to give effect to the conditions that follow, the proposed activity must be carried out in accordance with all information and plans submitted with the application, and in particular the following approved plans:

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<th>Scheme Plan</th>
<th>Overall Subdivision Plan</th>
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<td>Re Manukau Golf Course Variation of Resource Consent for Tree Removal</td>
<td>Harrison Grierson Consultants Ltd</td>
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<td>Harrison Grierson Consultants Ltd</td>
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<td>Section 92 response titled R/LUC/2017/525 – Stage 1 Comprehensive Development, 1V Great South Road, Takanini Response to further information request pursuant to s.92 of the Resource Management Act</td>
<td>Harrison Grierson Consultants Ltd</td>
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Marked as approved reference R/JSL/2013/2042 and R/JSL/VCC/2013/2042/2, R/VCC/2013/2042/3 and R/VCC/2013/2042/4 LUC60135619-C, LUC60135619-D and 4140, 41807, 41808 and 41809 and dated 31 July 2013 By Council

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council’s decision is notified, have been paid in full:

   a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and

   b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Lapse of Consent

3. Pursuant to section 125 of the RMA, this consent lapses five years after the date it is granted unless:
   a) The consent is given effect to; or
   b) The Council extends the period after which the consent lapses.

Monitoring Charges

4. The consent holder shall pay the Council an initial consent compliance monitoring fee of $1,300 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

5. The $1,300 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Access to Property

6. Servants or agents of Auckland Council shall be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples.

Resource Consent to be Made Available

7. For the duration of works herein approved a copy of this resource consent must be held on site in a safe and secure location and be made available to Auckland Council Staff, Contractors or Agent upon request.

8. All personnel working on the site shall be made aware of and have access to the contents of this resource consent document including the associated Contamination Site Management Plan and Methodology and the Erosion and Sediment Control Plan and Methodology.

9. It is the consent holder's responsibility to ensure that all persons undertaking works
approved under this consent is aware of and is acting in accordance with the conditions of consent.

In the Event of Site Works being Abandoned

10. If work on site is abandoned, adequate preventative and remedial measures shall be taken to control sediment discharge and shall thereafter be maintained for so long as necessary to prevent sediment discharge from the site. All such measures shall be of a type and to a standard which are to the satisfaction of the Team Leader - Earthworks & Contaminated Land, Natural Resources & Specialist Input (NRSI) Unit.

Pre-Development Conditions

11. No works on any stage may commence on the site until:

   a) Confirmation is provided to Council’s Team Leader Resource Consents Papakura that the reserves proposed on Lots 500, 501 and the reserve required from Balance Lot 1006 are able to be vested in Council. Confirmation shall be provided in the form of a copy of the Meeting Resolution from the Regional Development and Operations Committee, a Sale and Purchase Agreement or other written form acceptable to Council’s Team Leader Resource Consents Papakura;

   b) all conditions of the Contamination Discharge Permit 41807 and NES Consent R/JSL/2013/2042 are met as certified in writing by the Team Leader Earthworks and Contaminated Land - NRSI. Refer to the Conditions 142-165;

   c) Council has approved the Off-Site Roost Management Plan required by Condition 20 below;

   d) the detailed designs of all wetlands, outfalls and overland flow paths have been approved by the Team Leader - Stormwater, NRSI under Condition 173 of Stormwater Diversion and Discharge Permit 41440;

   e) the Planting Plan for each of the wetlands and riparian margins along the Papakura Stream have been approved by the Team Leader - Stormwater, NRSI under Conditions 173 and 174 of Stormwater Diversion and Discharge Permit 41440;

   f) the Consent Holder has provided a finalised set of Landscape and Hard Surfacing Plans, prepared by a reputable landscape architect firm, to the Council’s Team Leader Compliance and Monitoring for approval in liaison with Parks Sports and Recreation Staff and Urban Design Staff as required by Condition 63;

   g) the Consent Holder has provided a Site and Landscape Management Plan to the Council’s Team Leader Compliance and Monitoring for approval in liaison with Parks Sports and Recreation Staff and Urban Design Staff as required by Condition 64;

   h) the consent holder has provided a Site Signage Plan and Details (to include,
street naming strategy (in co-ordination with the Local Board), directional street signage, neighbourhood park/reserve signs, pathways and cycle ways and environmental and Iwi interpretation boards at 'Point Park') to the Council's Team Leader Compliance and Monitoring for approval in liaison with urban design staff as required by Condition 91;

i) all engineering drawings and plans have been approved under Condition 18;

U) the Traffic Management Plan has been approved under Condition 50;

(k) temporary protective fencing is installed around the perimeter of the drip-line of the trees to be retained on site as required by Conditions 21, 27 and 29;

(l) the Arborist pre-commencement meeting required under Condition 22 has been completed;

(m) before tree removal works commence, the Ecologist has undertaken a survey of nesting birds in accordance with Condition 36 below;

(n) the earthworks pre-commencement Conditions 146 to 169 are met;

(o) the pre-construction meeting required under Condition 19 has been completed;

AND

(p) the earthworks pre-construction meeting required under Condition 146 of the Regional Earthworks Permit 41808 has been completed.

12. Prior to the works commencing in the subdivision stages 1 - 6, the methodology statement for the construction of infrastructure around trees to be retained within that stage shall be approved by the nominated Arborist under Condition 25.

13. Prior to the works commencing in the subdivision stages 1 - 6, the methodology statement for the construction of underground services within the dripline of trees to be retained within that stage shall be approved by the nominated Arborist under Condition 26.

14. Prior to work commencing within the Subdivision Stage 4, a Plan showing a Specific Design for the Fill to be placed adjacent to the southern coast line shall be submitted to and approved by Council’s Team Leader Development Engineering South and the Parks and Open Space Specialist of the Parks Department as required by 48 below.

CONDITIONS RELEVANT TO SUBDIVISION AND LAND USE CONSENT
R/JSL/2013/2042

Subdivision Staging

15. Subject to meeting all of the conditions of this Resource Consent, the subdivision may be completed in a series of 8 stages as follows:

Stage 1A

a) Boundary redefinition of Pt Lot 1 DP 26562, Lots 1-2 DP 47559 Section 7 & 23
BLK XIV OTAHUHU.

b) Lot 604 Drainage Reserve to vest

c) Lot 702 Esplanade reserve to vest

Stage 1

(a) Lots 11-33, 44-49, 56-61, 67-70, 83-90 Fee Simple Residential Lots;
(b) Lot 500 Recreational Reserve;
(c) Lots 600, 606, 608 and 609 Drainage Reserve;
(d) Lots 700 Esplanade Reserve;
(e) Lots 800 - 802 Road;
(f) Balance Lots 1001, 1002, 1003 & 1005 (Balance Lot 1004 to be amalgamated with Balance Lot 1003)
(g) Super Lots 1010 - 1014
(h) Construction of the following is required under this Stage:
   (i) Construction of a newly formed signalised intersection with the Great South Road;
   (ii) Earthworks Phase 1 to form the above mentioned Lots (in condition (a) to (d));
   (iii) Wetlands 1 & 2;
   (iv) Silt Ponds P1 - P4;
   (v) Inanga Spawning Channel;
   (vi) Above Ground Utility Services required to service Stage 1;
   (vii) Overland Flow Path
   (viii) Retaining walls located in Stage 1;
   (ix) Road construction of Lot 800 - 802 complete with all berms, footpaths, streetlighting and landscaping:
   (x) Construction of Lot 900 (Jointly Owned Access Lot) in accordance with Council standards
   (xi) Construction of ROW D to Council standards
   (xii) Construction of footpath access and emergency access
   (xiii) Wastewater, water and stormwater networks sufficient to fully service 11-90.
   (xiv) Power, telecommunications and gas networks sufficient to fully service Lots and 11 - 90.

Stage 2

(a) Lots 91-121 Fee Simple Residential Lots;
(b) Lot 803 Road;
(c) Lot 1004 Balance Lot (to be amalgamated with Balance Lot 1003)
(d) Construction of the following is required under this Stage:
   (i) Above Ground Utility Services required to service Stage 2;
   (ii) Retaining Walls located with Stage 2;
   (iii) Road construction of Lot 803 complete with all berms, footpaths, street
         lighting and landscaping;
   (iv) Wastewater, water and stormwater networks sufficient to fully service Lots
         91-121;
   (v) Power, telecommunications and gas networks sufficient to fully service Lots
        91-121.

Stage 3
(a) Lots 122-212 and 485-494 Fee Simple Residential Lots;
(b) Lots 601, 602, 603 & 605 Drainage Reserve;
(c) Lots 701 Esplanade Reserve;
(d) Lots 804 & 805 Road;
(e) Lots 1005 & 1006 Balance Lots.
(f) Construction of the following is required under this Stage:
   (i) Earthworks Phase 2;
   (ii) Wetland 3;
   (iii) Silt Ponds P5 - P7;
   (iv) Above Ground Utility Services required to service Stage 3;
   (v) Overland Flow Path;
   (vi) Retaining Walls located with Stage 3;
   (vii) Road construction of Lots 804 & 805 complete with all berms, footpaths, street
        lighting and landscaping;
   (viii) Wastewater, water and stormwater networks sufficient to fully service Lots -
        212 and 485-494;
   (ix) Power, telecommunications and gas networks sufficient to fully service
        122-212 and 485-494.

Stage 4
(a) Lots 213 - 307 Fee Simple Residential Lots;
(b) Lot 501 & 502 Recreational Reserve;
(c) Lot 704 Esplanade Reserve;
(d) Lots 806 & 807 Road;
(e) Lots 1007 & 1008 Balance Lots.
(f) Construction of the following is required under this Stage:

(i) Earthworks Phase 3;
(ii) Wetland 4;
(iii) Ponds P8 - P10;
(iv) Above Ground Utility Services to service Stage 4;
(v) Retaining Walls located with Stage 4;
(vi) Road construction of Lots 806 & 807 complete with all berms, footpaths, street lighting and landscaping;
(vii) Wastewater, water and stormwater networks sufficient to fully service Lots 213 - 307;

Stage 5

(a) Lots 308 - 386 Fee Simple Residential Lots;
(b) Lots 607 Drainage Reserve;
(c) Lots 703 Esplanade Reserve;
(d) Lots 808 - 809 Road.

(e) Construction of the following is required under this Stage:

(i) Above Ground Utility Services required to service Stage 5;
(ii) Retaining Walls located with Stage 5;
(iii) Road construction of Lots 808 & 809 complete with all berms, footpaths, street lighting and landscaping;
(iv) Wastewater, water and stormwater networks sufficient to fully service Lots 308 - 386;
(v) Power, telecommunications and gas networks sufficient to fully service Lots 308 - 386.

Stage 6

(a) Lots 387 - 447 Fee Simple Residential Lots;
(b) Lots 810, 813 & 814 Road.

(c) Construction of the following is required under this Stage:

(i) Retaining Walls located with Stage 6;
(ii) Road construction of Lots 810, 813 & 814 complete with all berms, footpaths, street lighting and landscaping;
(iii) Wastewater, water and stormwater networks sufficient to fully service Lots 387 - 447;
(iv) Power, telecommunications and gas networks sufficient to fully service Lots 387-447.

Stage 7
(a) Lots 448 - 484 Fee Simple Residential Lots;
(b) Lots 811 - 812 Road;
(c) Lot 1009 Balance Lot.
(d) Construction of the following is required under this Stage:
   (i) Retaining Walls located within Stage 7;
   (ii) Road construction of Lots 811 - 812 complete with all berms, footpaths, street lighting and landscaping;
   (iii) Wastewater, water and stormwater networks sufficient to fully service Lots 448 - 484;
   (iv) Power, telecommunications and gas networks sufficient to fully service Lots 448-484.

Stage 8
(a) Lots 1-9 Fee Simple Residential Lots;
(b) Construction of the following is required under this stage:
   (i) Any Retaining Walls located within Stage 8;
   (ii) Wastewater, water and stormwater networks sufficient to fully service Lots 1-9;
   (iii) Power, telecommunications and gas networks sufficient to fully service Lots 1-9.

16. The subdivision staging may occur only if the following criteria are met:
   a) Each individual lot must be consistent with the proposal as approved, except where the conditions in this notice specifically provide otherwise;
   b) each lot shown on the survey plans must be adequately serviced in accordance with the relevant conditions in this notice, including any balance lots; and
   c) all conditions relating to the lots shown in the particular stage on the survey plan must be satisfied before a Certificate pursuant to Section 224(c) of the Resource Management Act 1991 will be issued.

17. The release of the Section 224(c) Certificate for the following stages shall be dependent on the previous release of the Section 224(c) Certificates for the Stages as listed below:
   a) The Stage 2 Section 224(c) Certificate shall not be released until the Stage 1 Section 224(c) certificate is released.
b) The Stage 3 Section 224(c) Certificate shall not be released until the Stage 2 Section 224(c) certificate is released.

c) The Stage 4 Section 224(c) Certificate shall not be released until the Stage 3 Section 224(c) certificate is released.

d) The Stage 5 Section 224(c) Certificate shall not be released until the Stage 3 Section 224(c) certificate is released.

e) The Stage 6 Section 224(c) Certificate shall not be released until the Stage 3 Section 224(c) certificate is released.

f) The Stage 7 Section 224(c) Certificate shall not be released until the Stage 2 Section 224(c) certificate is released.

g) The Stage 8 Section 224(c) Certificate shall not be released until the Stage 1 Section 224(c) certificate is released.

Civil Engineering Design

18. Prior to any works commencing and also prior to the Section 223 Certificate being issued, the Consent Holder must submit five (5) copies of detailed engineering plans in general accordance with the drawings by Harrison Grierson, and as approved by Council, (No.129698 sheets 1 to 73, Revision R3), with supporting engineering calculations, to Council’s Development Engineering Team Leader (South), for approval against:

a) The Papakura Development Code;

b) Auckland Council Standards; AND

c) Watercare Water and Wastewater Code of Practice for Land Development and Subdivision.

All engineering works and service connections etc, on site, must be completed in accordance with these approved drawings and plans.

19. Each stage of construction works, as per the Engineering Plan Approval, shall be constructed to the satisfaction of and at no cost to the Council, subject to the following requirements:

a) A ‘pre-construction’ meeting shall be arranged with Council’s Development Engineer, Compliance Inspectors Resource Management and Veolia Water not less than 48 hours prior to commencement of the works.

Advice notes

Please contact (deveng.south@aucklandcouncil.govt.nz) Council’s Development Engineering Team and Veolia Water (NZ) - PTAG Engineer on phone (09) 295-0515.

b) All materials, workmanship and testing shall be in accordance with the current Council Standards and the Watercare Services Limited’s Design & Material
Standards.

c) All construction work, shown on the approved plans, shall be supervised by an engineering representative appointed by the owner (refer to Council’s Standards and Watercare Services Limited’s Design & Material Standards).

d) On completion of the work, "as-built" plans and a completion certificate, in accordance with the Council’s Engineering Quality Assurance Manual, shall be forwarded to Council’s appointed field officer.

e) All works on existing public wastewater and water mains shall be carried out by a Veolia Water (NZ) approved contractor at the Consent Holder’s expense.

f) Unless otherwise authorised in writing by Council, the works in each stage shall be completed within six months from the commencement date of the works to the satisfaction of the Development Engineering Team Leader (South).

**Off-Site Roost Management Plan (Coastal Birds)**

20. An off-site Roost Management Plan shall be prepared by an Ecologist in accordance with the recommendations of the Manukau Golf Course Development - *Coastal Bird Report*" prepared by Tonkin and Taylor Ltd and dated June 2013 and submitted to Council’s Senior Regional Advisor (Fauna) of Infrastructure & Environmental Services and Parks and Open Space Specialist of the Parks, Sports and Recreation Department for approval prior to works commencing on site.

**Works within the Vicinity of Trees**

21. A suitably experienced, Council approved Arborist ("nominated Arborist") shall be employed by the Consent Holder, at the Consent Holder’s expense, to monitor, supervise and direct all works within the dripline or in the vicinity of those protected trees to be retained, for the duration of the works. These protected trees are as follows:

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<th>Tag No</th>
<th>Species</th>
<th>Height (m)</th>
<th>Girth (m)</th>
<th>Age</th>
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22. Prior to any site works commencing, a pre-commencement site meeting shall be held so that the conditions of this consent that pertain to the retained vegetation can be explained by the nominated arborist to all contractors or sub-contractors who will be working on site within the drip-line of, or adjacent to, any protected vegetation that is
covered by the consent.

23. An integral requirement for the protection of the retained vegetation within the site will be the continued and documented monitoring of conditions during the construction process. The nominated arborist shall undertake weekly inspections to monitor compliance with the conditions of this consent during the construction phase of the infrastructure in the vicinity of the protected trees identified in Condition 21, and to evaluate general tree health, and undertake monthly inspections thereafter for the duration of the project. A copy of the monitoring results from each visit shall be sent to the Council’s Papakura Service Centre Compliance Inspectors Resource Management with one copy being retained on site by the Project Manager, while a further copy is to be retained by the nominated arborist.

24. All roots encountered during excavations that require severance shall be cleanly cut back to the excavation face using a handsaw or secateurs, by the Consent Holder’s nominated arborist. Roots over 35mm in diameter should be permitted to be severed if in the opinion of the Consent Holder’s nominated arborist it will not adversely impact the long-term health or stability of the tree. All exposed roots and root ends shall be covered to prevent them from drying out by a covering of Hessian (or acceptable alternative) that is to be kept damp until the excavated area can be backfilled. Any exposed roots that are likely to come into contact with wet concrete shall be covered with a permanent barrier e.g. polythene to protect them.

25. Prior to works commencing on site (for each respective stage), a methodology statement for the construction of infrastructure around the trees to be retained shall be prepared and approved by the nominated arborist prior to works commencing on site within the applicable/respective stage.

26. Underground services should be located outside the drip-line of the protected trees being retained. If this is not practicable services should be installed underground utilising directional drilling or a similar methodology so as to prevent open trench excavations within the root zones of the retained trees. A methodology statement for the installation of underground services should be prepared and approved by the nominated arborist prior to works commencing on site within the applicable/respective stage.

27. Temporary protective fencing to protect the trees to be retained shall be installed prior to any site works, including demolition. The purpose of the temporary protective fencing is to provide an area around the retained trees that will facilitate their successful retention during the construction process. The exact extent and location of the temporary protective fencing shall be finalised on site before works begin, by the consent holder's nominated arborist.

28. The area within the temporary protective fencing is to be considered a total exclusion zone as follows:

   a) No storage of diesel, cement, building materials, site huts, spoil etc within the delineated area.

   b) No spillages of substances likely to be injurious to tree health within seepage distance of the delineated area.

   c) No alteration to the dimensions of the delineated area without the prior approval of the nominated arborist.

   d) No access into or works within the delineated area without the prior approval of the nominated arborist.
29. The temporary protective fencing shall be constructed to a minimum height of 1.8m and must remain in place for the duration of the project. The fencing should be suitably secured to the ground and well braced to resist impacts. Signs shall be attached to the temporary fence at no greater than 10m intervals stating that it is a tree protection area and there should be no unauthorised entry.

30. The Consent Holder is responsible for maintaining the condition of the temporary protective fencing. The condition, repair and location of the temporary protective fencing shall be regularly inspected as part of the routine tree-monitoring programme.

31. The nominated Arborist shall undertake all remedial pruning works necessary, including the pruning of tree roots uncovered during excavations, in accordance with documented arboricultural standards.

32. A minimum 3.0m radius from the trunks of the three significant trees and a 2.0m minimum radius from the trunks of the remaining trees to be retained must be covered with a 150mm thick layer of well-aged woodchip mulch which must be maintained for the duration of the project.

33. During the construction process the Consent Holder’s Arborist must make recommendations on the installation of irrigation systems, mulch or remedial pruning works, if they are required to improve the health of the trees, which is to be undertaken by the Consent Holder.

34. No vehicles or machinery shall be positioned, wheeled or driven within the drip-line of any protected tree unless it can be kept within the bounds of an existing sealed surface or the prior approval is obtained from the nominated arborist.

**Tree Removal and Pruning**

35. All trees to be removed shall be clearly marked by the nominated Arborist prior to works commencing on site.

36. A pre-clearance native bird nesting survey shall be undertaken by a qualified Ecologist immediately prior to clearance of any vegetation (trees, and shrubs including weed species such as gorse), during the native bird nesting season. The peak native bird nesting season is generally from early September to the end of February (but birds will still nest onwards to end of March). Should any native bird be observed actively nesting, then a buffer of vegetation of at least 10 metres in width (radius) is to be retained around the nest site until such time as the chicks have fledged and naturally departed from the 10 metre buffer area.

*Advice note* - All native passerine birds (including their nests and eggs), are fully protected under the Wildlife Act 1953 where it is an offence to disturb, harm or kill them.

37. All tree removal and pruning shall be carried in accordance with current arboricultural best practices by the nominated Arborist.

38. All tree felling, dismantling and pruning operations shall be carried out in a safe manner that avoids damage to trees identified for retention.
Vegetation Removal and Pest Control Protocols

39. Confirmation of compliance of the vegetation removal and pest control protocols (including Dutch Elm Disease Biosecurity, Kauri Dieback and Bronze Bug) outlined in the arboricultural report entitled “Arboricultural Implication Report on the Proposed Residential Subdivision at Manukau Golf Course, Takanini, Auckland” prepared by The Specimen Tree Company, dated June 2013, is to be provided by the nominated Arborist to Council’s Papakura Service Centre Compliance Inspectors Resource Management.

Advice note: The Consent Holder is advised to contact the Ministry for Primary Industries. The Consent Holder must dispose of the Elm Tree Material in accordance with the provisions of the Biosecurity Act 1993.

Remediation of Contaminated Soil

40. All conditions of the Contamination Discharge Permit 41807 and NES Consent R/JSU2013/2042 shall be met prior to earthworks commencing on the site. Refer to the Conditions 124 - 144 below. Evidence of compliance with the conditions of the Contamination Discharge Permit 41807 and NES Consent R/JSU2013/2042 shall be supplied to the satisfaction of the Council’s Team Leader, Compliance Monitoring South prior to the Section 224(c) Certificate being issued.

Earthworks - Erosion and Sediment Control

41. All Erosion and Sediment Control shall be carried out in accordance with Conditions 146 - 169 of the Earthworks Discharge Permit 41808.

Earthworks - Dust Control

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

Advice Note:

In accordance with Condition 42 in order to manage dust on the site consideration should be given to adopting the following management techniques:

a) stopping of works during high winds
b) watering of the site
c) installation and maintenance of wind fences and vegetated strips
d) grassing or covering of stockpiles
e) retention of existing shelter belts and vegetation
f) positioning of haul roads, manoeuvring areas and stockpiles or the staging of works (in relation to sensitive receptors such as dwellings, the Motorway and the Papakura Stream).
In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

(a) The frequency of dust nuisance events
(b) The intensity of events, as indicated by dust quantity and the degree of nuisance
(c) The duration of each dust nuisance event
(d) The offensiveness of the discharge, having regard to the nature of the dust
(e) The location of the dust nuisance, having regard to the sensitivity of the receiving environment.

It is recommended that potential measures as discussed with the Council’s monitoring officer who will guide you on the most appropriate approach to take. Please contact the Council’s Papakura Service Centre Compliance Inspectors Resource Management for more details. Alternatively, please refer to the Ministry for the Environment publication “Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions”.

Noise Management

43. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics - Construction Noise at all times.

The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

a) Monday to Saturday: 7a.m. to 6p.m.
b) Sundays or Public Holidays: no works

Management of Vibration Effects

44. Where earthworks on the site are creating vibrations that in the opinion of the Team Leader, Compliance South constitute an unreasonable disturbance beyond the boundaries of the subject site, the Consent Holder shall cease works until a suitably qualified expert has been engaged to undertake monitoring and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings - Effects on Structures.”

Earthworks - Engineering Supervision

45. All earthworks and excavation shall be monitored and supervised on-site by the Consent Holder’s agent (a suitably qualified Civil Engineer). When the earthworks are completed an Engineer’s Certificate must be provided to the Council before commencing any building works on the site certifying:

a) that the works were undertaken in accordance with NZS4431 - the Code of
Practice for Earth Fill for Residential Subdivisions; and

b) the suitability of the filled ground and the original unfilled ground for the erection of buildings not requiring specific design under NZS3604.

Earthworks Adjacent to Existing Properties

46. All cut/fill works, adjacent to properties within Conifer Grove, shall be carried out in a manner that does not create either a ponding or discharge of surface water on the adjacent land.

Restriction on Filling

47. No earth fill or excess building materials shall be allowed to be deposited within watercourses or under the dripline of the trees that are required to be retained on the site.

48. Prior to works commencing within the site, a Plan showing a Specific Design for the Fill to be placed adjacent to the southern coastline shall be submitted to and approved by Council’s Team Leader Development Engineering South and the Parks and Open Space Specialist of the Parks, Sports and Recreation Department. This design must address adverse effects to the coastline, erosion, bank stability and the ability to support the proposed carriageway. The design of this fill is to be approved by Council’s Team Leader Development Engineering South and the Parks and Open Space Specialist of the Parks, Sports and Recreation Department.

49. No earthworks shall damage the sandstone coastal cliffs of the site.

Site Management

50. Prior to commencement of any construction works the consent holder shall submit a Construction Traffic Management Plan to be approved by the Team Leader Development Engineering South. The Construction Traffic Management Plan shall include specific details relating to the management of all earthworks and construction associated with this development as follows:

a) Details of the site manager, including their contact details (phone, email, postal address);

b) the location of a large notice board at the site that clearly identifies the name, telephone number and address for service of the site manager;

c) measures to be adopted to maintain the site in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of materials and similar construction activities;

d) ingress and egress to and from the site for vehicles and construction machinery during the site works period. All vehicles associated with construction shall access the site from Great South Road;

e) proposed locations of any wheel-wash facilities;
f) measures to manage truck movements to avoid adverse effects on the reading network;
g) procedures for managing construction vehicles;
h) procedures for managing general road traffic during the construction period; and
i) proposed hours of work on the site.

51. All vehicles associated with construction shall access the site from Great South Road.

52. The Consent Holder shall ensure that the approved Construction Traffic Management Plan is implemented and maintained throughout the construction period and is updated as required.

53. During the period this consent is being exercised on site the Consent Holder must ensure that:
   a) Safe and clear pedestrian access and thoroughfare is maintained on all roads and footpaths adjacent to the site.
   b) All vehicles associated with the exercise of this consent on site do not park off site.
   c) All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.
   d) Temporary protection is installed to prevent vehicles damaging drains, footpaths, berms, kerbs, underground services, vehicle crossings and the road.
   e) A Traffic Management Plan is provided and approved before any works commence on the public road.
   f) The existing drainage infrastructure on the site must be accurately located and clearly marked to ensure they are not subjected to any loadings.

54. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the activity. In the event that such damage does occur, the Team Leader, Compliance Monitoring South, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

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

55. Excess soil or other waste materials produced as a result of excavation and other site works must be removed from the site, and from the legal road, to an approved disposal site.

56. The site must be kept secure from unauthorised public access during works. In particular, at the point where proposed roads or access ways connect with existing public roads, a barrier or fence must be erected to prevent any unauthorised vehicle access. The barrier or fence must remain in place until the Section 224(c) Certificate is issued by the Council.

Archaeological Features
57. If vegetation clearance is carried out within the Esplanade Reserve area, an archaeologist shall be present to reinspect the area and establish whether any archaeological sites are present.

Advice note:

*If any tree-felling or landscaping is planned in the vicinity of R11/995 that may affect the site, an archaeological authority must first be obtained from the NZHPT. (Note that this is a legal requirement).*

58. Where the earthworks result in archaeological features being uncovered, all works on the subject site shall cease unless, in the opinion of the Team Leader, Compliance Monitoring South, the works can continue subject to restrictions on works within a 10 metre radius of the archaeological find. A suitable temporary barrier and signage restricting access shall be erected immediately, and the New Zealand Historic Places Trust (NZHPT) shall be contacted immediately so that appropriate action can be taken.

Advice Note:

'Archaeological features' may in practice include shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains). In the event any of these features are uncovered during the course of the earthworks please contact the Council's Papakura Service Centre Compliance Inspectors Resource Management (Marcus Hyde-Hills, Marcus.Hyde-Hills@aucklandcouncil.govt.nz, 301 0101 ext (46) 3689 or Petra Strydom, Petra.Strydom@aucklandcouncil.govt.nz, 301 0101 ext (46) 3623). If any archaeological features are uncoverted on the site, NZHPT can be contacted on 09 307 9920. It is also recommended that you contact the local iwi immediately.

At Completion of the Earthworks

59. All earthworks and areas of bare earth must be re-vegetated or re-grassed within 3 months of completion of earthworks. Where regeneration of grass is not sufficient, areas of bare soil must be "hydro-seeded" or otherwise sown with appropriate ground cover vegetation.

Retaining Walls

60. Where retaining walls are constructed, they must:

a) be located within the property they are supporting;
b) be designed to support a 12kPa surcharge; and
c) where over 1.0m in height, have a safety fence of at least 1.1m in height installed.

Advice note: A separate resource consent may be necessary to be obtained for height
in relation to boundary or building in a yard infringement.

Geotechnical Provisions

61. A Geotechnical Completion Report shall be submitted to Council for approval following each phase of earthworks.

62. All retaining walls shall be specifically designed by a registered structural or geotechnical engineer. The excavations for the foundations and retaining walls shall be supervised by the Consent Holder’s agent.

Landscape and Hard Surfacing Plans

63. The Consent Holder shall provide a finalised set of Landscape and Hard Surfacing Plans for all reserve areas and land vested in Council prepared by a reputable landscape architect firm to the Council’s Team Leader Compliance and Monitoring for approval in liaison with Parks Staff and Urban Design Staff.

The plans shall include:

(a) landscape concept plan and specifications;

(b) planting schedule, detailing the specific planting species, plant sourcing, the number of plants provided, locations, density and heights/Pb sizes at the time of planting and their likely heights on maturity;

(c) include specifications for plant condition and methodology;

(d) pavement plan and specifications, detailing materiality and colour throughout the subdivision development and the proposed reserves and open spaces with specific design strategy, detailed plans and specification information relating to the proposed path/cycleways located within the Papakura Stream open space corridor that may be prone to flooding; and the three additional pedestrian pathways (for a total of seven pathways) including the associated planting within Lot 500 adjacent the residential units referred to Block 4 and as amended by Consent Ref R/VCC/2013/2042/4 LUC80135619-C. These pathways and associated plantings shall be constructed prior to the occupation of the residential units authorized by the concurrent land use and subdivision consent R/JSL/2017/803.

(e) cross sections through the site to illustrate each stage, identifying existing and proposed site profiles, relationships of lot boundaries, protection measures for retaining trees, retaining structures and proposed site features.; and

(f) The Landscape and Hard Surfacing Plans for the recreation reserve must include measures to mitigate adverse effects upon the environmental, amenity and landscape character value lost through the removal of the Trees 5542, 5545 and 5549 (Totara) on Lot 500, as authorised by consent RNCC/2013/2042/3.
Advice Note:

Condition 64(f) of this consent is intended to ensure that the loss of protected tree assets within the reserve (as authorised by R/VCC/2013/2042/3), are appropriately mitigated as part of the holistic design of the reserve. While it is impossible to replace like-for-like due to their size and maturity, mitigation may include replacement planting consisting of a larger number of trees and/ or replacement with large native specimen trees with a 300 litre pot size or greater. Mitigation measures may also include re- using the timber from the felled trees for sculpture or ornamentation (e.g. PoeJ, to mitigate the loss of a character defining element within the local landscape and the park particularly in the case of Tree 5542 on the corner of Road 4 and Road 5.

These approved Landscape and Hard Surfacing Plans shall be implemented on the site before the release of the Section 224(c) Certificate for each Stage.

64. Prior to commencement of any work on site, the Consent Holder shall provide a Site & Landscape Management Plan to the Council’s Team Leader Compliance and Monitoring for approval in liaison with Parks Sports and Recreation Staff and Urban Design Staff. The Site & Landscape Management Plan shall include (but not be limited to):

a) vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/ frequencies for the first two years of the issue of the consent by an appointed contractor with arboriculture experience;

b) an irrigation system;

c) as a precautionary measure: vandalism eradication policies; and

d) design strategy, specification and management plans for the treatment/maintenance issue relating to pathways located within the Papakura Stream open space corridor with regards to achieving an aesthetic solution that enhances the location and setting within flood prone area.

Street Landscaping

65. All street tree planting shall be carried out in accordance with an approved Street Landscaping Plan and Landscape Maintenance Plan to be approved by Council’s Team Leader Development Engineering South in conjunction with the engineering plan approval. The Street Landscaping Plan and Landscape Maintenance Plan shall include the following components:

a. The road berms must be landscaped and planted;

b. street trees and footpaths must be provided as per the amended plan authorized by R/VCC/2013/2042/4 LUC60135619-C; AND

c. include provisions and methods to ensure landscaping works
do not unduly interfere with any overland flow path and/or buried services.

66. The Consent Holder shall notify the Council when planting has been completed in accordance with the approved Landscape Planting and Maintenance Plans.

67. The Landscaping Plan shall be implemented and maintained in accordance with the approved Landscaping Plan within the first planting season following the completion of the works on the site. The landscaping must be irrigated and maintained for a minimum of two planting seasons or 24 months, whichever is longer.

Service Connections

68. Each residential lot must be supplied with individual underground connections to the following services:
   a) an electricity supply system capable of being made live;
   b) a workable telecommunications system;
   c) a gas reticulation system (if practical);
   d) a separate water supply system;
   e) a connection to a public reticulated stormwater system; AND
   f) a connection to a public reticulated sewerage system.

Following installation of these services, the Consent Holder shall provide the Council with a certificate from each Supply Authority (including confirmation of a separate water supply and connection to the public reticulation sewerage system) confirming that the required services and connections have been provided underground to the boundary of each Lot or the necessary fees have been paid for such connections.

Advice note: Veolia Water New Zealand is the current Supply Authority for Water Supply and Wastewater connections within the Papakura District.

Overland Flow Paths

69. The overland flow paths to service the site shall be designed and provided in accordance with the following standards:
   a) the overland flow paths must be able to cope with flows in excess of the capacity of the pipe system and any flows from adjacent land from a 1% AEP storm event without causing nuisance and damage;
   b) the contours surrounding the flow paths must be designed and constructed to channel the excess flow into the overland flow paths; and
c) to the extent possible, the overland flow paths should be located on public land, roads and accessways.

70. The Consent Holder shall provide a report from a qualified Engineer to the satisfaction of Council identifying:
   a) the 1% AEP flood level for the site; and showing:
   b) a layout plan of the overland flow paths for the site and the adjacent land along the boundary in accordance with the standards required by Condition 69 before Section 223 approval; and
   c) the minimum floor level required for future habitable buildings on each new Lot so that the floor levels are at least 300mm higher than the 1% AEP flood level specified in the report.

Stormwater Disposal System

71. The Consent Holder shall install public stormwater connections for all lots providing for all stormwater and runoff to be collected, controlled and disposed of.

72. All necessary parts and ancillary equipment shall be supplied and laid within the subdivision to provide a separate public stormwater connection to each lot.

73. The common accessways/Rights of Way shall be formed, paved and drained to the Council’s specifications, including the provision of stormwater catchpits and/or slot drains within the boundaries of the common area and, when necessary, the provision of kerbing or other mechanism to prevent water flowing onto other property including footpaths. Engineering plans shall be submitted to Development Engineering Team Leader (South) for approval for the common area construction and drainage before any work is undertaken to satisfy this condition. Note: Acceptable solutions can be found in Council’s Standards.

74. The drainage plans shall show the stormwater alignment and levels.

Common Access Ways/Rights of Way and Vehicle Entrances

75. All Common Accessways/Rights of Way (RoW) and vehicle crossings (for rear lots) shall be constructed in accordance with the layout shown on the approved plans, and the engineering and construction standards set out in Council’s Standards.

Transportation

76. Final detailed design of the signalised intersection shall be provided at the Engineering Plan Approval stage and be designed to Auckland Council Standards. The detailed Engineering Plan shall include, but not be limited to, the following provisions:
   a) Detailed dimensioned layout with final modelling outputs to support the proposed layout;
b) pedestrian crossing facilities at the intersection;
c) footpath along the full site frontage on Great South Road;
d) tracking plans which demonstrate that appropriate design vehicles can be accommodated;
e) marking and signage plan;
f) signal plan and ducting - induction loops should be provided for both vehicles and cyclists;
g) CCTV camera provision at the intersection;
h) cycle facilities including:
   - On-road cycle lanes for the northbound approach and departure on Great South Road;
   - on-road cycle lanes on the new Boulevard Road;
   - pedestrian / cycle crosswalk facility at the signals to connect the shared paths on either side of the eastern leg of the signals. The crosswalk should cater for both cyclists and pedestrians and be designed to Austroads Standards; and
   - specific cyclist crossing facilities across the western arm of the signalised intersection to provide continuity for shared path users;
   i) bus stop relocation;
U) lighting Plan;
(k) stormwater design;
(l) safety audit according to Transfund New Zealand's Road Safety Audit Procedure Manual; and
(m) Resolution Report - to be prepared by the Consent Holder and be approved by Auckland Transport prior to commencement of any physical works for the intersection.

Note: The Consent Holder at its costs will need to engage an Auckland Transport nominated contractor to carry out the consultation with the affected landowners (if any) and prepare the resolution report for the Traffic Control Committee (TCC) approval in order to legalise the proposed traffic control devices. The Consent Holder will need to contact Auckland Transport - Traffic Operations South to initiate the resolution process at least 10 weeks prior to the works. No installation of any road markings will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC).

77. The road design shall ensure that a standard 12m bus will be able to track through the key internal roads and roundabouts in the development and, in particular, that:

a) Buses are able to undertake a 270 degree turn at the roundabout where the Boulevard meets the Collector roads; and
b) if needed in the future, there is sufficient space between driveways to establish a pair of bus stops at the following locations:
   On the Boulevard near the roundabout;
   By the first "cross site roads";
   By the second "cross siteroads";
   Near the roundabout at the end of the collector; and
   Near Balance Lot 1006.

78. Detailed design of the off-road cycle route within the reserve shall be provided at the Engineering Plan Approval stage.

79. Pedestrian crossing points shall be indicated and incorporated into the road and landscape design. This includes treatment of intersections, i.e. placement of drop kerbs, gradients, tactile pavers and any speed calming devices.

80. A footpath shall be provided along the site frontage on Great South Road with an agreed width.

81. The footpath to be provided along the southern coastline shall be specifically located to minimise any potential disturbance effects of pedestrian movements on the bird roosting environment as approved by Council’s Ecologist and Team Leader Development Engineering South.

82. The design layout of roads shall consider traffic calming devices (as a part of a wider route treatment) and key pedestrian routes. Final design shall take into consideration all road users including buses and cyclists.

83. A visibility assessment of the road layout shall be provided as part of the detailed Engineering Plan Approval. Visibility at intersections and forward visibility around bends must meet design standards. This may require widening of the road reserve at horizontal curves, measures to slow operating speeds or installation of no stopping at all times road markings.

84. Prior to the commencement of construction works, the Consent Holder shall submit engineering design plans for the construction works within Great South Road and the new reading system within the Manukau Golf Course development for the approval of the Team Leader (South) - Development Engineering. The engineering design plans shall detail the ways in which construction works will comply with the Council’s Standards. The engineering design plans shall include cross sections which accurately identify any changes to existing ground levels along the perimeter of the works area, and how any ground level changes are to be treated.

85. The engineering design plans shall be in general accordance with the approved Resource Consent plans. The Team Leader (South) - Development Engineering will consider the following when approving the engineering design plans:
   a) Whether the engineering design plans are in general accordance with the approved Resource Consent plans, and comply with the Council Standards; and
   b) whether any variation required to the approved Resource Consent plans is minor and is for the purpose of ensuring that compliance can be achieved with Council’s Standards.

86. Prior to the release of the Section 224(c) Certificate for Stage 1, the Consent Holder