6. Appendix 2
Parent Site Consents
PART TWO
shall complete all works associated with the construction of the new Great South Road intersection and construction of the roads and walking and cycling facilities included within Lot 800 and Lot 801. These works include construction of the roundabout located at the intersection of the Boulevard and the north-south and east-west collector roads. All road/footpath and cycleway construction is to be carried out in accordance with Team Leader (South) - Development Engineering.

Prior to the commencement of these works, the Consent Holder shall submit detailed engineering design plans of the works for the approval of Team Leader (South) - Development Engineering. The Team Leader will consider, in particular, the following:

a) Design of the short right turn lanes located on Great South Road, with particular regard to storage capacity;

b) the location of the westbound bus stop on Great South Road, with particular regard to safety while manoeuvring;

c) the road cross section widths, with particular regard to footpath widths in accordance with the relevant Council Standards; and

d) signal phasing of the Great South Road access with particular regard to the coordination with the upstream and downstream signalised intersections of Mahia Road and Takanini Interchange.

87. Prior to the release of the 224(c) Certificate for each Stage, the Consent Holder shall complete all works associated with the construction of that Stage's reading network (contained within the boundaries of that Stage), as illustrated on the approved Subdivision Plan (129398-110). All road/footpath and cycleway construction shall be in accordance with the approved engineering design plans, unless otherwise approved by the Auckland Council's Team Leader (South) - Development Engineering.

88. The Consent Holder shall carry out a safety audit of the road and intersection upgrades set out in Condition 86. The safety audit shall be undertaken at the detailed designed stage by an independent and appropriately qualified safety auditor and shall include consideration of the proposed landscape treatment within the landscape strip, and the interaction with the nearby Mahia Road and SH1 Takanini Interchange intersection. Any recommendations (agreed by the Consent Holder and Auckland Transport) shall be implemented as appropriate by the Consent Holder.

89. The walkway provided along the Papakura Stream must be designed and constructed in accordance with Council's Standards as a shared path with a minimum 3m width to allow for both walking and cycling.

**Street Names**

90. The consent holder shall provide a list of suggested names for all the new Public Roads shown on the subdivision Scheme Plan to the Manager: Southern Resource Consenting and Compliance for approval. This application must include a common
theme, up to three alternative names for each road, and evidence of meaningful consultation with Local Iwi Groups.

Advice notes:

The street naming process may take up to four months and must be completed before the Application for a Section 224(c) Certificate is submitted to Council.

As at the date of this consent, the present road naming process for new roads will involve the following steps:

a) Review of any Council pre-approved road names and themes within its register(s);

b) Confirmation with NZ Post that there is no duplication of the proposed names within the Auckland Council area;

c) Confirmation that the proposed names comply with the required policy of Council (interim or final policy);

d) Assessment that the proposed road name types (Avenue, Place, Street etc) comply with the approval criteria of the ASINZS 4819 for Rural and urban addressing;

e) Consultation with Local Iwi,

f) Submission of the street names to the Council’s Papakura Local Board. The consent holder may attend the Public Meeting of the Papakura Local Board.

Installation of Signage and Road Markings

91. Prior to commencement of any work on site, the Consent Holder shall provide a Site Signage Plan and Details to include, street naming strategy (in co-ordination with Local Board), directional street signage, neighbourhood park/reserve signs, pathways and cycle ways and environmental and Iwi interpretation boards at ‘Point Park’ (Lot 501). This information shall be submitted to the Council’s Team Leader Compliance and Monitoring for approval in liaison with Urban Design Staff. These approved plans are to be implemented on the site before the release of the Section 224(c) Certificate.

92. The Consent Holder shall install all street signs (in accordance with the street names approved by a Resolution of the Papakura Local Board), road signs and road markings associated with the road development to the satisfaction of Council’s Team Leader, Compliance Monitoring (South) and in accordance with the street signage standards for public roads.

93. The Consent Holder shall pay all costs associated with preparing traffic resolutions, consultation and installation of broken yellow lines required to comply with Conditions 77(m) and 93.

Street Lighting

94. The Consent Holder shall install street lighting in accordance with the Development Code.

95. The Consent Holder shall provide the following information before street lights are installed:

a) Street lighting drawings and plans which must be approved by the Council’s Team
Leader -
Development Engineering; and

b) a certificate from a qualified and licensed electrician confirming that the proposed street lighting complies with the relevant safety standards **AS/NZS 1158** and **NZS6701**.

Maintenance of Works

96. The Consent Holder shall enter into a 24 month street tree maintenance bond, prepared by Council, to the value of 150% of the total value of the street trees under maintenance to the Council. This bond will be held for 24 months or until, in the opinion of the Parks, Sports and Recreation Department’s Arboriculture and Landscape Advisor, all works required under the conditions have been satisfied and notice is given to the Consent Holder. If the work has not been completed after the period specified in this Condition, the Council may undertake the work and the cost of this work shall be deducted from the bond.

97. Any costs incurred by the Council in the preparing, checking, assessing and releasing of the Infrastructure and Street Tree Maintenance Bonds must be met by the consent holder.

Valuation of Infrastructure

98. Where any infrastructure including roads and drainage is to be taken over and vested in the Council, the Consent Holder shall provide a detailed valuation schedule of the infrastructure components to the Council certifying the value of such works into the following categories

a) Reading;
b) Footpaths;
c) Street lighting;
d) Street planting;
e) Stormwater drainage;
f) Wastewater drainage;
g) Water reticulation;
h) Reserves; AND
i) Other.

**Advice Note:**

*Audit New Zealand requires this information where any infrastructure is to be taken over by the Council.*

Acoustic Report to Identify Noise Attenuation Requirements for Future Dwellings on Residential Lots
99. Prior to the release of the Stage 224(c) Certificate for each Stage, the Consent Holder shall provide a report prepared by a suitably qualified and experienced Acoustic Consultant that identifies which Approved Lots require specific dwelling design to achieve compliance with the following indoor noise limits:

<table>
<thead>
<tr>
<th>Type of Occupancy/Activity</th>
<th>Recommended Internal Design Sound Level LAeq (24hr) dB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Buildings:</td>
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<td>Educational Buildings</td>
<td>35</td>
</tr>
<tr>
<td>Office Space</td>
<td>40</td>
</tr>
</tbody>
</table>

The design shall be based on the noise levels generated by traffic on SH1 and Great South Road using 2023 as the design year, (2013 flow x 2.5% linear growth per annum). The design may take account of any acoustic screening that may be afforded by buildings that have already been built on the site or other sites or buildings for which Resource Consent has been granted at the time of design.

The Consent Holder may adopt the design guidance provided by the Styles Group Report dated 11th June 2013 to satisfy this condition or may submit a new report based on a bespoke assessment of the noise levels.

Where the design requires ventilating windows to be closed, all noise-sensitive rooms must be ventilated mechanically to at least the following specification:

a. The following ventilation rates shall be achieved with all external windows and doors to habitable spaces closed:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Low Setting</th>
<th>High Setting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Living Room</td>
<td>0.5± 0.1 ACH</td>
<td>At least 15 ACH</td>
</tr>
<tr>
<td>Other Habitable Spaces</td>
<td>0.5± 0.1 ACH</td>
<td>At least 15 ACH</td>
</tr>
</tbody>
</table>

ACH = Air Changes Per Hour

b. The internal air pressure shall be no more than 10 Pa above ambient air pressure.

c. Where no air conditioning system is present, the system shall include heating capability which provides incoming air with at least an 18°C increase in temperature, controllable by the occupant in a minimum of 3 equal heating stages.
d. The ventilation system noise inside habitable spaces shall be no more than 30 dB LAeq(1min) on low flow setting, measured 1.0m from any diffuser or enclosure.

Consent Notices - Balance Lots 1004, 1008 and 1009

100. The following consent notices shall be registered against the Certificates of Title of Balance Lots 1004, 1008 and 1009:

The future development of Balance Lots 1004, 1008 and 1009 will require further resource consent(s) from Auckland Council. In considering the appropriateness of the development proposed for Balance Lot 1004, 1008 and 1009, Auckland Council will consider the proposal based on its merits, with particular regard to the proposed design of development, including how the development is proposed to link to the existing road network.

101. The following consent notices shall be registered against the Certificates of Title of Balance Lot 1009:

a. Any resource consent application for the future development of Balance Lot 1009 will require a Transportation Assessment to accompany the application material which addresses actual and/or potential transportation effects associated with the proposal.

b. If suitable emergency access is adequately provided for via easements in gross across Balance Lot 1004, the access required by figure 11F (Section three, Part 11: Network Utilities, Transport and Roading, Auckland Council District Plan (Papakura Section) will not be required on Lot 1009.

Consent notices-Balance Lots 1002 and 1004

102. The following consent notice shall be registered against the Certificates of Title of Balance Lots 1002 and 1004:

The land within Easements A and B on Balance Lots 1002 and 1004 shall be kept available for transportation/access purposes if required in the future.

103. The following consent notice shall be registered against the Certificates of Title of Balance Lot 1004:

No buildings on Lot 1004 shall be located within 6 metres of the western boundary of Easement B.

Consent Notices - Geotechnical

104. A consent notice shall be registered against the Certificates of Title for each of the lots, being Residential Lots 1 - 494 (inclusive) and Balance Lots 1001 - 1009 (inclusive) to require that the recommendations contained in the Geotechnical
Completion Report [insert report reference] or any addendums produced as part of this development, specifying information and recommendations relating to foundation design, minimum floor levels (which shall be tabulated) and stormwater disposal plus any additional restrictions shall be continually upheld.

Consent Notices - Inert Roofing Materials

105. A consent notice shall be registered against the Certificates of Title for each of the Residential Lots, being Lots 1 - 494 (inclusive) to require that:

a) Inert roofing materials shall be used in the design of the future buildings. The use of zinc and copper based materials and paint for roof surfaces is prohibited.

Consent Notices - Protection of Significant Trees on Residential Lots

106. The following consent notices shall be registered against the Certificates of Title for each of the lots, being Lot 134, Lot 168, Lot 169 and Lot 303:

a) The English Oak - Tree #5564 which has an approximate height of 25m and a girth of
   $\geq 2.0\text{m}$, and is located approximately $[x]\text{m}$ south of the northern boundary and $[x]\text{m}$
   west of
   the eastern (road) boundary of Lot 134 ($1209\text{m}^2$ and overhanging Lot 168, is hereby
   protected. The tree shall not be damaged or felled unless evidence is presented to
   Auckland Council to demonstrate beyond doubt that the condition of the tree poses
   a hazard to human health or property. Any works within the drip line of this tree must
   be approved by Auckland Council and supervised by a suitably qualified and
   experienced Arborist. Any trimming or pruning of the tree must also be undertaken
   by a suitably qualified and experienced Arborist so as not to harm the health of the
   tree or to significantly alter the form of the tree, and must be undertaken with the prior
   approval of Auckland Council.

b) The Tulip tree - Tree#5648 which has an approximate height of 25m and a girth of
   $\geq 3.0\text{m}$, and is located approximately $[x]\text{m}$ south of the northern (road) boundary and
   approximately $[x]\text{m}$ west of the eastern boundary of Lot 169 ($1062\text{m}^2$), is hereby
   protected. The tree shall not be damaged or felled unless evidence is presented to
   Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or
   property. Any works within the drip line of this tree (including the adjacent Lot 168)
   must be approved by Auckland Council and supervised by a suitably qualified and
   experienced Arborist. Any trimming or pruning of the tree must also be undertaken
   by a suitably qualified and experienced Arborist so as not to harm the health of the
   tree or to significantly alter the form of the tree, and must be undertaken with the prior
   approval of Auckland Council.

c) The Holm Oak - Tree #5591 which has an approximate height of 20m and a girth of
   $\geq 3.0\text{m}$, and is located approximately $[x]\text{m}$ north of the southern boundary and
   $[x]\text{m}$ west of the eastern boundary of Lot 303 ($1209\text{m}^2$), is hereby protected. The
tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree must be approved by Auckland Council and supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

Consent Notices - Protection of Trees Worthy of Retention on Residential Lots

107. The following consent notices shall be registered against the Certificates of Title for each of the lots, being Lot 15, Lot 16, Lot 1012, Lot 44, Lot 134, Lot 154, Lot 275 and Lot 328:

a) The Totara - Tree #5653 which has an approximate height of 15m and a girth of >2.0m, and is located within Lot 15 and overhanging Lot 16. The tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree (including the adjacent Lot 16) must be approved by Auckland Council and supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

b) The Totara - Tree #5547 which has an approximate height of 10m and a girth of >2.0m, and is located within Lot 1012 and overhanging Lot 44. The tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree (including the adjacent Lot 44) must be approved by Auckland Council and supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

c) The Totara - Tree #5565 which has an approximate height of 12m and a girth of >1.0m, and is located within Lot 134. The tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree must be approved by Auckland Council and supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

d) The Totara - Tree #5567 which has an approximate height of 12m and a girth of >3.0m, and is located within Lot 154. The tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree must be approved by Auckland Council and
supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

e) The Totara - Tree #5589 which has an approximate height of 16m and a girth of >2.0m, and is located within Lot 275. The tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree must be approved by Auckland Council and supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

f) The Totara - Tree #5588 which has an approximate height of 15m and a girth of >2.0m, and is located within Lot 328. The tree shall not be damaged or felled unless evidence is presented to Auckland Council to demonstrate beyond doubt that the condition of the tree poses a hazard to human health or property. Any works within the drip line of this tree must be approved by Auckland Council and supervised by a suitably qualified and experienced Arborist. Any trimming or pruning of the tree must also be undertaken by a suitably qualified and experienced Arborist so as not to harm the health of the tree or to significantly alter the form of the tree, and must be undertaken with the prior approval of Auckland Council.

Consent Notices - Noise Attenuation for Future Dwellings on Residential Lots

108. The following consent notice shall be registered against the Certificates of Title for each of the Lots that require specific design to meet the required internal noise standards as identified by the Acoustic Report from a Suitably Qualified Acoustic Consultant provided in accordance with Condition 99 above:

(1) Prior to the construction of each dwelling, the consent holder shall submit a report prepared by a suitably qualified and experienced acoustic expert that demonstrates how the dwelling will be designed and constructed such that the following indoor noise limits are complied with:

<table>
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<th>Type of Occupancy/Activity</th>
<th>Recommended Internal Design Sound Level LAeq (24hr) dB</th>
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<td>35</td>
</tr>
<tr>
<td>Office Space</td>
<td>40</td>
</tr>
</tbody>
</table>

The report may cover the design for one or more dwellings. The design shall be based on the noise levels generated by traffic on SH1 and Great South Road using
2023 as the design year, (2013 flow x 2.5% linear growth per annum). The design may take account of any acoustic screening that may be afforded by buildings that have already been built on the site or other sites or buildings for which Resource Consent has been granted at the time of design.

The Consent Holder may adopt the design guidance provided by Styles Group to satisfy this condition or may submit a new report based on a bespoke assessment of the noise levels.

(2) Where the design specified in condition (1) above requires ventilating windows to be closed, all noise-sensitive rooms must be ventilated mechanically to at least the following specification:

a. The following ventilation rates shall be achieved with all external windows and doors to habitable spaces closed:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Low Setting</th>
<th>High Setting</th>
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</tr>
</tbody>
</table>

ACH = Air Changes Per Hour

b. The internal air pressure shall be no more than 10 Pa above ambient air pressure.

c. Where no air conditioning system is present, the system shall include heating capability which provides incoming air with at least an 18°C increase in temperature, controllable by the occupant in a minimum of 3 equal heating stages.

d. The ventilation system noise inside habitable spaces shall be no more than 30 dB LAeq(1min) on low flow setting, measured 1.0m from any diffuser or enclosure.

Easements

109. The right of way easements and easements in gross, shown in the table on the survey plan referenced 129698-110- Rev 12 must be granted and reserved. Any easement certificates required must be prepared at the consent holder's expense.

Cancellation of the Existing Easement within Stage 1

110. Pursuant to Section 243(e) of the Resource Management Act 1991 the existing Drainage Easement in Gross created by Transfer 692775 over Part Lot 1 DP 26562 shall be cancelled as part of Stage 1 of the Subdivision. The Consent Holder shall prepare the Section 243(e) resolution within the Land Information New Zealand Land Online Territorial Authority Certifications Portal as part of the Section 223 Survey Plan Application for Stage 1 of this Resource Consent.

Amalgamation condition
111. That pursuant to section 220(1)(b)(iii) of the Resource Management Act 1991, Balance Lot 1004 hereon shall be amalgamated with Balance Lot 1003 and that one (computer register) certificate of title be issued in accordance therewith.

112A That pursuant to section 220(1)(b)(iii) of the Resource Management Act 1991, Balance Lot 1001 hereon shall be amalgamated with Balance Lot 1002 and that one (computer register) certificate of title be issued in accordance therewith.

112B That lot 900 be held as to seven undivided one eleventh shares by the owner of lot 1010 hereon and four eleventh shares by the owner of lot 1011 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance herewith.

Application for Approval of the Survey Plan by the Territorial Authority

112. A Land Transfer Plan shall be submitted to Council in accordance with Section 223 of the Resource Management Act 1991 and where appropriate a memorandum of easements, including easements in gross, be shown on the Land Transfer Plan and shall be duly granted and reserved. The Section 223 Survey Plan will not be approved until conditions 11(a), 18, 111 and 113 - 119 of the Resource Consent have been complied with by the Consent Holder.

113. The Land Transfer Plan shall conform to the subdivision consent proposal shown on the approved scheme plans except for any changes required to comply with the following:

a) The area of Balance Lot 1008 south of the drawn straight line on the left hand side of Keywella Drive shall be created as a separate Lot and shall vest as Recreation Reserve.

Advice note: This lot has been shown as lot 502 on the plans provided and approved as resource consent R/VCC/2013/2042/2 and is required to mitigate potential disturbance effects on the offshore Bird Roosting Areas.

114. The Section 223 Survey Plan shall show that all Residential Lots have a minimum area of 400m²

115. All of the proposed roads shall be vested in the Council as a Public Road. The Consent Holder shall pay for all costs associated with the vesting of roads.

116. Lots 500 and Lot 501 shall be vested in Council as Recreation Reserve.

117. The additional Recreation Reserve (Lot 502) required by Condition 116 shall be vested in Council as Recreation Reserve.

118. Lots 700, 701,702, 703 and 704 shall be vested in Council as Local Purpose (Esplanade Reserve) at no cost to Council.

120. Lots 600, 601, 602, 603, 604, 605, 606, 607, 608 and 609 shall be vested in Council as Local Purpose (Drainage Reserve) at no cost to Council.
Application for a Section 224(c) Certificate

121. The application for a Certificate pursuant to Section 224(c) of the Resource Management Act 1991 shall be accompanied by certification by a suitably qualified Engineer/Surveyor that all the conditions of consent have been met and the manner of compliance of those conditions where relevant. Unless stated otherwise, all conditions shall be complied with to the satisfaction of the Council’s Team Leader Resource Consents Papakura.

122. Should a Section 224(c) Certificate be sought for individual stages of the subdivision here approved then the Consent Holder shall comply with all the foregoing conditions as they apply to that stage for which a Section 224(c) Certificate is sought. The perimeter of each stage must be temporarily fenced off if works are continuing within that stage, to prevent unauthorised access onto those stages.

123. A solicitor’s undertaking from the solicitor acting for the Consent Holder shall be provided as part of the application for the Section 224(c) Certificate. The undertaking shall confirm that the solicitor acting for the Consent Holder will undertake the following actions at the Consent Holder’s expense:

(a) register all legal documents (including the Consent Notices required as per Conditions 100 - 105);
(b) cancel the existing easement as per Condition 107 above; and
(c) provide a post registration copy of all of the relevant Certificates of Title to Auckland Council.

CONDITIONS RELEVANT TO BOTH THE DISCHARGE PERMIT 41807 AND NES CONSENT R/JSU2013/2042

124. The disturbance, subdivision, change in land-use, and remediation activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, subject to such amendments as may be required or allowed by the following conditions of this consent. Where there is a conflict between the plans and information submitted with the application and these conditions, the conditions shall have precedence.

(a) "Fletcher Residential Limited, Manukau Golf Course Redevelopment, Comprehensive Resource Consent Application and Assessment of Environmental Effects", dated June 2013 and prepared by Harrison Grierson Ltd;
(b) "Environmental Site Assessment for Manukau Golf Course, Takanini, Soil Contamination Assessment", prepared by Zeljko Viljevac of Soil and Rock Consultants;
(c) "Site Management Plan for Manukau Golf Course, Takanini, Draft" prepared by

Advice Note:

Discharge Permit 41807 authorises the discharge from the disturbance of contaminated land only for the remediation of the known hotspot of contamination located near the green keeper’s shed (at or about map reference NZTM: Easting: 1769324 Northing: 5899110). If additional areas with soil contaminant concentrations above the permitted activity trigger levels in Schedule 10 of the Auckland Council Regional Plan: Air, Land and Water are found during the site investigation required by Condition 127 of this consent an additional consent for the disturbance and/or remediation of these areas must be obtained before works in those areas can commence.

125. Amendments may be made to the documents listed in Condition 124 for the purpose of improving site management or adapting to site constraints. All amendments shall be submitted to the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council, prior to implementation, for confirmation that they comply with the Contaminated Land Management Guidelines number 5 - Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011, and the conditions of this consent.

(a) Changes to the documents shall not be implemented until confirmation has been received;

(b) Notwithstanding (a), changes may be implemented if 10 working days have passed since the documents were submitted and no correspondence has been received from the Auckland Council regarding the changes; and

(c) All confirmed changes shall be incorporated into respective replacement documents.

126. All sampling carried out in accordance with this consent shall be:

(a) undertaken or supervised by a person with a tertiary degree in environmental science or engineering or a related field and at least five years of work experience in environmental quality investigations; and

(b) in accordance with Contaminated Land Management Guidelines number 5 - Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011.

127. All testing and analysis carried out in accordance with this consent shall be undertaken by a laboratory accredited by International Accreditation New Zealand or an equivalent accreditation body.

Pre-Works Requirements

128. Prior to the commencement of any earthworks at the site a detailed site investigation shall be undertaken to determine whether activities on the Hazardous Activities and Industries list identified in the “Environmental Site Assessment for Manukau Golf Course, Takanini, Soil Contamination Assessment”, prepared by Zeljko Viljevac of Soil and Rock Consultants have caused soil contamination at the site. This detailed site investigation shall include delineation of any contamination identified at the site, including the hotspot of contamination identified near the green keeper’s shed at or about map reference NZTM: Easting: 1769324 Northing: 5899110.
129. A report describing the results of the detailed site investigation required by Condition 128 of this consent shall be prepared by a person with a tertiary degree in environmental science or engineering or a related field and at least five (5) years of work experience in environmental quality investigations, in accordance with Contaminated Land Management Guidelines number 1 - Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, revised 2011, and submitted to the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council for confirmation that the detailed site investigation complies with the conditions of this consent.

130. At least ten (10) working days prior to earthworks commencing at the site, including earthworks for remediation of the hotspot near the greenkeeper’s shed, a finalised Site Management Plan shall be submitted to the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input by a person with a tertiary degree in environmental science or engineering or a related field and at least five (5) years of work experience in environmental quality investigations for confirmation that it contains procedures that are appropriate to mitigate the risks to the receiving environment and on human health from the type, concentration and extent of contamination found during the detailed site investigation, and compliant with the conditions of this consent. The Site Management Plan shall include but not be limited to:

(a) details of measures to be used for the protection of human health of workers on the site that are consistent with the Health and Safety Guidelines on the Cleanup of Contaminated Sites, Department of Labour (1994);

(b) details of measures to be used to control potentially contaminated sediment during the remediation works;

(c) details of how potentially contaminated stormwater or groundwater will be managed, including any testing that will be undertaken and trigger levels that will be complied with prior to discharge of this water;

(d) details of validation sampling that will be carried out following remediation to ensure that the site soil complies with the lesser of the trigger levels in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health for residential land with 10 percent produce consumption and the trigger levels in Schedule 10 of the Auckland Council Regional Plan: Air, Land and Water. This shall include details of the number of samples to be collected, sampling methodology, and analysis of those samples; and

(e) details of the methodology for any soil mixing proposed, including the sampling that will be undertaken to validate mixed soil to ensure that it complies with the nominated trigger levels.

Earthworks shall not commence at the site until confirmation has been received from Auckland Council; however earthworks may commence if 10 working days have passed since the documents were submitted and no correspondence has been received from the Auckland Council regarding the Site Management Plan.

131. The Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council shall be informed in writing about the commencement of earthworks at least two (2) working days prior to commencement.
Works Requirements

132. During the works, where any contamination is found at the site which was not identified in the detailed site investigation, including contaminated soil, perched water or groundwater:

(a) Works shall cease in the area containing unexpected contamination and advice shall be sought from a contaminated land specialist, who has at least a tertiary education in environmental science or engineering or a related field with five or more years of related experience;

(b) The unexpected contamination shall be managed in accordance with the advice of the contaminated land specialist; and

(c) As soon as practicable the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council shall be advised what contamination was discovered, and what action was taken to manage the unexpected contamination.

Advice note: If the contamination is significantly different from that identified in the original site investigations (i.e. very different in type of contaminants, extent of the contamination, or concentrations of contaminants) the handling of this contamination may be outside the scope of this consent. If the contaminated land specialist considers the contamination to be significantly different from that originally identified advice should be sought from Auckland Council prior to carrying out any further work in the area of the unexpected contamination.

133. During the remediation works any sediment or sediment-laden water generated during the excavation shall be managed in accordance with the Technical Publication TP90: Erosion and Sediment Control, Guidelines for Land Disturbing Activities in the Auckland Region, Auckland Regional Council (1999).

134. Where possible, soils identified for off-site disposal shall be loaded directly onto trucks. Any material removed from the site shall be covered during transportation.

135. Stockpiling of potentially contaminated topsoil shall be avoided so far as practicable however, if required, the stockpiles shall be:

(a) Completely covered with polythene or equivalent impermeable material overnight and during rainfall events that could mobilise contaminated soil;

(b) Retained within the area of sediment controls; and

(c) Placed on an impermeable surface.

136. Any material removed from the site shall be disposed of at a facility which holds a consent to accept the relevant level of contamination, unless it has been appropriately demonstrated that the materials removed from the site meet the definition of ‘cleanfill’, as described in ‘A Guide to the Management of Cleanfills’, Ministry for the Environment (2002).
137. All imported fill shall:

(a) Comply with the definition of ‘cleanfill’, as per ‘A Guide to the Management of Cleanfills’, Ministry for the Environment (2002);

(b) be solid material of an inert nature; and

(c) Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Advice note: Background levels for the Auckland Region can be found in the Auckland Regional Council technical publication "TP153, Background concentrations of inorganic elements in soils from the Auckland Region", (2001).

138. During the works regular inspections of the excavation area shall be carried out to ensure that the site management procedures are implemented in accordance with the Site Management Plan required by Condition 130. These inspections shall be documented and the documentation shall be retained and provided to the Auckland Council on request.

**Post-Works Requirements**

139. A Site Validation Report (SVR) shall be submitted to the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council, within three (3) months of the completion of the remediation works and at least one (1) month prior to the expiry of this consent. The SVR shall:

(a) Be prepared in general accordance with Schedule 13(A5) of the Auckland Council Regional Plan: Air, Land and Water (ACRP:ALW) and the Contaminated Site Management Guidelines No. 1 Guidelines for Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, 2011; and

(b) include, but not be limited to:

(i) A summary of the works undertaken;

(ii) reports of any complaints and breaches of the procedures set out in the Site Management Plan approved in accordance with Condition 130 of this consent and the conditions of this consent;

(iii) a summary of any testing undertaken, tabulated analytical results, and interpretation of the results in the context of the Contaminated Land rules of the ACRP:ALW and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; and

(iv) Volumes of soil and copies of the disposal dockets for the material removed from the site.

Results of testing of any imported fill material to ensure compliance with the definition of ‘cleanfill’, as per ‘A Guide to the Management of Cleanfills’, Ministry for the Environment (2002).
CONDITIONS RELEVANT TO CONTAMINATION DISCHARGE PERMIT 41807 ONLY

140. Permit 41807 shall expire on 31 July 2023 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

141. The discharge authorised by this consent shall be only from remediation of the hotspot of contamination identified near the greenkeeper's shed. This remediation shall be carried out prior to any other earthworks being undertaken at the site.

142. Any surface run-off water, perched groundwater or groundwater encountered within the remediation excavation area shall be:
   
   (a) Considered as potentially contaminated;

   (b) Collected in bunds or trenches within the works areas; and

   (c) Either removed and disposed of using a licensed liquid waste contractor or pumped to wastewater, subject to obtaining relevant permits, or allowed to infiltrate through the site soils.

CONDITIONS RELEVANT TO NES CONSENT R/JSU2013/2042 ONLY

143. All practicable measures shall be taken to prevent generation of dust from the excavation works. Dust shall be controlled in accordance with the "Good Practice Guidelines for Assessing and Managing the Environmental Effects of Dust Emissions", Ministry for the Environment (2001).

144. At least ten (10) working days prior to the commencement of the works a finalised Health and Safety Plan shall be submitted to the Team Leader, Earthworks and Contaminated Land Team, Auckland Council.

   (a) works shall not commence until confirmation has been received from the Auckland Council that the matters in the health and safety plan relating to the soil contamination are consistent with the Health and Safety Guidelines on the Cleanup of Contaminated Sites, Department of Labour (1994).

   (b) Notwithstanding Condition 144(a), above, if ten (10) working days have passed since the documents were submitted and no correspondence has been received from the Auckland Council regarding the site management plan the works may commence.

CONDITIONS RELEVANT TO REGIONAL EARTHWORKS PERMIT 41808 ONLY:

Duration of Permit 41808

145. Permit 41808 shall expire on 30 April 2021 unless it has lapsed, been surrendered or
cancelled at an earlier date pursuant to the RMA.

Pre-Commencement

146. At least 5 working days prior to the commencement of the earthworks activity as authorised by this resource consent, the Team Leader - Earthworks and Contaminated, Land, NRRI shall be informed in writing of the proposed start date.

147. Prior to any earthworks commencing on the site in each period between October 1 and April 30 that this consent is exercised, a pre-construction site meeting between Auckland Council and all relevant parties, including the primary contractor, shall be arranged and conducted. The meeting shall discuss the erosion and sediment control measures, the earthworks methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

Advice notes:

(a) Commencement of earthworks means the time when the earthworks, including any site preparation works or bulk earthworks, are to commence.

(b) Auckland Council representatives should include, but is not limited to, a compliance officer from the Earthworks and Contaminated Land Team, NRRI or appointed consultant working on behalf of the processing officer.

148. All perimeter controls shall be operational before earthworks commence. All ‘cleanwater’ runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthworks areas via a stabilised system, so as to prevent surface erosion.

Advice Note: perimeter controls include cleanwater diversions, silt fences and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

149. All diversion channels/bunds, either sediment laden or clean water, shall be stabilised against erosion in accordance with TP90 where constructed on gradients greater than 2%.

150. The proposed activity and erosion and sediment control measures shall be carried out in accordance with those described in Land Use Consent: Sediment Control Application No. 41808 and the supporting documents and specifications, received by Auckland Council on 14 June 2013 (Application Report), and 28 June 2013 (Additional Information Response), and as identified in the Resource Consent Conditions 146-171.

151. Prior to earthworks commencing for each of the three respective phases of earthworks as identified in the application documents, being Phase 1 - 20.3ha, Phase 2 - 14.4ha and Phase 3 - 10.00ha, an Earthworks Staging Plan for the following 12 month period from 1 October of any year, shall be submitted to the Team Leader - Earthworks & Contaminated Land Team, NRRI, for written approval and shall be implemented accordingly.

The Earthworks Staging Plan shall include, but not be limited to, the following
matters:
(a) The maximum exposed areas proposed; and
(b) Contingency plans for extreme weather events.

152. Prior to bulk earthworks commencing at respective areas of the earthworks site, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Auckland Council (Earthworks and Contaminated Land Team, NRSI), to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in Condition 150 of this consent.

153. Certified controls shall include all sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:
(a) Contributing catchment area;
(b) Shape of structure (dimensions of structure);
(c) Position of inlets/outlets; and
(d) Stabilisation of the structure.

154. Notwithstanding Condition 146, erosion and sediment control measures shall be constructed and maintained in general accordance with TP90 and any amendments to this document except where a higher standard is detailed in the documents referred to in Condition 150, in which case the higher standard shall apply.

155. Any amendments to the erosion and sediment control plans and / or methodology shall be submitted in writing to the Team Leader - Earthworks and Contaminated Land, NRSI prior to any amendment being implemented on site.

156. All Silt Fences and Super Silt Fences shall be constructed and maintained in accordance with TP90 including the design detail provisions updated December 2007.

157. Inspection advice notes issued on site by the Auckland Council or its representatives shall be actioned within the timeframes stipulated. Where there is disagreement as to the suitability of the action requested, immediate contact with the Team Leader - Earthworks and Contaminated Land is required.

158. Prior to the construction of DEBs or SRPs, silt fences, or other approved devices shall be constructed below the entire catchment of the DEB or SRP and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with TP90.

159. Written notice shall be given to the Compliance Officer, Earthworks & Contaminated Land Team - NRSI, prior to any erosion and sediment control measures being removed or decommissioned.
160. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

161. The site shall be progressively stabilised against erosion as soon as practicable as earthworks are finished over various areas of the site. Site stabilisation shall mean when the site is covered by a permanent erosion-proof ground cover, such as aggregate, and includes vegetative cover which has obtained a density of more than 80% of a normal pasture sward.

162. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader - Earthworks & Contaminated Land, NRSI. The plan shall include as a minimum:

(a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds and shall include a batch dosing methodology;
(b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
(c) Details of optimum dosage (including assumptions);
(d) Results of initial chemical treatment trial;
(e) A spill contingency plan; and
(f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

163. The CTMP required by Condition 162 shall be implemented prior to the start of any bulk earthworks at the site.

164. Any amendments to the CTMP shall be submitted in writing to the Team Leader - Earthworks & Contaminated Land, NRSI, prior to implementation.

165. A stabilised entrance, constructed in accordance with TP90, shall be established at the ingress and egress of the earthworks site. This entrance shall be maintained throughout the duration of the consent.

166. In the event that any sediment and / or soil is deposited onto the site's surrounding reading network, immediate action to clean the surrounding reading network shall be undertaken. Cleaning in this regard shall be to the satisfaction of the Council's monitoring officer, or delegated representative.

167. Notwithstanding Condition 166, suitable protection in accordance with TP90 shall be installed and maintained over the surrounding reading network's catchpits, at the direction of the Council's Monitoring Officer or delegated representative.

168. Sediment control measures shall be inspected to ensure effective operation on a daily basis or immediately after a significant storm event during construction by the contractor. The engineering representative shall also inspect the sediment control measures on their regular site inspections.
169. Any amendments to the erosion and sediment control plan of earthworks methodology shall be submitted in writing for approval by the Team Leader - Earthworks & Contaminated Land, NRSI, prior to implementation.

Seasonal Restrictions

170. No vegetation removal or earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader - Earthworks and Contaminated Land Team, NRSI at least two weeks prior to 30 April of any year.

171. Revegetation/stabilisation shall be completed by 30 April in the year of bulk earthworks in accordance with measures detailed in TP90 and any amendments to this document, unless a later date is approved in writing by the Team Leader - Earthworks and Contaminated Land Team, NRSI, at least two weeks before 30 April.

CONDITIONS RELEVANT TO STORMWATER DIVERSION AND DISCHARGE PERMIT 41440 ONLY:

Duration of Permit 41440

172. Stormwater Diversion and Discharge Permit 41440 shall expire on 1/08/2048 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater Works

173. The following stormwater management works are to be constructed for the following catchment areas and associated design guidelines, and they are completed prior to discharges commencing from the site.

<table>
<thead>
<tr>
<th>Works to be undertaken</th>
<th>Catchment area-impervious</th>
<th>Catchment area-pervious</th>
<th>Design guideline(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland 1 (W1) (Lot 600)</td>
<td>6.06ha</td>
<td>4.04ha</td>
<td>75% TSS removal (TP10) Runoff from 34.5mm rainfall detained and released over 24 hours</td>
</tr>
<tr>
<td>Wetland 2 (W2) (Lot 606)</td>
<td>6.53ha</td>
<td>3.71ha</td>
<td>75% TSS removal (TP10)</td>
</tr>
<tr>
<td>Wetland 3 (W3) (Lot 605)</td>
<td>4.68ha</td>
<td>2.67ha</td>
<td>75% TSS removal (TP10)</td>
</tr>
<tr>
<td>Wetland 4 (W4)</td>
<td>5.43ha</td>
<td>3.09ha</td>
<td>75% TSS removal (TP10)</td>
</tr>
<tr>
<td>------------------------</td>
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<td>--------</td>
<td>------------------------</td>
</tr>
<tr>
<td>(Lot 607)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Four outfalls</strong></td>
<td></td>
<td></td>
<td>One outfall per wetland</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Erosion protection measures as per plans.</td>
</tr>
<tr>
<td><strong>Roof material</strong></td>
<td></td>
<td></td>
<td>No exposed unpainted metal surfaces</td>
</tr>
</tbody>
</table>

174. Detailed designs (including any relevant drawings, plans and calculations) shall be submitted to and be approved by the Team Leader - Stormwater, Natural Resources and Specialist Input at the time of application for Engineering Plan Approval for the following:

(a) All wetlands;
(b) All outfalls; and
(c) Overland flowpaths.

175. In the event that any modifications to the stormwater management system are required, the following information shall be provided:

(a) Plans and drawings outlining the details of the modifications; and
(b) Supporting information that details how the proposal does not affect the capacity or performance of the consented stormwater management system.

All information shall be submitted to, and verified by the Team Leader - Stormwater, Natural Resources and Specialist Input, prior to implementation.

Advice note: All proposed changes must be discussed with the Team Leader - Stormwater, Natural Resources and Specialist Input, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system may require the conditions of this consent to be varied in accordance with Section 127 of the RMA.

**Planting Plan**

176. A planting plan for each of the wetlands as detailed in Condition 173 and the riparian margins of the Papakura Stream shall be submitted to and approved by the Team Leader - Stormwater, Natural Resources and Specialist Input prior to works commencing.

177. The planting plan shall set out the details of the planting for the wetlands and the riparian margins of the Papakura Stream. The plan shall include, but not be limited to:

(a) Density and spacing of plants;
(b) Species composition;
(c) Planting for habitat and shading of native fish species; (d) Planting for the stability of the stream banks; (e) Timing of proposed planting;
(f) Reference to relevant technical publications (for example TP10, TP148);
(g) Programme for replacement of plants.

Advice note: the planting plan can be submitted as part of a wider landscaping plan or strategy for the site, however is expected to include the above information to meet the specific requirements of the stormwater permit.

Construction Meetings

178. Five (5) working days prior to commencing construction works of each stormwater wetland detailed in Condition 173, pre-construction site meetings between Stormwater Natural Resources and Specialist Input and all relevant parties, including the site stormwater engineer, shall be arranged.

Advice note: It is anticipated that meetings shall be arranged for each of the four stormwater wetlands detailed in Condition 173 of the different stages of the development.

179. The following information shall be provided at each of the pre-construction meetings:

(a) Timeframes for key stages of the works authorised under this consent;
(b) contact details of the site contractor and site stormwater engineer; and
(c) approved (signed/stamped) construction plans.

Any resulting modifications to the stormwater management system may be reviewed by Auckland Council at this time and shall be verified in accordance with Condition 175 above.

180. Within 30 days of Practical Completion, and prior to operation of each of the stormwater wetlands, post-construction site meetings shall be arranged and conducted between Stormwater, Natural Resources and Specialist Input and all relevant parties, including the site stormwater engineer. As-Built certification and plans shall be available for these meetings, as specified in Condition 169.

Advice note: It is anticipated that meetings shall be arranged for each of the four stormwater wetlands detailed in Condition 173 following completion at the different stages of the development.

Certification of construction works
181. Within 30 days of Practical Completion of each of the stormwater wetlands, As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management system, shall be provided to the Team Leader - Stormwater, Natural Resources and Specialist Input.

Advice note: it is anticipated that plans shall be submitted following practical completion of each of the four stormwater wetlands at the relevant stages of the development.

182. The As-Built plans shall include, but not be limited to:

(a) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;

(b) location, dimensions and levels of any major overland flow paths including cross sections and long sections;

(c) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure; and

(d) documentation of any discrepancies between the design plans and the As-Built plans.

Operation and Maintenance

183. The stormwater management and treatment system shall be managed in accordance with an approved Operation and Maintenance Plan.

Advice note: The Consent Holder shall undertake maintenance of all stormwater wetlands until such time that these are vested to Auckland Council Stormwater Unit.

184. An Operation and Maintenance Plan for the stormwater management and treatment system shall be submitted to the Team Leader - Stormwater, Natural Resources and Specialist Input within 30 days of completion of the construction of the first stormwater wetland on the site.

185. Within 30 days following construction of each stormwater wetland detailed in Condition 173, the Operation and Maintenance Plan shall be reviewed, updated and submitted for approval to the Team Leader - Stormwater, Natural Resources and Specialist Input.

Advice note: The operation and maintenance plan should address short and long term maintenance.

186. The Operation and Maintenance Plan shall set out how the stormwater management and treatment system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:

(a) Details of who will hold responsibility for short-term and long-term maintenance of the stormwater management system and the organisational structure which will
support this process;
(b) a programme for regular maintenance and inspection of the stormwater management system;
(c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
(d) a programme for post storm maintenance;
(e) a program for inspection and maintenance of outfall erosion;
(f) general inspection checklists for all aspects of the stormwater management system, including visual checks of roadside catchpits, wetlands and outfalls; and,
(g) a programme for inspection and maintenance of vegetation associated with the stormwater management devices.

187. Any amendments to the Operation and Maintenance Plan shall be submitted to and be approved by the Team Leader - Stormwater, Natural Resources and Specialist Input, in writing prior to implementation.

Advice note: If the ownership or control of the site is to change, the Consent Holder is advised that this consent (41440) to divert and discharge stormwater must be transferred to the new owner or operator by notifying Auckland Council on the prescribed form.

Overland Flow Paths

188. For stormwater flows in excess of the capacity of the primary drainage systems, overland flow paths shall be provided and maintained to allow surplus stormwater from critical storms (up to the 100 year ARI event), to discharge with the minimum of nuisance and damage.

Maintenance Report

189. A maintenance report shall be provided to the Team Leader - Stormwater, Natural Resources and Specialist Input on request. The maintenance report shall include but not be limited to the following:

(a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
(b) details of any maintenance undertaken; and
(c) details of what inspections were completed over the preceding twelve months.

190. Details of all inspections and maintenance for the stormwater management system for the preceding three (3) years shall be retained.

Review Condition

191. The conditions of this consent may be reviewed by the Auckland Council pursuant to
Section 128 of the Resource Management Act 1991, (with the costs of the review process being borne by the Consent Holder), by giving notice pursuant to Section 129 of the Act, in one or more of the following times:

(a) June 2014
(b) June 2015
(c) June 2016
(d) And/or at five yearly intervals after either the date of that review (if such review occurs) or after June 2016 whichever is the earlier.

The purpose of the review may be for any of the following purposes, namely:

(a) To deal with any adverse effect on the environment which may arise from the exercise of the consent or upon which the exercise of the consent may have an influence and which becomes apparent, or is found appropriate, to deal with at a later stage, and in particular but without limiting the ambit of this clause to:
   (i) Insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this Consent and to report the results of that monitoring to the Auckland Council; and/or
   (ii) Insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this Consent on the local receiving environment and to report the results of that monitoring to the Auckland Council;

(b) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remediating or mitigating any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage

ADVICE NOTES

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.

2. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.

3. A failure to conduct a pre-construction meeting without Auckland Council notification may result in enforcement action being taken.

4. This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and
Building Consent if you have not already done so.

5. A copy of this consent and the associated approved drawings should accompany your application for a Project Information Memorandum and Building Consent. If not supplied unnecessary delay may occur in the processing of your application.

6. Prior to carrying out any works within the legal road corridor (boundary to boundary) the consent holder will need to obtain a 'Corridor Access Request' ('CARJ' from Auckland Transport. A copy of the 'CAR' approval is to be brought to the pre-construction meeting for the subdivision/development. A 'CAR' is required for both open cut trenching and trenchless techniques for utility installations. The application for a 'CAR' is to be made online to www.beforeudig.co.nz. The application form requires relevant background details including resource consent details, traffic management plans, and the location and nature of the works. Please note that a 'CAR' may take up to 15 days to process and construction hours may be restricted on Level 2 or 3 roads, as defined in the Code of Practice for Temporary Traffic Management, ("COPTTM" of NZTA). A charge may apply.

7. Separate approval from Veolia Water New Zealand is required for any proposed Wastewater and Water Supply connections. The contact details for Veolia Water are as follows:

Veolia Water New Zealand 61-63 O'Shanessy Street
Papakura 2110 New Zealand Tel 09250515
Fax: +64 9 2962632

8. This approval does not permit the construction of the necessary engineering works within other affected properties, as Right of Entry consent may not have been obtained.

9. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of Jaw. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.

10. If the ownership or control of the site is to change, the consent holder is advised that this consent to divert and discharge stormwater should be transferred to the new owner or operator by notifying Auckland Council on prescribed form.

11. All archaeological sites are protected under the provisions of the Historic Places Act 1993 (HPA). It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the New Zealand Historic Places Trust (NZHPT) Register of historic places, historic areas, wahi tapu and wahi tapu areas. Under sections 11 and 12 of the Act, applications must be made to the NZHPT for an authority to destroy, damage or modify an archaeological site(s) where avoidance of effect is not practicable. It is the responsibility of the applicant (consent holder) to consult with the NZHPT about the requirements of the HPA and to obtain the necessary Authorities under the HPA should these become necessary as a result of any activity associated with the proposed development.

12. A copy of this consent should be held on site at all times during the establishment and
construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of five days prior to commencement. Such notification should be sent to the Council's Papakura Service Centre Compliance Inspectors Resource Management on 301 0101 ext (46) 3689 or ext (46) 3623 and include the following details:

- name and telephone number of the project manager and the site owner;
- site address to which the consent relates;
- activity to which the consent relates; and
- expected duration of works.

13. Auckland Council shall be paid any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991, or any additional charge required pursuant to Section 36(3) of the Resource Management Act 1991 in respect of this consent.


15. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection under sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.

16. The granting of this resource consent does not in any way allow the applicant to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the applicant, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.

17. Compliance with the consent conditions will be monitored by Council (in accordance with section 35(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will Council issue a letter on request of the consent holder.