Decision on an application to vary conditions of a resource consent under section 127 of the Resource Management Act 1991

Discretionary activity under section 127(3)

Application number(s):	LUC60010513-A
Applicant:	AV Jennings Hobsonville Pty Limited
Site address:	'Hall Farm' Lot 3 DP 327701 and Lot 1 DP 310813, State Highway 1, Upper Orewa
Legal description:	Lot 3 DP 327701 and Lot 1 DP 310813

Proposal:

To vary conditions 40 and 41 of consent LUC60010513 (BUN20441333).

The discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to conditions of consent LUC60010513 involving the following amendments (with strikethrough for deletion, underline for insertions):

Land use consent (s9) – LUC60010513

Changes to condition 2

Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) **and as varied by consent LUC60010513-A.**

Change to Condition 40 (Common Areas Maintenance Plan):

Prior to the ~~commencement of any works~~ **lodgement of s223 for Stage 1** the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:

(a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.

(b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Change to Condition 41:

Prior to the ~~commencement of any works~~ **lodgement of s223 for Stage 1** the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 127, and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.

2. In accordance with an assessment under ss104(1)(a), 104(1)(ab) and 127(3) of the RMA the actual and potential effects from the variation will be acceptable as:

    a. The proposed variation to the wording of conditions 40 and 41 to allow for the information to be provided to Council prior to s223 being granted will have no adverse effects on the wider environment as the intent of these conditions will still be realised without compromising the decision as granted.
    b. In terms of positive effects, the proposed variation allows for physical works such as earthworks to begin on site in order to realise the consent.
    c. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA the variation is consistent with the relevant statutory documents. In particular:

    - Subdivision – Urban Objectives and Policies contained in E39.2 and E39.3:

    As the amended conditions would not alter the form, layout or outcome of the consented subdivision, but would just enable the applicant to start works on the site prior to the submission required by conditions 40 and 41.

4. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.

5. This variation achieves the sustainable management purpose of the RMA in Part 2 because it enables the efficient timing of development on the site.

6. Overall the proposed variation is acceptable as does not adversely affect or alter the intended outcome of the consent as granted.

Conditions

Under section 108 of the RMA, this variation is subject to the following amendments to existing conditions (~~strikethrough~~ for deletion and **bold and underline** for additions):

Changes to condition 2

Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) **and as varied by consent LUC60010513-A.**

Change to Condition 40 (Common Areas Maintenance Plan):

Prior to the ~~commencement of any works~~ **lodgement of s223 for Stage 1** the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:

(a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.

(b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Change to Condition 41:

Prior to the ~~commencement of any works~~ **lodgement of s223 for Stage 1** the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*

Delegated decision maker:

Name: Steve Seager

Title: Team Leader, Resource Consents

Signed: 

Date: 14/09/18

Attachment 1: Consolidated conditions of consent as amended

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, SUB60035991, DIS60048302, DIS60048335, LUS60048380 andWAT60051016).

Definition of Terms

1. In these conditions:

(a) "approve", "approval" and "approved" or "to the satisfaction of" in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;

(b) "conditions" means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;

(c) "consent" means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, DIS60048302, DIS60048335, LUS60048380 and *WAT60051016*);

(d) "Consent Holder" means the applicant, Orewa West Investments Limited, at Auckland;

(e) "Council" means the Auckland Council;

(f) "engineering works" includes, but is not limited to:

- Earthworks and sediment control;
- The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
- Street lights, landscaping or structures on land; and
- Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

(g) "RMA" means the Resource Management Act 1991;

(h) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A.

3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan 11712-01 drawing SK89 Rev A prepared by Airey Consultants Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

Monitoring Charges

4. The Consent Holder shall pay the Council an initial consent compliance monitoring charge of $1500 (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.

Advice Note:

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. 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. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the Consent Holder.

Lapse of Consent

5. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:

- The consent is given effect to (i.e. a survey plan or plans for all stages of the subdivision have been submitted to Council for approval under section 223 of the RMA), but shall thereafter lapse if the survey plan or plans are not deposited in accordance with section 224 of the RMA; or

- The Council extends the period after which the consent lapses

Review of Conditions

6. At least 7 days prior to any work commencing in relation to this consent, the Consent

Holder shall notify the Council's RMA Compliance Administrator by telephone (0800 426 5169) of the expected date of work commencing.

Access to property

7. Until all the conditions of this consent have been completed to the satisfaction of the Team Leader, Resource Consenting and Compliance, servants or agents of the Council are to 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 while adhering to the Consent Holder's Health and Safety Policy.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, 51 super-lots and 575 finished lots.

9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note*: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513, DIS60048302, DIS60048335, REG66080 and REG67197).*

Engineering Plan Approval

10. Prior to commencement of any construction work for each stage, or prior to lodgement of the survey plan pursuant to section 223 of the RMA for that stage, whichever is earlier, the Consent Holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) for the works to be completed in that stage of the development to the Team Leader for approval ("EPA").

11. No construction activity shall commence on site until written confirmation of approval of the engineering plans and associated management plans has been obtained from the Team Leader and all measures identified as required to be established prior to commencement of works have been established to the satisfaction of the Team Leader.

12. Details of the chartered professional engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for EPA. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.

13. The engineering plans are to include the following:

    (a) Details of the extent of works to be undertaken in the stage and the extent of stabilisation to be completed at the end of the stage and/or construction season.

    (b) A Construction Management Plan ("CMP") for the stage containing sufficient detail to address the following matters (where relevant):

- Who the site or project manager is and contact details (phone, facsimile, postal address).

- The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.

- Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.

- Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places

- The location and design of all hoardings and gantries.

- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.

- Control procedures for delivery and removal of construction materials from public roads or places.

- Location of workers conveniences (e.g. portaloos).

- Ingress and egress to and from the site for construction vehicles.

- Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).

- Construction noise management.

(c) Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified person, shall be prepared and submitted to the Team Leader – Northern Monitoring, No earthworks on the subject site shall commence until written approval from the Team Leader has been provided confirming that the ESCP is satisfactory. The ESCP shall include but is not limited to:

- staging details with specific erosion and sediments control works including location, dimensions and drawing in A3 format. All controls should be in line with Industry Best Practice as well as in general GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05));

- details of the site's stabilised construction entrance(s);

- timing and duration of construction and operation of control works;

- details relating to the management of exposed areas (eg grassing, mulching or placing of hard fill);

- the maximum exposed areas proposed and/or confirmation that an area no greater than 15ha will be exposed at any one time throughout the duration of the earthworks;

- monitoring and maintenance requirements for the proposed erosion and sediment controls; and

- measures for the management and measurement of dust in accordance with GD05 and the MfE Good Practice Guide for Assessing and Managing Dust.

(d) Erosion and sediment control measures shall be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher standard is detailed in the documents referred to in the conditions elsewhere, in which case the higher standard shall apply. For the purposes of clarity, the following additional standards are to be included:

- sediment retention ponds (SRP) are to be sized to meet, and where possible exceed the minimum volume of 3% (300m³ of storage for each 1ha of contributing catchment);

- The decant systems in the SRPs are to have devices to enable the raising of these decants;

- SRPs are to have forebays with a minimum volume of 10% of the pond's volume;

- Floating booms are to be installed in the SRPs where appropriate to trap and floating debris (such as mulch) to minimise blockages of the decants;

- Decanting earth bunds (DEBs) are to be sized to a minimum of 3% (90m³ of storage capacity for each 3,000m² of contributing catchment);

- DEBs shall have a minimum length to width ration of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3l/sec/ha of contributing catchment, a stabilised emergency spillway, a minimum of 2m in width;

- All sediment control fencing utilised during earthworks shall be constructed as super silt fences in accordance with GD05;

Advice Note:

In the event that minor amendments to the ESCP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the erosion and sediment controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

(e) Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 13 (c) of this consent.

Certified controls shall include the sediment retention ponds, the decanting earth bunds, chemical treatment arrangements, super 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.

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.

Advice Note:

Certified controls may include sediment treatment devices, any decanting earth bunds and diversion channels/bunds.

(f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan 11712-01 drawing SK89 Rev A prepared by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

Advice Note:

Road 1 follows the alignment determined by Auckland Transport as a future arterial road. Although condition 13(f) requires the design of a local road, if Auckland Transport constructs the arterial road, a formal Infrastructure Funding Agreement ("IFA") will be required. The IFA will set out how the costs of the road construction to arterial road standards are to be shared.

(g) Details of the location and design of all rubbish collection points.

(h) Design of footpaths to be constructed on each street designed to be vested as a public road, including along Road 1. Such design to be generally in accordance with Auckland Transport's Code of Practice. Footpaths shall be provided on both sides of the road. Provision for footpaths is not required for any public 'shared zone' streets but for the 'shared zone' streets, pedestrians must be able to walk along these streets safely. For all other private roads, a 1.8m wide footpath shall be installed on at least one side. The details of these footpaths shall be determined at the EPA stage.

(i) Detailed design of all street and accessway lighting and any other structures/facilities on the roads to be vested in the Council which are to be designed in accordance with Auckland Transport's Code of Practice. The type of light fittings shall be acceptable to the electricity network supplier responsible for the area.

(j) Detailed design of private accessways to be constructed as vehicle crossings, with the footpath continuous in grade, width, colour and cross-fall. The accessways shall also ensure a 5m platform no steeper than 1 in 20 prior to the footpath.

(k) Detailed design of all new public accessways in accordance with Auckland Transport's Code of Practice. Detailed design of pedestrian and cycle trails within the common areas of the site, generally in accordance with Fig. 27 of the Boffa Miskell Pedestrian and Cycle Strategy Diagram Rev. B and in accordance with the guidelines set out in the NZ Cycle Trail Design Guide (4th Edition).

(l) Detailed design of a new left turn lane to be constructed on the northbound offramp at the approach to the western interchange roundabout, generally as per Traffic Solutions Ltd Dwg.712/1. Detailed engineering design plans shall be submitted to NZTA prior to construction, and implemented in accordance with NZTA requirements. The slip lane shall be constructed and operational upon completion of Section 224(c) for Stage 1.

(m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted with the engineering plans for Stage 1.

(n) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for Stage 1.

(o) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for Stage 1.

(p) At the time of detailed engineering design for the final stage of the development, or at the time Road 1 becomes a regional arterial road, whichever occurs first, the Consent Holder shall undertake an assessment of the safety and effectiveness of the crossing points referred to in Condition 13(o) for the review of the NZ Transport Agency. If the NZ Transport Agency determines that a crossing treatment at these locations (such as a zebra crossing or signals to assist pedestrians and cyclists to safely cross the road) is necessary, the cost of these works shall be met by the Consent Holder.

(q) The Consent Holder will consult with the Department of Conservation regarding the provision of additional connections from the development to the Nukumea Scenic Reserve and to the walking and cycling network.

(r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require

the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:

- Landowner's approvals from Auckland Transport for works in the road reserve land.

- A road stopping or road exchange process.

- Further analysis to determine whether the road reserve space between Road 1 and Lots 95-99 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.

- Further analysis to determine the design of the intersection of the RTN Station access road/ Road 1 arterial for example whether it is a roundabout or a signalised intersection.

- Further analysis to assess the interaction of the future RTN Station access road/ Road 1 intersection with the Grand Drive interchange and to determine whether the arterial road and SH1 interchange will operate effectively under the proposed layout. It is expected that this analysis will occur over the next 5 years as part of the Supporting Growth programme.

- Further analysis to assess the internal circulation of traffic flows within the residential sub-division and the interaction of local access traffic with commuter traffic entering/ exiting the proposed park and ride.

Advice Notes:
Auckland Transport may request additional infrastructure be included in the IFA and it is recommended that further discussions are held with Auckland Transport.
The Consent Holder will ultimately be required to complete Auckland Transport's Road Stopping process to remove the paper road status from the two sections of existing paper road through the land towards the southern end of the site. It should be noted that the process for legally stopping a road can take some time and therefore this process should be initiate as soon as possible to reduce potential delays.

All signage and markings for traffic controls within the development shall be made legally enforceable.

The consent holder is advised that all regulatory controls, such as no stopping restrictions, give way or stop controls, must be officially resolved by AT's Traffic Control Committee. Any controls within the existing road reserves may require consultation. All costs related to the implementation of regulatory controls are to be borne by the applicant.

(s) Details of how the public stormwater system will be constructed. Full design calculations, detailed drawings and maintenance schedules shall be provided with the engineering plans to cover the expected ongoing requirements for all stormwater treatment devices.

(t) Full design details and calculations demonstrating options for the collection, treatment and utilisation of roof collected water. The report shall also provide stormwater storage, attenuation and discharge details for a range of impermeable surfaces.

(u) Detailed design, for each stage, of the reticulated water supply network, to be provided in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

(v) Details of how development of roads and access ways will enable access for emergency vehicles for firefighting purposes in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

(w) Details of fire hydrants to be installed. Should fire hydrants be incorporated as part of the reticulated network, they must be placed on the footpath to enable unimpeded access for the New Zealand Fire Service and must be located within 135m of all lots in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note:

Should the applicant wish to undertake alternative methods of providing water supply for firefighting purposes such as sprinkler systems or water tanks, it is strongly recommended the NZFS are consulted prior to such concepts.

Advice Note:

The applicant is reminded that they will need to obtain an encroachment

licence from Auckland Transport for the proposed private water supply lines within public roads.

(x) Detailed design of a car park to be constructed at the northern end of the site, physically separate from the adjoining reserve. The separation shall be suitable to prevent access to the reserve by motor vehicles including motor cycles, but enable access for pedestrians.

(y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.

14. As part of the application for Engineering Plan Approval for each stage, a chartered professional engineer must:

(a) Certify that the public stormwater system has been designed in accordance with the requirements of the Council's Code of Practice for Land Development and Subdivision Chapter 4 (Stormwater) to serve all lots within the stage of development.

(b) Certify that all water supply and wastewater systems have been designed in accordance with the *Water and Wastewater Code of Practice for Land Development and Subdivision,* May 2015 prepared by Watercare Services Limited.

(c) Certify that the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 have been met.

(d) Certify that all public road and associated structure/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.

(e) Confirm that all practical measures are included in the design to facilitate safe working conditions.

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

16. A Road Safety Audit (RSA) shall be undertaken on the detailed design of the roading within the development and for any works within the existing road reserve. Separate RSAs shall be undertaken for each stage of development. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

17. An independent safety audit shall be prepared and provided to the NZ Transport Agency for proposed Road 1 and its connection to within the existing western roundabout of the Grand Drive interchange. Any safety related changes identifies in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

Advice Note:

The New Zealand Transport Agency may have additional safety audit requirements for works within its designation.

18. Where an approach to an intersection results in a K value less than 4, advance warning for the intersection shall be provided by way of signage, markings or additional speed calming.

Temporary Traffic Management Plan

19. Prior to the commencement of any works, the Consent Holder shall submit a Temporary Traffic Management Plan ("TTMP") to the Team Leader for approval. The TTMP shall:

(a) Address the effects of temporary works associated with the western Grand Drive Interchange roundabout.

(b) Address the effects of heavy vehicle movements to and from the site, particularly associated with removal or importation of fill materials and topsoil (as required by any other specific condition of this consent) and for all works associated with the western Grand Drive Interchange roundabout and within the State Highway 1 motorway corridor and designation.

20. The TTMP shall meet Council's and NZTA requirements (refer s.109.2 of the "Standards for Engineering Design and Construction") and shall be provided to the NZ Transport Agency for consideration and approval.

21. The Consent Holder shall obtain written approval and an 'agreement as to works' from the NZ Transport Agency for all works within the State highway 1 motorway corridor and designation.

Advice Note:

Prior to the commencement of construction, any works to be carried out on NZ Transport Agency property requires its land owner approval.

Vegetation Removal Plan

22. Prior to commencement of any works the Consent Holder shall submit a Vegetation Removal Plan ("VRP") to the Team Leader for approval. No vegetation removal shall occur outside the property boundary. i.e. no vegetation shall be removed from the adjacent Nukumea Reserve. The Consent Holder shall undertake all efforts to retain as much vegetation as possible on site.

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

(a) Provide for the use of native, eco-sourced, vegetation from as close as possible, including fruiting and flowering trees and plants.

Advice note:

This is to ensure continuity and connectivity with Nukumea Scenic Reserve, enhancing the overall environment for native biodiversity (taonga). Appropriate plants should be used in the varying habitats to provide the natural, native foods and refuges for the differing species e.g. fruiting plants for forest birds, reptile friendly plants, habitat for fernbirds, protection and enhancement of wetland areas for swamp birds.

(b) Provide for the use of appropriate species (that will be restricted in height at maturity) for the higher contoured areas at the western boundary of the site for a distance of at least 20m below the unformed legal road.

(c) Show planting of native species around the northern permitter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 29 May 2017.

(d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 22 May 2017. The planting shall be comprised of a mixture of bush and tree species.

(e) Provide for a weed and pest animal control plan for all existing vegetation and planting areas.

(f) Provide for the planting of all fringe areas of the site currently dominated by gorse and woolly nightshade (and other weeds) with appropriate native species, including the long-term management of these plantings.

(g) Show the specific planting works to be undertaken in each stage of the development, ensuring that the boundary screen planting proposed in (f) above shall be completed as part of Stage 2 of the development.

(h) Include a maintenance schedule and programme for all site areas to be planted.

24. The Consent Holder shall carry out all planting in the stages identified and in accordance with the approved PMP. The Consent Holder will advise Council when planting for each stage is initiated.

25. Plant maintenance in accordance with the approved PMP shall occur for five years or until 75% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the weed and pest animal control plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.

26. The Consent Holder shall submit a Planting Monitoring Report to the Team Leader for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not be limited to the following information in respect of each lot:

(a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);

(b) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;

(c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;

(d) Details on the condition of, and recommendations for maintenance of, the fencing.

(e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.

27. If remediation work is recommended in accordance with condition 26, the Consent Holder shall:

(a) Undertake this remediation work within six months from the start date.

(b) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.

28. Once Council has provided a practical completion certificate the Consent Holder may enter into a surety bond of a sum calculated to be 1.5 times the cost of maintenance and 10% the cost of planting or $3000 per hectare (whichever is the greater sum) to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the Team Leader. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting areas.

Streamworks and Riparian Planting and Management Plan

29. Prior to commencement of any works the Consent Holder shall submit a Streamworks and Riparian Planting and Management Plan ("SRPMP") to the Team Leader for approval. The plan shall follow best practice methodology and shall include:

    (a) Specific erosion and sediment controls for instream work.

    (b) Specific details regarding the placement of the culvert under Road 1.

    (c) Methodology for the reclamation and installation of the counterfort drainage to be placed in the upper middle stream.

    (d) Details of how flows will be managed during this time.

    (e) Provision for a minimum of 10 metres from the bank edge of intermittent streams, and 20 metres from the bank edge of permanent streams to be planted in native vegetation.

    (f) The specific planting works to be undertaken in each stage of the development.

    (g) A planting and maintenance schedule

30. The Consent Holder shall carry out riparian planting in accordance with the approved SRPMP. Any weeds present in the riparian area shall be controlled prior to planting in accordance with the weed and pest animal control plan.

Lizard Management Plan

31. Prior to the commencement of any vegetation removal works the Consent Holder shall submit and have certified by the Team Leader (North/West) Biodiversity, a Lizard Management Plan ("LMP") prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP shall have two objectives:

    (a) The population of each species of native lizard present on the site shall be maintained or enhanced, either on site or at an appropriately translocated; and

    (b) The habitats on the site or at the translocation site post development support viable native lizard populations for all species present pre-development.

32. The LMP shall address the following (as appropriate):

    (a) Credentials and contact details of the ecologist/herpetologist who will implement the plan.

    (b) Timing of the implementation of the LMP.

    (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols, nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.

    (d) A description of the relocation site(s); including discussion of:

- provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;

- any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;

- any weed and pest management to ensure the relocation site is maintained as appropriate habitat;

- monitoring methods, including but not limited to: baseline surveying within the site; baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites; ongoing annual surveys to evaluate translocation success; pre and post – translocation surveys; and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and

- A post-vegetation clearance search for remaining lizards.

33. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP shall certify that the lizard related works have been carried out according to the approved LMP within two weeks of completion of the vegetation clearance works.

34. Upon completion of works, all findings resulting from the implementation of the LMP shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme ("ARDS") Card. A copy shall be sent to the the Team Leader (North/West) Biodiversity.

35. All works on site must comply with the certified LMP.

Advice note:

Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for gecko's following felling of trees and shrubs and to rescue any skinks from ground cover vegetation and terrestrial retreats.

Fish Capture and Relocation Plan

36. Prior to the commencement of any works the Consent Holder shall submit a Fish Capture and Relocation Plan to the Team Leader for approval. The plan will detail, as a minimum:

(a) The timing of fish capture in relation to works methods.

(b) Fish capture methods to be used.

(c) Requirement for a freshwater ecologist to supervise all stream channel dewatering.

(d) Proposed fish release sites.

(e) Requirement to prepare a fish relocation report, to be provided to Council at the completion of stream works.

Stream and Wetland Environmental Compensation Plan

37. Prior to any streamworks reclamation, the applicant will provide the following:

The Consent Holder shall submit a Stream and Wetland Environmental Compensation Plan ("SWECP") to the Team Leader for approval. The purpose of the SWECP shall be to identify and provide for suitable offsite mitigation and/or compensation for streamworks undertaken as part of the consent. The plan will detail, as a minimum:

(a) Final location details of the compensation site(s).

(b) Full calculations (including all supporting documentation) to determine the required amount of offsetting, including onsite and offsite SEV and ECR calculations, in accordance with TR2011/009, and TP148.

(c) A compete quantified and qualified assessment and robust offsetting package for wetland loss.

(d) Plans that identify the onsite impact and offsite mitigation locations for both streams and wetlands which clearly depict the widths of all riparian margins, the length of stream proposed to be impacted and mitigated and the wetland areas proposed to be impacted and mitigated.

(e) A description of, and justification for, the form the offset compensation will take. This will include (but is not limited to):

- Riparian planting;
- Daylighting or naturalisation; and
- Instream habitat enhancement.

(f) Where mitigation is carried out offsite, the inclusion of a planting and maintenance plan, in accordance with Appendix 16 AUP:OP.

(g) Details of any of the provision(s) for fish passage at the offsetting sites.

(h) A detailed programme for the implementation of the compensation works demonstrating how they will be completed within two earthworks seasons from the start of the reclamation.

(i) Prior to streamworks commencing a native fish relocation plan shall be prepared and submitted to the Team Leader for certification.

(j) A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required in condition 36 and be on site during dewatering to rescue and relocate and native fish present.

(k) If fish relocation is carried out, the Team Leader shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.

Chemical Treatment Management Plan

38. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan ("ChTMP") shall be submitted for the written approval of the Team Leader. The plan shall include as a minimum:

(a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds.

(b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet).

(c) Details of optimum dosage (including assumptions).

(d) Results of initial chemical treatment trial.

(e) A spill contingency plan.

(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.

Advice Note:

The Consent Holder shall consider using environmentally sustainable or recyclable materials and products, including floccing products as part of its ChTMP.

In the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the Act. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

West Hoe Stream Arch Culvert

39. Prior to any streamworks in the West Hoe Stream catchment a West Hoe Stream Arch culvert design plan shall be submitted to the Team Leader for approval. The West Hoe Stream Arch culvert design plan shall include as a minimum:

(a) Final location details of the siting of the Arch culvert.

(b) Final design of the Arch culvert, abutments and inlet and outlet features.

(c) Details of how the design has avoided or minimised impact on the stream and wetland associated with the final location.

(d) Staging of the construction of the Arch culvert.

(e) Timing of the construction and if occurring during the main fish migration season (September-January) how streamworks will be managed to avoid any impediments to the passage of fish.

(f) How the final design will provide for fish passage in subsequent years.

(g) How the final design will minimise impact on the area and functions of the natural wetlands of the West Hoe Stream.

(h) How the final design will minimise variations in flows upstream and downstream of the culvert location.

(i) The development of a monitoring plan to ensure that the final design does not affect the ecological values of the West Hoe Stream and associated wetland areas.

Common Areas Maintenance Plan

40. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:

(a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.

(b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Design Guidelines

41. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Works in Progress Conditions

Pre-commencement meeting

42. Prior to the commencement of earthworks in each season, the Consent Holder shall hold a pre-start meeting to discuss the erosion and sediment control measures, the earthworks methodology and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. The meeting shall be:

- Located on the subject site.
- Scheduled not less than five days before the anticipated commencement of earthworks.
- Include Auckland Council officer[s].
- Include representation from the contractors who will undertake the works.

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

- Timeframes for key stages of the works authorised under this consent.

- Resource consent conditions.

- Approved Erosion and Sediment Control Plan, Construction Traffic Management Plan and Chemical Treatment Management Plan.

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

Advice Note:

To arrange the pre-start meeting please contact the Team Leader Northern Monitoring. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Hours of work

45. All construction /earthworks activities on the site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise, at all times. The use of any noise generating tools, motorised equipment, and vehicles associated with construction and/or earthworks activity on the site are therefore restricted to between the following hours to comply with this Standard: Summer (1 November – 30 April)

- Monday to Friday 7:00 am to 6:00 pm

- Saturday 7:30 am to 6:00 pm

Winter (1 May – 31 October)

- Monday to Friday 7:30 am – 5:00 pm

- Saturday 8:00 am – 1:00 pm

All access and work on site associated with the activity shall be prohibited on Sundays and public holidays and for a two week period over the Christmas period (23 December – 5 January inclusive).

Advice Note:

Works may be undertaken outside these hours only with the written approval of the Council. This will be granted only under special circumstances, for example in the event of urgent stabilisation works or inclement weather preventing work Monday to Saturday. Any work outside these hours will be subject to the approval of any neighbouring residents or other affected parties that may be identified by the Council's Manager, Resource Consenting and Compliance in his/her sole discretion.

Health and Safety

46. A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at

all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Construction Effects Management

47. All management plans approved with the EPA shall be implemented during the course of development works for each stage. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader to certify that the erosion and sediment controls have been constructed in accordance with the approved ESCP.

48. Beyond the boundary of the site where the activity is undertaken there shall be no noxious, dangerous, offensive or objectionable odour or dust. There shall be no burning of any material (including cleared vegetation) on site.

49. There shall be no more than 15ha of disturbance or earthworks on site at any one time.

50. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

51. Prior to the construction of any sediment retention ponds, super silt fences, or other approved devices shall be constructed below the sub-catchment of the sediment retention pond and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with GD05.

52. The Consent Holder shall, at all times, control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001). All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:

    - The staging of areas of the works.
    - The retention of any existing shelter belts and vegetation.
    - The installation and maintenance of wind fences and vegetated strips.
    - Watering of all haul roads and manoeuvring areas during dry periods.
    - Spraying of load dumping operations.
    - Suspension of all operations if necessitated by the prevailing conditions.

53. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and not to be included within future building sites.

54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence,

temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.

55. At all times during construction, provision shall be made for Ngāti Manuhiri to monitor the removal of topsoil at strategic locations, including ridgelines and streams (as they are more likely to be associated with archaeological sites). In addition, provision for Ngāti Manuhiri to inspect the silt / stormwater wetland treatment devices and sediment controls in place prior to major earthworks associated with each commences. If a severe adverse weather event occurs during earthworks, Ngāti Manuhiri shall be invited to inspect the integrity of the controls, such monitoring and inspection to be at the Consent Holder's expense.

56. Procedures for checking heavy machinery for leaks of fluids before the machinery is permitted to enter riparian areas and a prohibition on machinery refuelling near waterways shall be followed at all times during construction.

Heritage

57. The Consent Holder shall put procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project informs the project archaeologist, Heritage New Zealand Pouhere Taonga and the Cultural Heritage Implementation Team of any archaeological discoveries.

58. If koiwi tangata (human remains) are uncovered on the site during the implementation of this consent, work shall cease immediately in the immediate vicinity of the remains and the mana whenua, the New Zealand Police, the Auckland Council area-based Resource Consenting and Compliance Team and Heritage New Zealand Pouhere Taonga shall be contacted so that appropriate arrangements can be made.

59. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then these sites shall be recorded by the Consent Holder for inclusion within the Auckland Council Cultural Heritage Inventory. The Consent Holder's project archaeologist shall prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

Advice Note:

That the CHI team leader be notified 48 hours before the commencement of works (Chris Mallows chris.mallows@aucklandcouncil.govt.nz).

Conditions relating to LUC60010513 (Earthworks)

Duration

60. Permit LUC60010513 shall expire ten years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

61. Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council technical publication GD05 shall be installed. These structures shall be maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.

Soil contamination

62. If evidence of soil contamination, which has not been previously identified, is discovered during the works, the Consent Holder shall immediately cease the works and notify the Team Leader, Northern Monitoring, Resource Consents, Auckland Council, and provide a site contamination report to the satisfaction of that Team Leader.

63. The Consent Holder shall ensure any soil removed from the site is disposed of in a managed or licensed landfill facility in accordance with the facility's soil testing requirements, and evidence of disposal is provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

64. Imported fill materials shall be tested in compliance with cleanfill criteria as outlined in the Ministry for the Environment Guide for Managing Cleanfills (2002) and evidence thereof provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

Geotechnical certification

65. Earthworks including the placement and compaction of fill materials must be supervised by an appropriately qualified geotechnical engineering professional.

66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016 and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions,* by a Chartered Professional Engineer experienced in soil mechanics.

67. All earthworks and sediment control measures shall be carried out in accordance with Auckland Council's GD05.

68. Detailed earthworks plans with confirmed stabilisation and satisfactory factors of safety, as specified in the Standards, shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site. Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

    Advice Note:

    Council will not vest and maintain counterfort drains or any stabilisation drainage and its installation is permitted only if there is not anticipated to be any maintenance required. The installation of all stabilisation measures shall be carried out to such a standard that further development on each site will not be required to resort to section 72 notices at building consent stage.

    Council reserves the right to request a peer review at any stage of the earthwork design, construction and certification documents.

69. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer.

70. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader.

Advice Note:

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

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

The ongoing monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the

Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details.
Alternatively, please refer to Auckland Regional Council, Technical Publication GD05. Advice

Note:

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

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

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

71. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include: the use of waterproof covers, geotextiles, or mulching

- top-soiling and grassing of otherwise bare areas of earth

- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

72. 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.

73. All diversion drains shall be armoured where they are on grades that exceed two percent.

74. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Seasonal Restrictions

75. No 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 Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to LUS60048380 (streamworks)

Duration

76. Permit LUS60048380 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.

Seasonal Restrictions

77. No streamworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to DIS60048302 (stormwater)

Duration

78. Stormwater diversion and discharge permit REG- 66078 shall expire 35 years from the date it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater works

79. The following stormwater management works shall be constructed for the following catchment areas and to the following design guidelines, and completed prior to discharges commencing from the site.

Works to be undertaken	**Catchment area**	**Design guideline(s)**
Rain Gardens	Various – to be confi at detailed design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Raingardens on Street or Accessway		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Roof material	All	No exposed unpainted metal surfaces
Reuse rain tanks	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Wetland treatment device X 5	As shown on Airey Consultants plans, to be confirmed at detailed	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with

	design	TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard. The design is to include features which minimise, to the extent practicable, the invasion of aquatic pests and weeds.
Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

80. As built drawings of the facilities including a site survey shall be provided to the Council upon completion. The stormwater wetland treatment devices serving each stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.

81. All works impacting on land and assets within the NZTA Designation shall be designed and carried out in accordance with the NZ Transport Agency State Highway Stormwater Specification (P46).

82. All stormwater treatment works impacting on land and assets within the NZTA Designation shall be carried out in accordance with TP10 and reflecting the intent of Auckland Council's GD01 and GD04.

83. All stormwater culverts on land and assets within the NZTA Designation shall be fitted with security grills to minimise culvert safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.

84. All stormwater ponds on the boundary of NZ Transport Agency land shall be fenced to minimise pond safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency

85. If, at the detailed engineering design phase the Consent Holder and NZTA determine that there is an increased erosion or flooding risk profile on land and assets within the NZTA Designation (as a result of changes during detailed design of development layout), the Consent Holder shall provide options for erosion and flood management and agree on measures to be implemented in consultation with the NZ Transport Agency.

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

- Plans and drawings outlining the details of the modifications; and

- Supporting information that details how the proposal does not affect the capacity or performance of stormwater management system.

All information shall be submitted to, and verified by the Team Leader, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

Construction meetings

87. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite and at each stage of the development, that:

(a) is arranged five working days prior to the initiation of the construction of any stormwater devices on the site;

(b) is located on the subject area;

(c) includes representation from the Team Leader; and

(d) includes representation from the site stormwater engineer, contractors who will undertake the works and any other relevant parties.

88. The following information shall be provided at the pre-construction meeting:

(a) timeframes for key stages of the works authorised under this consent;

(b) erosion and sediment control measures during construction activities;

(c) updated wetland planting details;

(d) contact details of the site contractor and site stormwater engineer; and

(e) approved (signed/stamped) construction plans.

89. A post construction site meeting shall be held by the Consent Holder within 20 working days of completion of the stormwater management works at each stage of the development, that:

(a) is located on the subject area;

(b) includes representation from the Team Leader; and

(c) includes representation from the site stormwater engineer, contractors who have undertaken the works and any other relevant parties.

Certification of construction works

90. 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 5 days prior to the post-construction meeting required by this consent.

91. 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 flowpaths 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

92. An Operation and Maintenance Plan shall be submitted to the Team Leader for approval 5 days prior to the post-construction meeting at each stage of the development required by this consent.

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

(a) a programme for regular maintenance and inspection of the stormwater management system;

(b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;

(c) a programme for post storm inspection and maintenance;

(d) a programme for inspection and maintenance of the outfall, including maintenance contracts, where in place;

(e) any maintenance requirements including frequencies for all devices located within the floodplain of downstream culverts;

(e) general inspection checklists for all aspects of the stormwater management system, including visual checks;

(f) a program for inspection and maintenance of vegetation associated with the stormwater management devices; and

(g) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.

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

95. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader, in writing prior to implementation.

96. The stormwater management system shall be maintained to minimise erosion, risk of obstruction of the waterway and hazards to safety.

Overland flowpaths

97. 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.

98. Roading, kerbs and channels constructed across overland flow paths shall be set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.

99. Minimum recommended habitable floor levels shall be stipulated for any lots that are affected by or adjacent to overland flow paths.

Outfall erosion

100. Any stormwater outfalls authorised by this Consent shall incorporate erosion protection measures to minimise the occurrence of bed scour and bank erosion in accordance with TP10/GD01.

Maintenance report

101. A maintenance report shall be provided to the Team Leader Northern Monitoring 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;

(c) Details of what inspections were completed over the preceding twelve months;

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

Conditions prior to s223 Approval

101. Approvals may be sought under s223 for the stages, super-lots and final lots identified in condition 9.

102. Any s223 approval sought must show all survey information relevant to the stage.

103. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

(a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23,

and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.

(b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.

(c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.

(d) Show all roads to vest including the three future road reserves to enable connections to tho properties to the south of Stage 1 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).

(e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.

(f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.

(g) Show all stormwater ponds identified within a separately identified lot.

104. The Consent Holder shall suggest to the Council names, after consultation with Iwi, for the new roads shown on the Scheme Plan together with clearance from Land Information New Zealand, PO Box 5501 Wellington 6145, so that duplication of the name in any other part of the Auckland region is avoided. (Note: the Council shall determine the name having regard to any names so suggested and appropriateness to the area which the new roads will service.) When a name has been resolved by the Council the Consent Holder shall erect nameplates, in accordance with the Council's “Standards for Engineering Design and Construction”.

Conditions prior to s224(c) Approval

Section 224(c) certificate

106. Certificates may be sought for the stages, super-lots and final lots as identified in condition 9.

107. All lots for certification must show compliance (for the relevant stage) with the following plans:

(a) Engineering plans identified in condition 13.

(b) Vegetation removal plan in conditions 22.

(c) Planting management plan, conditions 23 to 28.

(d) Streamworks, riparian planting and management plan, conditions 29 and 30.

(e) Lizard management plan, conditions 31 to 35.

(f) Fish capture and relocation plan, condition 36.

(g) Stream and wetland environmental compensation plan, condition 37.

(h) Weed and pest animal control plan, condition 23(e).

(i) Chemical treatment management plan, condition 38.

(j) West Hoe Stream Arch Culvert, condition 39.

(k) Common areas maintenance plan, condition 40.

108. Prior to application for the s224(c) certificate, the Consent Holder shall provide an undertaking in writing from their solicitor that they have implemented the approved CAMP to provide for the common ownership and future management and maintenance of the private utilities and planted areas.

109. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.

110. Prior to application for the first s224(c) certificate, the Consent Holder shall provide details to the satisfaction of the Team Leader that they have established an appropriate Panel to manage the implementation of the approved Design Guidelines, condition 41, for development on each of the lots. The Panel shall be responsible for ensuring building development is progressed in accordance with the Design Guidelines, including the approval of building proposals. Membership of the Panel shall be comprised of:

(a) A representative of the legal entity established by the CAMP, condition 40.

(b) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.

111. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.

112. Stormwater ponds will be maintained after 224(c) approval for 2 years or until 80% of the Lots are developed.

113. All infrastructure servicing any stage is to be installed as per Council's standards.

114. All of the earthworks conditions for each stage shall be met including sign offs and provision of Earthworks completion reports.

115. Wastewater infrastructure shall be installed prior to 224(c) approval.

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:

(a) The respective owners of areas held in common ownership shall pay the council 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. Such charge/s 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.

(b) The areas of native bush and riparian planting to be protected on areas held in common ownership identified in accordance with the planting and management plan and riparian planting and management plan, conditions 23 to 30, shall be protected in perpetuity to the satisfaction of the Team Leader.

(c) The boundary planting on the western and southern boundaries is to be protected in perpetuity.

(d) The owners of the common areas or their successors in title, shall:

- Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native bush and riparian planting to be protected.

- Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush and riparian planting to be protected.

- Not do anything that would prejudice the health or ecological value of the areas of native bush and riparian planting to be protected, the long term viability and/or sustainability.

- Control all invasive plants and control pest animals within the areas of native bush and riparian planting to be protected, in accordance with the approved weed and pest animal control plan, condition 23.

- Not to be in breach of this covenant if any area of native bush or riparian planting to be protected dies as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.

- Maintain an advocacy role with respect to educating and informing the community about the cat-free status of the lots.

(e) If intact subsurface archaeological features or artefacts associated with māori are exposed during any works, it will be necessary to cease works in the vicinity and representatives of the Auckland Council area-based Resource Consenting and Compliance Teaml, Ngāti Manuhiri and Heritage New Zealand should be notified immediately of the discovery.

(f) If any koiwi (human remains) should be exposed in relation to any of the proposed trenching or other, works should cease in the immediate vicinity and the police, Ngāti Manuhiri and Heritage New Zealand should be contacted so that appropriate arrangements can be made.

Advice note:

If modification of an archaeological site becomes necessary, an Authority must be applied for under Section 11 of the Historic Places Act 1993 and granted prior to any further work being carried out that will affect the site.

Alternatively, consideration could be given to applying for an Authority under Section 12 of the Historic Places Act 1993 prior to the start of works to cover all works undertaken as part of the project, as a precaution.

(g) An erosion and sediment control plan shall be prepared for any future earthworks on the site.

(h) No buildings or other structures, including fences, shall be erected, nor shall the ground contour be changed in any way, that would impede the surface flow of stormwater within the overland flow path defined on the survey plan as area subject to land covenants.

(i) All owners must comply with Council's private stormwater disposal standards.

(j) Any buildings erected on all lots shall comply with such specific restrictions that arise as a consequence of recommendations in the Geotechnical Completion Report and Certification, or, when the completed subdivisional works are at variance with the "Standards for Engineering Design and Construction".

(k) Unless otherwise approved by Council, all stormwater from buildings and paved areas on all lots shall be collected and disposed of in accordance with the Engineering and Infrastructure Report prepared by Airey Consultants Ltd 11712-01 November 2015. The rainwater tank to provide the extended detention volume and to provide the 10mm retention shall be installed at the same time as the erection of any buildings or creation of impermeable surfaces on the sites and shall thereafter be maintained to the specified capacity and standard in perpetuity.

(l) If installed, any stability enhancing counterfort drains on or adjacent to affected lots shall be protected by the owner(s) in perpetuity. Any construction that intercepts the drains shall maintain the integrity of the pipe and drainage medium, and shall reinstate the surface seal above the drainage medium.

(m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	56, 58, 60 – 89, 90 – 97, 166 – 174, 181,
	185 – 189, 221 – 230, 279 – 282, 285, 287 – 292, 321 – 323, 329, 333 and 334. 8 – 13, 21, 22, 33, 163, 170, 171, 178, 182, 186, 217, 226, 227, 278, 279, 318, 330, and 331

Advice Note:

The lots identified for treatment are based on barrier mitigation being installed in accordance with the report prepared by Hegley Acoustics "Proposed Grand View Estate Subdivision, Hall Farm West, Assessment of Road Traffic Noise", dated December 2015.

(n) If windows must be closed to achieve the design noise level in condition 116(m), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:

- Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.

- The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.

- The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser .

(o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling. The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

(p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	**Land Use**	**Built form**	**Guidelines**	**Restrictions**	**Exclusions**
Lots 259, 260, 268 to 334, 359 to 380, 386 to 389, 413 to 501 and 571 to 575	A	E	K	-	N, O
Lots 243 to 258, 261 to 267, 335 to 358, 381 to 385 and 390 to 412	A	F	K	-	
Lots 123 to 242 and 502 to 570	A	G	K	-	

Lots 1 to 92 and 110 to 122	A	H	K	-	
Area within Stages 1J &1K	B	I	K	-	
Lot 581	C	J	K	-	
Lot 582	D	I	K	-	
Lots 110-122	-	-	-	L	
Lots 1 to 575	-	-	-	M	

A. One dwelling per lot, "Accessory Activities" and "Accessory Buildings" (as defined in Chapter J AUP).

B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.

C. All land use activities identified in Table H7.9.1 Open Space – Community Zone AUP as permitted activities.

D. Use of the Lot is limited to public carparking and "Accessory Activities" and "Accessory Buildings" (as defined in Chapter J AUP).

E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.

F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.

G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.

H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.

I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.

J. All buildings shall comply with the relevant standards for development in Section H7.11 Open Space – Community Zone) AUP.

K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.

L. There shall be no direct vehicle access onto Road 1 from the lot.

M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.

N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.

O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.

(q) The owners of Lots 1 – 575 shall at all times when registered as proprietors of the lots:

- be and remain members of any legal entity set up by condition 40; and
- comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.

(r) Subject to the terms of the approved CAMP, the titles to each of the Lots 1 - 575 will be subject to encumbrances granted in favour of the legal entity and Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Conditions relating to DIS60048335 (wastewater overflow discharge)

117. Wastewater overflow discharges shall be managed in accordance with the conditions of discharge permit R/REG/2013/3743 (overflows to land and water) and R/REG/2013/3755 (overflows to the coastal marine area) held by Watercare Services Limited with the addition of Appendix 2.

Conditions relating to WAT60051016 (water take permit)

Authorised Quantities

118. Permit WAT60051016 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act**.**

119. The abstraction shall not exceed:

(a) 650 cubic metres per day.

(b) 159,000 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).

Installation of Water Meter

120. A water meter shall be installed and maintained at the head of the production bore to the satisfaction of the Team Leader – Consents & Compliance, Water Allocation. The water meter and recording device/system shall:

(a) be fit for the purpose and water it is measuring;

(b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;

(c) be tamper-proof and sealed; and

(d) be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

121. The water meter, and any device or system used to record water take volume, shall be verified insitu as accurate by a suitably qualified professional at the following times:

(a) Prior to exercise of this permit.

(b) Within 5 working days of the water meter being serviced or replaced.

(c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

122. The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 (or any equivalent regulations that may replace them) and a copy of verification shall be provided to the Team Leader – Water Allocation within 10 working days of the meter/devices being verified as accurate.

Water Meter Readings

123. A water meter reading shall be taken from the production bore at weekly intervals consistently at one of these times:

(a) Before pumping starts for the day.

(b) At the end of pumping for that day.

The time, date and water meter readings shall be recorded and supplied to the Council in accordance with the reporting condition below.

Advice Note:

If no water is taken during any period the current meter reading must still be recorded.

Water Level Readings

124. Groundwater levels in the production and monitoring bores shall be measured and recorded at fortnightly intervals during October, and between February-April each year. The water levels shall be measured from the top of the casing, and shall be recorded to the nearest centimetre. The bores should not be pumped for at least 24 hours prior to the water level measurement being taken.

The time and date of the water level reading shall be recorded and supplied to the council in accordance with the reporting condition below.

Water Quality

125. A water sample shall be taken from the production and monitoring bore before the exercise of this consent in the first year to establish a saline trigger level and monitor for saline water intrusion, and thereafter on an annual basis during the months of February, March, April and October each year.

126. The initial sample (i.e. the sample taken prior to the exercise of the consent) shall be analysed for the following parameters:

(a) Conductivity at 25°C (mS/m);

(b) Chloride (Cl);

(c) Sulphate (SO_4);

(d) Temperature of water at the head of the bore;

(e) pH;

(f) Potassium (K);

(g) Silica (SiO_2);

(h) Nitrate nitrogen (NO_3N);

(i) Total Alkalinity ($CaCO_3$);

(j) Calcium Hardness ($CaCO_3$);

(k) Sodium (Na);

(l) Boron (B);

And any other parameters required to obtain an ion balance for the sample of between 95% and 105%.

127. The periodic annual samples shall be analysed for the following parameters:

(a) Conductivity at 25° (mS/m).

(b) Chloride (Cl).

(c) Sulphate (SO_4).

128. Before the water is sampled, water shall be purged from the bore by pumping for sufficient time to allow the volume of water contained in the bore to be completely replaced three times by water from the aquifer. Records shall be kept of the length of time and approximate rate of pumping required to purge the bore and records shall be provided to the Team Leader – Water Allocation, on request. For the annual sampling, the samples should be collected towards the end of a day's pumping, during the peak maximum seasonal pumping. Samples shall be collected and analysed in accordance with "Standard Methods for the Examination of Water and Wastewater" (latest Edition), a joint publication of the American Public Health Association, Water Environmental Federation and the American Water Works Association, or the equivalent as approved in writing by the Team Leader – Water Allocation.

Saline intrusion

129. If any water quality sample exceeds 70mg/l of Chloride, then:

(a) The Team Leader – Water Allocation shall be notified as soon as possible and no later than 2 working days from receipt of the sample analysis.

(b) Sampling of the production and monitoring bores shall be undertaken weekly with the results reported to the Team Leader – Water Allocation within 5 working days of the sample being taken. The weekly monitoring and reporting shall continue until the saline intrusion issue is resolved in accordance with the condition "d" below.

(c) If the saline levels are still being exceeded 21 working days after the initial breach, then within 42 working days of the initial breach a Groundwater Exceedance Report prepared by a suitably qualified hydrogeological professional shall be submitted to the satisfaction of the Team Leader – Water Allocation. The Groundwater Exceedance Report shall assess the reasons for and significance of the exceedance in terms of saline intrusion of the aquifer and shall include a review of all available data, including groundwater levels, groundwater use and groundwater quality. The report shall recommend a programme of remedial actions and timeframes for these actions.

(d) All recommendations specified in the Groundwater Exceedance Report (if such is required), and any other actions directed by the Team Leader – Water Allocation, shall be implemented to the satisfaction of the Team Leader – Water Allocation and shall continue for as long as the groundwater monitoring is considered to be indicative of saline intrusion and/or on-going declining groundwater levels by the Team Leader – Water Allocation.

Water Reporting

130. The following information is to be entered, at the frequency and date specified, to the Council's Water Use Data Management System or to any replacement database identified in writing by the Team Leader – Water Allocation.

Information	Due Dates for reporting
Water meter reading including date	By the 15th day of March, June, September and December
Water level reading including time and date	By the end of the month of March, for that respective year*
Water quality including time and date	By the end of the month of March, for that respective year**

*****Preferably send water meter and water level information at the same reporting period

**If trigger levels breached for water quality, please send analysis with notification of breach.

Advice Note:

The web address for Council's on-line Water Use Data Management System is: http://maps.arc.govt.nz/hydrotel/cgi-bin/WUDMSWebServer.cgi/login

Please contact the Team Leader Consents and Compliance – Water Allocation to obtain your customer number and password. An on-line manual explaining how to enter and submit your readings is available at the web address specified above.

Environmental Monitoring Report

131. An environmental monitoring report shall be submitted to the satisfaction of the Team Leader – Water Allocation before the month of June 2020, 2025, 2030 and 2035. This report shall provide a summary and analysis of the water use, water level and water quality monitoring for the previous five years required by the conditions above. The report shall assess the effects of the water take on the aquifer and on other users of the aquifer and the efficient use of the water.

Water Management Plan

132. Prior to the exercise of the consent, a Water Supply Demand Management Plan (WSDMP) shall be prepared by the Consent Holder and submitted to the Team Leader – Water Allocation for approval. The WSDMP shall contain but not necessarily be limited to:

(a) Network efficiency plan.

(b) Water Conservation management plan in accordance with the requirements of the relevant plan provisions (currently Policy E.2.3.(4) of the AUP (OP)).

Review Condition

133. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Team Leader at the Consent Holder's cost:

(a) In June 2020 and subsequently at intervals of not less than five years thereafter in order to:

- Deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.

- Vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water use efficiency; water availability, including alternative water sources; actual and potential water use; water flow and level regimes; water quality; and the relationship of Māori with water.

- In the case of a coastal, water or discharge permit, to provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.

- In the case of a coastal, water or discharge permit, to provide compliance with any relevant National Environmental Standard that has been made since the commencement of consent.

- At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply a more appropriate condition.

Advice Note:

The Consent Holder is advised that water supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), the Health Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements.

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. Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.

4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. 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.

5. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage

   New Zealand Pouhere Taonga New Zealand Heritage List/Rārangi Kōrero, Historic Areas, Wahi Tapu and Wahi Tapu Areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (Consent Holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.

6. If required, the Consent Holder shall obtain a permit from the Department of Conservation to move any native lizards, skinks or geckos found on the property during development. The Department of Conservation will consult with iwi in determining whether a Wildlife Act Authority Application for a permit is granted.

7. The following shall be undertaken in accordance with the Cultural Impact Assessment received from Fiona McKenzie, Manuhiri Kaitiaki Charitable Trust dated November 2013:

   a) Prior to works commencing Ngāti Manuhiri shall be given the opportunity to perform a sod turning or blessing ceremony to acknowledge the place and to protect those working on the development. This could be in conjunction with, or in addition to, a pre-construction site meeting.

   b) Environmentally sustainable or recyclable materials and products can contribute to good cultural and environmental outcomes and should be used wherever practicable. For example consider natural floccing products.

   c) That recognition of the cultural values associated with the area be incorporated into the subdivision. Ngāti Manuhiri shall be given the opportunity to put forward traditional names for the new roading and/or track network and/or reserves as a means to reflect their cultural footprint as Mana Whenua.

   d) Considerable riparian and infill planting is proposed for the subdivision. Details of any sub-contract planting (fencing, weeding or other) work shall be made available to Ngāti Manuhiri in good time to allow for the preparation of a tender. Such opportunities allow the Trust to provide employment to rangatahi (young people).

   e) Consideration shall be given to establishing a Pā Harakeke and to commissioning a cultural marker (pou) or sculpture within the development.

8. 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 seven days prior to commencement.

Such notification should be sent to the Compliance Administrator, Orewa Service Centre, at ResourceConsentAdmin@aucklandcouncil.govt.nz 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.

9. 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 pursuant to 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.

10. The granting of this resource consent does not in any way allow the Consent Holder 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 Consent Holder, 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 signoff for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of council.

11. Compliance with the consent conditions will be monitored by council (in accordance with section 35(1)(2)(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.

12. Ongoing inspections of the covenanted area will be carried out from time to time by council ecologists. These inspections will assess how the covenant is being managed and if the consent conditions are complied with. A report will be produced for the landowner to assist them in the management of the covenant. The inspections are charged at a rate in accordance with the council's schedule of fees.

13. Copies of the approved Weed and Pest Animal Control Plan shall be held at the offices of the council, 50 Centreway Road, Orewa, 0931.

14. A list of all current pest plants and animals can be found in the Auckland Regional Pest Management Strategy (ARPS 2007-2012 or any successive ARPS), available from council, which includes all plants identified in the National Pest Plant Accord (MAF).

15. Any activity pertaining to maintenance of covenant areas, including any required or ancillary structure(s), i.e. culvert or fish passage, may require lodgement for a Resource Consent.

16. Where significant weed and animal populations persist, the Consent Holder may wish to consider Local Landcare Groups, or the employment of a professional contractor to assist with the ongoing management of the protected area.

17. 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.

18. The Consent Holder is advised that any noxious, dangerous, offensive or objectionable odours beyond the property boundary as a result of the treatment and storage of wastewater, or if the number of people serviced by the wastewater plant exceeds 1000 people (municipal sewage), an air discharge consent may be required under Rule 4.5.1(a) of the Auckland Council Regional Plan (Air, Land and Water).

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

20. The Resource Consent Holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.

Appendix 1

Drawing No.	Rev/Reference	Title	Prepared by	Date
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
SK80	Rev E	Road Layout Plan – Indicative Rtn Station (Access Road Option)	Airey Consultants Ltd	June 2017
100	Rev B	Proposed Site Plan and Aerial Photograph	Airey Consultants Ltd	May 2017
101	Rev B	Proposed Staging Plan	Airey Consultants Ltd	May 2017
200	Rev B	Proposed Finished Contour Plan	Airey Consultants Ltd	May 2017
201	Rev B	Proposed Cut-Fill Plan	Airey Consultants Ltd	May 2017

205	Rev B	Proposed Slope Analysis Plan Slopes Greater Than 1 in 3	Airey Consultants Ltd	May 2017
210	Rev B	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
220	Rev B	Stage 2 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
230	Rev B	Stage 3 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
240	Rev B	Stage 4 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
250	Rev B	Stage 5 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
260	Rev B	Stage 6 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
270	Rev B	Stage 7 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017
280	Rev B	Stage 8 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2017

SK89	Rev A	Proposed Road Layout Plan	Airey Consultants Ltd	June 2017
SK90	Rev C	Road Layout Plan – Sheet 1 of 5 (Revised Stage 1)	Airey Consultants Ltd	June 2017
SK91	Rev A	Road Layout Plan – Sheet 2 of 5	Airey Consultants Ltd	June 2017
SK92	Rev A	Road Layout Plan – Sheet 3 of 5	Airey Consultants Ltd	June 2017
SK93	Rev A	Road Layout Plan – Sheet 4 of 5	Airey Consultants Ltd	June 2017
SK94	Rev A	Road Layout Plan – Sheet 5 of 5	Airey Consultants Ltd	June 2017
310	Rev E	Stage 1 – Footpath Enabling Plan	Airey Consultants Ltd	May 2017
311	Rev C	Stage 1 – Road Enabling Plan	Airey Consultants Ltd	May 2017
311-1	Rev C	Stage 1 – Road Enabling Plan (Arterial Road Option)	Airey Consultants Ltd	May 2017
312	Rev C	Stage 1 – Completed Road Plan	Airey Consultants Ltd	May 2017

312-1	Rev C	Stage 1 – Completed Road Plan (Arterial Road Option)	Airey Consultants Ltd	May 2017
313	Rev A	Stage 1 – Road 1 Long Section	Airey Consultants Ltd	25 May 2017
313-1	Rev A	Stage 1 – Road 1 Longsection 10% Max Grade Option	Airey Consultants Ltd	6 October 2016
313-2	Rev A	Stage 1 – Road 1 Longsection 8% Max Grade Option	Airey Consultants Ltd	6 October 2016
314	Rev B	Stage 1 – Road 1A Long Section	Airey Consultants Ltd	25 May 2017
315	Rev B	Stage 1 – Road 10, 11 & 12 Long Sections	Airey Consultants Ltd	25 May 2017
316	Rev A	Stage 1 – Road 13 Long Section	Airey Consultants Ltd	25 May 2017
320	Rev B	Stage 2 – Road Enabling Plan	Airey Consultants Ltd	May 2017
321	Rev B	Stage 2 – Completed Road Plan	Airey Consultants Ltd	May 2017
322	Rev A	Stage 2 – Road 1A Long Section	Airey Consultants Ltd	25 May 2017
323	Rev B	Stage 2 – Road 20 & 21 Long Section	Airey Consultants Ltd	25 May 2017

324	Rev B	Stage 2 – Road 21 Long Section	Airey Consultants Ltd	25 May 2017
325	Rev A	Stage 2 – Road 22 & Access 23 Long Section	Airey Consultants Ltd	25 May 2017
330	Rev B	Stage 3 – Road Enabling Plan	Airey Consultants Ltd	May 2017
331	Rev B	Stage 3 – Completed Road Plan	Airey Consultants Ltd	May 2017
332	Rev A	Stage 3 – Road 1 & 40 Long Sections	Airey Consultants Ltd	25 May 2017
333	Rev A	Stage 3 – Road 50 & Access 30 Long Sections	Airey Consultants Ltd	25 May 2017
340	Rev B	Stage 4 – Road Enabling Plan	Airey Consultants Ltd	May 2017
341	Rev B	Stage 4 – Completed Road Plan	Airey Consultants Ltd	May 2017
342	Rev A	Stage 4 – Road 40 Long Section	Airey Consultants Ltd	25 May 2017
343	Rev A	Stage 4 – Road 40 & 41 Long Sections	Airey Consultants Ltd	25 May 2017
344	Rev A	Stage 4 – Road 42 & 43 Long Sections	Airey Consultants Ltd	25 May 2017
350	Rev B	Stage 5 – Road Enabling Plan	Airey Consultants Ltd	May 2017

351	Rev B	Stage 5 – Completed Road Plan	Airey Consultants Ltd	May 2017
352	Rev A	Stage 5 – Road 1 Long Section	Airey Consultants Ltd	25 May 2017
353	Rev B	Stage 5 – Road 50 Long Section	Airey Consultants Ltd	25 May 2017
354	Rev A	Stage 5 – Access 51, 52 & 53 Long Sections	Airey Consultants Ltd	25 May 2017
360	Rev B	Stage 6 – Road Enabling Plan	Airey Consultants Ltd	May 2017
361	Rev B	Stage 6 – Completed Road Plan	Airey Consultants Ltd	May 2017
362	Rev A	Stage 6 – Road 1 Long Section	Airey Consultants Ltd	25 May 2017
363	Rev A	Stage 6 – Road 1 & 60 Long Sections	Airey Consultants Ltd	25 May 2017
364	Rev A	Stage 6 – Road 61 & 62 Long Sections	Airey Consultants Ltd	25 May 2017

370	Rev B	Stage 7 – Road Enabling Plan	Airey Consultants Ltd	May 2017
371	Rev B	Stage 7 – Completed Road Plan	Airey Consultants Ltd	May 2017
372	Rev A	Stage 7 – Road 60 Long Section	Airey Consultants Ltd	25 May 2017

373	Rev A	Stage 7 – Road 70 & 71 Long Sections	Airey Consultants Ltd	25 May 2017
400	Rev C	Proposed Stormwater Layout & Flood Plan	Airey Consultants Ltd	May 2017
401	Rev A	Wetland 1 Details	Airey Consultants Ltd	October 2015
402	Rev A	Wetland 2 Details	Airey Consultants Ltd	October 2015
403	Rev A	Wetland 3 Details	Airey Consultants Ltd	October 2015
404	Rev A	Wetland 4 Details	Airey Consultants Ltd	October 2015
405	Rev A	Wetland 5 Details	Airey Consultants Ltd	October 2015
406	Rev A	Proposed Raingarden Typical Details	Airey Consultants Ltd	25 May 2017
407	Rev A	Arch Bridge Typical Detail	Airey Consultants Ltd	25 May 2017
410	Rev C	Stage 1 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
410-1	Rev C	Stage 1 – Stormwater Enabling Plan (Arterial Road Option)	Airey Consultants Ltd	25 May 2017
411	Rev C	Stage 1 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017

411-1	Rev C	Stage 1 – Completed Stormwater Plan (Arterial Road Option)	Airey Consultants Ltd	25 May 2017
420	Rev B	Stage 2 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
421	Rev B	Stage 2 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
430	Rev B	Stage 3 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
431	Rev B	Stage 3 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
440	Rev B	Stage 4 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
441	Rev B	Stage 4 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
450	Rev B	Stage 5 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
451	Rev B	Stage 5 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
460	Rev B	Stage 6 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017

461	Rev B	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
470	Rev B	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
471	Rev B	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
480	Rev B	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	25 May 2017
481	Rev B	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	25 May 2017
500	Rev B	Proposed Wastewater Layout Plan	Airey Consultants Ltd	May 2017
501	Rev A	Preliminary Wastewater Pump Station Layout Plans Typical Cross Section	Airey Consultants Ltd	May 2017
510	Rev B	Stage 1 – Wastewater Enabling Plan – Sheet 1 of 2	Airey Consultants Ltd	25 May 2017
511	Rev C	Stage 1 – Wastewater Enabling Plan – Sheet 2 of 2	Airey Consultants Ltd	25 May 2017

511-1	Rev C	Stage 1 – Wastewater Enabling Plan Sheet 2 of 2 (Arterial Road Option)	Airey Consultants Ltd	25 May 2017
512	Rev C	Stage 1 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
512-1	Rev C	Stage 1 – Completed Wastewater Plan (Arterial Road Option)	Airey Consultants Ltd	25 May 2017
520	Rev B	Stage 2 – Wastewater Enabling Plan	Airey Consultants Ltd	25 May 2017
521	Rev B	Stage 2 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
530	Rev B	Stage 3 – Wastewater Enabling Plan	Airey Consultants Ltd	25 May 2017
531	Rev B	Stage 3 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
540	Rev B	Stage 4 – Wastewater Enabling Plan	Airey Consultants Ltd	25 May 2017
541	Rev B	Stage 4 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
550	Rev B	Stage 5 – Wastewater	Airey	25 May 2017

		Enabling Plan	Consultants Ltd	
551	Rev B	Stage 5 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
560	Rev B	Stage 6 – Wastewater Enabling Plan	Airey Consultants Ltd	25 May 2017
561	Rev B	Stage 6 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
570	Rev B	Stage 7 – Wastewater Enabling Plan	Airey Consultants Ltd	25 May 2017
571	Rev B	Stage 7 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
580	Rev B	Stage 8 – Wastewater Enabling Plan	Airey Consultants Ltd	25 May 2017
581	Rev B	Stage 8 – Completed Wastewater Plan	Airey Consultants Ltd	25 May 2017
Ref 5970		Scheme Plan A of Subdivision Staging	Hampson & Associates Ltd	29 May 2017
Ref 5970		Scheme Plan B of Multi-Lot Staging	Hampson & Associates Ltd	29 May 2017
S1	Sheet 1	Stage 1 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S1	Sheet 2	Stage 1 Scheme Plan	Hampson & Associates Ltd	16 October 2015

S2	Sheet 1	Stage 2 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S2	Sheet 2	Stage 2 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S3	Sheet 1	Stage 3 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S3	Sheet 2	Stage 3 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet	Stage 5 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	27 October 2015
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	27 September 2015
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	27 October 2015
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	17 September 2015
Figure 8		Proposed Character Areas	Boffa Miskell Limited	29 May 2017

Figure 9	Revision 1	Concept Structure Plan	Boffa Miskell Limited	30 June 2017

Figure 11		Revegetation and Open Space Concept	Boffa Miskell Limited	29 May 2017
	Revision 1	Detailed Stage 1: Proposed Land Uses	Boffa Miskell Limited	30 June 2017
	Revision 1	Detailed Stage 1: Indicative Areas for Integrated Residential Development	Boffa Miskell Limited	30 June 2017

Decision on an application to vary conditions of a resource consent under section 127 of the Resource Management Act 1991

Discretionary activity under section 127(3)

Application numbers:	LUC60010513-B (BUN20441333)
Applicant:	AV Jennings Hobsonville Pty Ltd
Site address:	Hall Farm, State Highway 1, Upper Orewa
Legal description:	Lot 3 DP 327701 and Lot 1 DP 310813

Proposal:

To vary the staging of the proposed development and make some design alterations to the design of the new stage 1 area including amended lot arrangement and sizes, road layout, street cross sections, infrastructure network, earthworks and amendments to wetland 4. These changes would necessitate changes to conditions 1, 2 and appendix 1 (drawings), condition 3 (Application Plans and Materials), condition 8 (staging), condition 13(f) (Engineering Plan Approval – Road 1), condition 13(m) (Engineering Plan Approval – Infrastructure Projects), condition 13(r) (roading connection), addition of condition 13(z) (Narrow road assessment), variation to condition 23 (c) and (d) (Planting Management Plan), condition 54 (excavation), condition 66 (Geotechnical Report), addition of conditions 68A-F (Adaptive Management Plan), variation to condition 103(d) (s223), cancellation of condition 116 (f)-(g) (consent notices - earthworks) and variations to 116(m and o) (Consent Notices – Design Noise Levels), and variation to condition 116(p) (consent notice table).

The discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to and/or cancellation of conditions of consent LUC60010513, DIS60048302, DIS60048335, REG66080 and REG67197 (BUN20441333), LUC60010513-A involving the following amendments (with strikethrough for deletion, underline for insertions):

Land use consents (s9, s13 & s14) and subdivision consent (s11) – LUC60010513, LUS60048380, SUB60035991 (BUN20441333), LUC60010513-A

Changes to condition 1

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, SUB60035991, DIS60048302, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

(a) "approve", "approval" and "approved" or "to the satisfaction of" in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;

(b) "conditions" means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;

(c) "consent" means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, DIS60048302, DIS60048335, LUS60048380 and WAT60051016);

(d) "Consent Holder" means the applicant, ~~Orewa West Investments Limited~~ AV Jennings Hobsonville Pty Limited, at Auckland;

(e) "Council" means the Auckland Council;

(f) "engineering works" includes, but is not limited to:

- Earthworks and sediment control;
- The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
- Street lights, landscaping or structures on land; and
- Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

(g) "RMA" means the Resource Management Act 1991;

(h) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A and LUC60010513-B.

3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan ~~11712-01 drawing SK89 Rev A~~ 12516-01S127 300 Rev B prepared by Airey Consultants Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, ~~51~~ 57 super-lots and 575 finished lots.

9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

***Note**: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513* and as varied by consent LUC60010513-A and LUC60010513-B*, DIS60048302, DIS60048335, REG66080 and REG67197).*

13. The engineering plans are to include the following:

...

(f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan ~~11712-01 drawing SK89 Rev A~~ 12516-01S127 300 Rev B prepared by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

...

(m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted with the engineering plans for Stage ~~1~~ 2.

...

(r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:

a. Landowner's approvals from Auckland Transport for works in the road reserve land.

b. A road stopping or road exchange process.

c. Further analysis to determine whether the road reserve space between Road 1 and Lots ~~95-99~~ 573 will provide an acceptable radius of curvature and gradient for a future

RTN Station access road, which will need to provide for buses and potentially walking and cycling access.

...

(y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.

(z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

In the event that the road becomes private then the consent holder would need to reconsider the location of the water mains and ensure hydrant distances complied which may necessitate amendments to the EPA.

...

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

…

(c) Show planting of native species around the northern permitter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited ~~29 May 2017~~ 7th August 2018.

(d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited ~~22 May 2017~~ 7th August 2018. The planting shall be comprised of a mixture of bush and tree species.

...

54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site unless otherwise approved by Council. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.

...

Conditions relating to LUC60010513 (Earthworks)

66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev.A and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions,* by a Chartered Professional Engineer experienced in soil mechanics.

...

68A Prior to the commencement of any earthworks at the site, an Adaptive Management Plan shall be submitted for the written approval of the Team Leader Northern Monitoring. The plan shall include as a minimum (unless agreed otherwise by the Team Leader Northern Monitoring):

- Fully automated and continuous water quality monitoring (limited to ~~either~~ turbidity ~~or total suspended solids~~) of a minimum of ~~two~~ **one** sediment retention pond discharge **in each catchment**; to be operational prior to earthworks commencing in the respective catchment;
- One fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Nukumea Stream and one fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Orewa estuary; to be operational prior to earthworks commencing **in the respective catchment**.
- A water quality monitoring station site location plan shall be included within the AMP which will illustrate where the monitoring stations will be set up and installed.
- Additional manual monitoring of discharge water clarity at the outlet of all sediment retention ponds during a trigger event.
- Criteria for the discharge from the sites sediment retention ponds, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.
- Criteria for the discharge from the site recorded by the downstream monitoring stations, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.

Advice Note:

A storm trigger event shall be defined as greater than 15mm of rainfall within one hour or greater than 25mm of rainfall within a 24-hour period. We recommend that a rainfall tipping bucket (or similar) is installed on site to measure rainfall and provide rainfall trigger alerts, otherwise the most appropriate Auckland Council rainfall monitoring station is the Orewa @ Treatment Ponds monitoring station.

Advice Note:

The water quality monitoring and sampling shall be undertaken by a suitably experienced person engaged by, but independent from, the project contractor.

68B. Any proposed revisions of the Adaptive Management Plan must be submitted to the Team Leader Northern Monitoring for written approval prior to formalising and implementing the revised Adaptive Management Plan.

68C. If in the Council's opinion, there are changes required to be made to the AMP as a result of observing influences on site or identified within the site reporting, Council may request that the AMP be updated to address these inefficiencies. If a request is made, the revised plan shall be submitted to the Team Leader Northern Monitoring within five working days of the request for written approval prior to implementation.

Advice Note:

The AMP is a live document and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.

68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.

68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.

...

Conditions prior to s223 Approval

...

103. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

...

(d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage ~~1~~ 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).

...

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:

...

(f) [condition cancelled] ~~If any koiwi (human remains) should be exposed in relation to any of the proposed trenching or other, works should cease in the immediate vicinity and the police, Ngati Manuhiri and Heritage New Zealand should be contacted so that appropriate arrangements can be made~~

~~Advice note:~~

~~If modification of an archaeological site becomes necessary, an Authority must be applied for under Section 11 of the Historic Places Act 1993 and granted prior to any further work being carried out that will affect the site.~~

~~Alternatively, consideration could be given to applying for an Authority under Section 12 of the Historic Places Act 1993 prior to the start of works to cover all works undertaken as part of the project as a precaution.~~

(g) [condition cancelled]~~An erosion and sediment control plan shall be prepared for any future earthworks on the site.~~

...

(m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	~~56, 58, 60 – 89, 90 – 97, 166 – 174, 181,~~ Stage 1 – Lots 8-16 and 78
	~~185 – 189, 221 – 230, 279 – 282, 285, 287 – 292, 321 – 323, 329, 333 and 334.~~ ~~8 – 13, 21, 22, 33, 163, 170, 171, 178, 182, 186, 217, 226, 227, 278, 279, 318, 330, and 331~~ For stages 2 and 4 confirmation shall be

	provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dB$LA_{eq(24h).}$ and therefore require compliance with 116(m) above.

...

(o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

...

(p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	**Land Use**	**Built form**	**Guidelines**	**Restrictions**	**Exclusions**
Lots 259, 260, 268 to 334, 359 to 380, 386 to 389, 413 to 501 and 571 to 575	A	E	K	-	N, O
Lots 243 to 258, 261 to 267, 335 to 358, 381 to 385 and 390 to 412	A	F	K	-	
Stage 1 -Lots ~~123 to 242~~ 1-35, 46-104, 107-108 and 114-129 and Stage 8 Lots 502 to 570	A	G	K	-	
Stage 2 – Lots ~~1 to 92 and 110 to 122~~ 130-221 Stage 1 - 36-45, 105-106, 109-113	A	H	K	-	
Area within Stages 1J &1K	B	I	K	-	
Lot 581	C	J	K	-	
Lot 582	D	~~I~~ J	K	-	

Lots 110-122 Lots 239-242					
Lots 1 to 575	-	-	-	M	

...

Appendix 1 (List of Plans deleted and replaced – see attached)

Cancellation to conditions

Conditions 116(a) and 116(b)

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 127 and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.

2. In accordance with an assessment under ss104(1)(a), 104(1)(ab) and 127(3) of the RMA the actual and potential effects from the variation will be acceptable as:

    a. The inclusion of an Adaptive Management Plan (as a condition of consent) in regard to sediment and erosion control ensures that the increased area and volume of works (as well as those previously approved) will be stringently managed to ensure any adverse effects on the Nukumea and Orewa Catchments are less than minor.
    b. In regard to ecological habitats, the resultant effects of the additional wetland reclamation area and earthworks (such as on terrestrial and aquatic ecological habitats) are commensurate with those already assessed in the original consent, and sufficient mitigation and avoidance measures are already in place to minimise any potential effects.
    c. The overall number of lots (575) will not be increasing, and therefore effects to the wider road network over the life of the subdivision are no different to that approved under the original application. In addition, all road widths now meet AT standards, other than Road 8, which will remain a private road if not approved under the AT Narrow Road's assessment. Both AT and Council's DE have confirmed this is acceptable.
    d. There are minor changes proposed (due the varied lot layout) to stormwater, wastewater and water supply proposal. Council's DE has confirmed these are acceptable and will be addressed through the Engineering Plan Approval (EPA) process.

e. The layout and changes to staging are considered to result in less than minor adverse effects. The amended Stage 1 Area will continue to provide for the future residential development of this part of the site in direct alignment with the urban character anticipated by the concept structure plan granted by the original consent.

f. In terms of positive effects, the proposed changes to Stage 1 increases the separation between the lots and State Highway 1, and the redesigned layout improves passive surveillance of public spaces. In addition, the amendments to the staging enable the design of the RTN to be better integrated into the overall scheme plan and implementation.

g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA the variation is consistent with the relevant statutory documents. In particular:

   a. In regard to sections E11 and E12 (regional and district earthworks), the increased area and volume of earthworks will be controlled by an Adaptive Management Plan to ensure best practice in regard to sediment and erosion control. In addition, no additional earthworks are within areas identified as SEA, and the applicant has consulted with local mana whenua to ensure the increased works are acceptable and supervised as required.

   b. In regard to section E3 (Lakes, Streams and Wetlands), sufficient reporting has been provided to demonstrate that effects on the aquatic habitat in proximity to Wetland 4 will not impact on any habitat of high value. Whilst the increased length of the culvert will result in some additional stream shading and removal of riparian vegetation, this is not considered to result in adverse effects over and above those anticipated with the original consent and the mitigation package proposed by the applicant (including off-site mitigation, fish passage plan and lizard relocation plan) is considered to be adequate.

   c. In regard to section E27 (Transportation), the overall density of the proposal remains the same, ensuring traffic effects are not increased. The proposed realigned roading is considered to contribute to the proposed road network and enables the formation of a strategic and functioning road network.

   d. In regard to section E38 (Urban Subdivision), the revised staging and amended layout of Stage 1 demonstrates a more efficient layout and the incorporation of a neighbourhood park, improving community connection and character. In addition, it allows for the incorporation of the Auckland Transport RTN to be integrated within the overall staging, promoting the efficient development of the site. A range of lot sizes is proposed, but the overall scheme remains consistent with the underlying consent. All sites are able to be serviced for residential development and geotechnical reporting has been provided to demonstrate that there is no increased risk of natural hazards.

4. In accordance with an assessment under s104(1)(c) of the RMA, the following other matters are considered relevant:

   a. The National Policy Statement for Freshwater Management 2014, the New Zealand Coastal Policy Statement and the Hauraki Gulf Marine Part Act 2000 are all relevant to this proposal, and were considered as part of the underlying consent. The suite of works

proposed (including increased earthworks and wetland reclamation) as well as variation to staging and layout are not considered to generate adverse effects over and above those mitigated by the conditions of consent previously applied, and therefore the proposed variation is considered to remain consistent with the objectives and policies of these documents.

b. In regard to the non-complying status of the wetland reclamation, s104D is relevant. As the adverse effects associated with this activity are less than minor and it is consistent with the objectives and policies of the AUP(OP), the activity is considered to meet both tests under s104D.

5. This variation achieves the sustainable management purpose of the RMA in Part 2 because it allows for an improved staging of the underlying consent and improved lot layout whilst minimising any adverse effects. No matters of national importance are impacted on, and the loss of additional aquatic habitat does not result in additional adverse effects over and above those anticipated from implementing the underlying consent. The applicant has engaged with mana whenua, and relevant conditions of consent in relation to pre-commencement requirements are retained.

6. In regard to s106, In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards and sufficient provision has been made for legal and physical access to the proposed allotments.

7. Overall the proposal is considered to be reasonable in regard to its intent to amend the staging of the consent and revise the design and layout of Stage 1. Any additional adverse effects generated are within scope of those originally consented, and the proposal is still consistent with the objectives and policies of the AUP(OP). No persons who made a submission to the original application are adversely affected by the proposed changes, and overall the outcomes are considered to be an improvement to the original scheme.

Conditions

Under section 108 of the RMA, this variation is subject to the following additional conditions and amendments to existing conditions (<u>underline for insertion</u>; ~~strikethrough~~ for deletion.):

<u>General Conditions</u>

<u>Note</u>: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, <u>LUC60010513-A, LUC60010513-B</u>, SUB60035991, DIS60048302, DIS60048335, LUS60048380 and WAT60051016).

Definition of Terms

1. In these conditions:

(i) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;

(j) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;

(k) "consent" means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, DIS60048302, DIS60048335, LUS60048380 and WAT60051016);

(l) "Consent Holder" means the applicant, ~~Orewa West Investments Limited~~ AV Jennings Hobsonville Pty Limited, at Auckland;

(m) "Council" means the Auckland Council;

(n) "engineering works" includes, but is not limited to:

- Earthworks and sediment control;
- The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
- Street lights, landscaping or structures on land; and
- Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

(o) "RMA" means the Resource Management Act 1991;

(p) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

1. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A and LUC60010513-B.

2. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan ~~11712-01 drawing SK89 Rev A~~ 12516-01S127 300 Rev B prepared by Airey Consultants Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

...

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, ~~51~~ 57 super-lots and 575 finished lots.

9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

***Note**: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513* and as varied by consent LUC60010513-A and LUC60010513-B*, DIS60048302, DIS60048335, REG66080 and REG67197).*

13. The engineering plans are to include the following:

…

(f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan ~~11712-01 drawing SK89 Rev A~~ 12516-01S127 300 Rev B prepared by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

…

(m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted with the engineering plans for Stage ~~1~~ 2.

…

(r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:

- Landowner's approvals from Auckland Transport for works in the road reserve land.
- A road stopping or road exchange process.
- Further analysis to determine whether the road reserve space between Road 1 and Lots ~~95-99~~ 573 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.

...

(y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.

(z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

In the event that the road becomes private then the consent holder would need to reconsider the location of the water mains and ensure hydrant distances complied which may necessitate amendments to the EPA.

...

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

...

(c) Show planting of native species around the northern perimeter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited ~~29 May 2017~~ 7th August 2018.

(d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited ~~22 May 2017~~ 7th August 2018. The planting shall be comprised of a mixture of bush and tree species.

...

54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site unless otherwise approved by Council. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.

...

Conditions relating to LUC60010513 (Earthworks)

66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev.A and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions,* by a Chartered Professional Engineer experienced in soil mechanics.

...

68A Prior to the commencement of any earthworks at the site, an Adaptive Management Plan shall be submitted for the written approval of the Team Leader Northern Monitoring. The plan shall include as a minimum (unless agreed otherwise by the Team Leader Northern Monitoring):

- Fully automated and continuous water quality monitoring (limited to ~~either~~ turbidity ~~or total suspended solids~~) of a minimum of ~~two~~ **one** sediment retention pond discharge **in each catchment**; to be operational prior to earthworks commencing in the respective catchment;
- One fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Nukumea Stream and one fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Orewa estuary; to be operational prior to earthworks commencing **in the respective catchment**.
- A water quality monitoring station site location plan shall be included within the AMP which will illustrate where the monitoring stations will be set up and installed.
- Additional manual monitoring of discharge water clarity at the outlet of all sediment retention ponds during a trigger event.
- Criteria for the discharge from the sites sediment retention ponds, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.
- Criteria for the discharge from the site recorded by the downstream monitoring stations, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.

Advice Note:

A storm trigger event shall be defined as greater than 15mm of rainfall within one hour or greater than 25mm of rainfall within a 24-hour period. We recommend that a rainfall tipping bucket (or similar) is installed on site to measure rainfall and provide rainfall trigger alerts, otherwise the most appropriate Auckland Council rainfall monitoring station is the Orewa @ Treatment Ponds monitoring station.

Advice Note:

The water quality monitoring and sampling shall be undertaken by a suitably experienced person engaged by, but independent from, the project contractor.

68B. Any proposed revisions of the Adaptive Management Plan must be submitted to the Team Leader Northern Monitoring for written approval prior to formalising and implementing the revised Adaptive Management Plan.

68C. If in the Council's opinion, there are changes required to be made to the AMP as a result of observing influences on site or identified within the site reporting, Council may request that the AMP be updated to address these inefficiencies. If a request is made, the revised plan shall be submitted to the Team Leader Northern Monitoring within five working days of the request for written approval prior to implementation.

Advice Note:

The AMP is a live document and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.

68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.

68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.

...

Conditions prior to s223 Approval

...

104. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

...

(d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage ~~1~~ 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).

...

Conditions prior to s224(c) Approval

...

110A. The consent holder shall provide to the council's Team Leader - Monitoring North for approval, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan and street cross sections prepared by Construct dated 6-12-2018 and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements for all the streets including:

- An annotated planting plan(s) which communicate the proposed location of street trees and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation.
- A plant schedule based on the submitted planting plan and cross sections which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity
- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements for street trees.
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, and location of vehicle crossings.
- An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements
- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
    - Irrigation
    - Weed and pest control
    - Plant replacement
    - Inspection timeframes
    - Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and street cross sections and information referenced in condition 110A.

Advice Note: *Terrace House design needs to ensure that living rooms are appropriately sized for the potential number of inhabitants they can accommodate and should have a general width of at least 3.5m for practical and efficient use and internal amenity.*

...

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:

...

(f)[condition cancelled] ~~If any koiwi (human remains) should be exposed in relation to any of the proposed trenching or other, works should cease in the immediate vicinity and the police, Ngati Manuhiri and Heritage New Zealand should be contacted so that appropriate arrangements can be made~~

~~Advice note:~~

~~If modification of an archaeological site becomes necessary, an Authority must be applied for under Section 11 of the Historic Places Act 1993 and granted prior to any further work being carried out that will affect the site.~~

~~Alternatively, consideration could be given to applying for an Authority under Section 12 of the Historic Places Act 1993 prior to the start of works to cover all works undertaken as part of the project as a precaution.~~

(g)[condition cancelled]~~An erosion and sediment control plan shall be prepared for any future earthworks on the site.~~

...

(m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	~~56, 58, 60 – 89, 90 – 97, 166 – 174, 181,~~ Stage 1 – Lots 8-16 and 78
	~~185 – 189, 221 – 230, 279 – 282, 285, 287 – 292, 321 – 323, 329, 333 and 334.~~ ~~8 – 13, 21, 22, 33, 163, 170, 171, 178, 182, 186, 217, 226, 227, 278, 279, 318, 330, and 331~~ For stages 2 and 4 confirmation shall be provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dB$LA_{eq(24h).}$ and therefore require compliance with 116(m) above.

...

(o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

...

(p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	**Land Use**	**Built form**	**Guidelines**	**Restrictions**	**Exclusions**
Lots 259, 260, 268 to 334, 359 to 380, 386 to 389, 413 to 501 and 571 to 575	A	E	K	-	N, O
Lots 243 to 258, 261 to 267, 335 to 358, 381 to 385 and 390 to 412	A	F	K	-	
Stage 1 -Lots ~~123 to 242~~ 1-35, 46-104, 107-108 and 114-129 and Stage 8 Lots 502 to 570	A	G	K	-	
Stage 2 – Lots ~~1 to 92 and 110 to 122~~ 130-221 Stage 1 - 36-45, 105-106, 109-113	A	H	K	-	
Area within Stages 1J &1K	B	I	K	-	
Lot 581	C	J	K	-	
Lot 582	D	~~I~~J	K	-	
Lots 110-122 Lots 239-242					
Lots 1 to 575	-	-	-	M	

...

Appendix 1 (List of Plans deleted and replaced with):

Updated Appendix 1

The proposed changes are identified as follows with deletions ~~strikethrough~~ and additions **bold and underlined**:

Drawing No.	**Rev/ Ref**	**Title**	**Prepared by**	**Date**
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016

Drawing No.	Rev/ Ref	Title	Prepared by	Date
SK80	Rev E	Road Layout Plan – Indicative Rtn Station (Access Road Option)	Airey Consultants Ltd	June 2017
~~100~~	~~Rev B~~	~~Proposed Site Plan and Aerial Photograph~~	~~Airey Consultants Ltd~~	~~May 2017~~
100	**Rev D**	**Proposed Site Plan and Aerial Photograph**	**Airey Consultants Ltd**	**November 2018**
~~101~~	~~Rev B~~	~~Proposed Staging Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
101	**Rev D**	**Proposed Staging Plan**	**Airey Consultants Ltd**	**November 2018**
105	**Rev B**	**Scheme Plan Comparison with Consented Development**	**Airey Consultants Ltd**	**November 2018**
~~200~~	~~Rev B~~	~~Proposed Finished Contour Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
200	**Rev D**	**Proposed Finished Contour Plan**	**Airey Consultants Ltd**	**November 2018**
~~201~~	~~Rev B~~	~~Proposed Cut-Fill Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
201	**Rev D**	**Proposed Cut-Fill Plan**	**Airey Consultants Ltd**	**November 2018**
~~205~~	~~Rev B~~	~~Proposed Slope Analysis Plan Slopes Greater than 1 in 3~~	~~Airey Consultants Ltd~~	~~May 2017~~
205	**Rev D**	**Proposed Slope Analysis Plan Slopes Greater than 1 in 3**	**Airey Consultants Ltd**	**November 2018**
~~210~~	~~Rev B~~	~~Stage 1 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
210	**Rev D**	**Stage 2 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~220~~	~~Rev B~~	~~Stage 2 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
220	**Rev D**	**Stage 1 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~230~~	~~Rev B~~	~~Stage 3 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
230	**Rev D**	**Stage 3 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~240~~	~~Rev B~~	~~Stage 4 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
240	**Rev D**	**Stage 4 – Earthworks &**	**Airey**	**November**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Sediment Control Plan	**Consultants Ltd**	**2018**
~~250~~	~~Rev B~~	~~Stage 5 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
250	**Rev D**	**Stage 5 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~260~~	~~Rev B~~	~~Stage 6 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
260	**Rev D**	**Stage 6 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~270~~	~~Rev B~~	~~Stage 7 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
270	**Rev D**	**Stage 7 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~280~~	~~Rev B~~	~~Stage 8 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
280	**Rev D**	**Stage 8 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~300~~	~~Rev A~~	~~Proposed Road Layout Plan~~	~~Airey Consultants Ltd~~	~~June 2017~~
300	**Rev C**	**Proposed Road Layout Plan**	**Airey Consultants Ltd**	**December 2018**
~~301~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 1 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
301	**Rev C**	**Proposed Road Layout Plan – Sheet 1 of 5**	**Airey Consultants Ltd**	**December 2018**
~~302~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 2 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
302	**Rev C**	**Proposed Road Layout Plan – Sheet 2 of 5**	**Airey Consultants Ltd**	**December 2018**
~~303~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 3 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
303	**Rev C**	**Proposed Road Layout Plan – Sheet 3 of 5**	**Airey Consultants Ltd**	**December 2018**
~~304~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 4 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
304	**Rev C**	**Proposed Road Layout Plan – Sheet 4 of 5**	**Airey Consultants Ltd**	**December 2018**
~~305~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 5 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
305	**Rev B**	**Proposed Road Layout Plan –**	**Airey**	**December**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Sheet 5 of 5	**Consultants Ltd**	**2018**
~~310~~	~~Rev E~~	~~Stage 1 – Footpath Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
310	**Rev F**	**Footpath Enabling Plan**	**Airey Consultants Ltd**	**November 2018**
~~311~~	~~Rev C~~	~~Stage 1 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
311	**Rev D**	**Stage 2 – Road Enabling Plan**	**Airey Consultants Ltd**	**November 2018**
~~311-1~~	~~Rev C~~	~~Stage 1 – Road Enabling Plan (Arterial Road Option)~~	~~Airey Consultants Ltd~~	~~May 2017~~
~~312~~	~~Rev C~~	~~Stage 1 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
312	**Rev D**	**Stage 2 – Completed Road Plan**	**Airey Consultants Ltd**	**November 2018**
~~312-1~~	~~Rev C~~	~~Stage 1 – Completed Road Plan (Arterial Road Option)~~	~~Airey Consultants Ltd~~	~~May 2017~~
~~313~~	~~Rev A~~	~~Stage 1 – Road 1 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
313	**Rev C**	**Stage 2 – Entrance Road Long Section**	**Airey Consultants Ltd**	**29 Nov 2018**
~~313 – 1~~	~~Rev A~~	~~Stage 1 – Road 1 Long Section 10% Max Grade Option~~	~~Airey Consultants Ltd~~	~~6 October 2016~~
~~313 2~~	~~Rev A~~	~~Stage 1 – Road 1 Long Section 8% Max Grade Option~~	~~Airey Consultants Ltd~~	~~6 October 2016~~
~~314~~	~~Rev B~~	~~Stage 1 – Road 1A Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
314	**Rev C**	**Stage 2 – Roads 10 & 12 Long Sections**	**Airey Consultants Ltd**	**29 Nov 2018**
~~315~~	~~Rev B~~	~~Stage 1 – Road 10, 11 & 12 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
315	**Rev C**	**Stage 2 – Road 13 Long Section Chainages 0-600m**	**Airey Consultants Ltd**	**29 Nov 2018**
~~316~~	~~Rev A~~	~~Stage 1 – Road 13 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
316	**Rev B**	**Stage 2 – Road 13 Long Section Chainages 600m-END**	**Airey Consultants Ltd**	**29 Nov 2018**
~~320~~	~~Rev B~~	~~Stage 2 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
320	**Rev D**	**Stage 1 – Road Enabling Plan**	**Airey**	**November**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Consultants Ltd	**2018**
~~321~~	~~Rev B~~	~~Stage 2 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
321	**Rev D**	**Stage 1 – Completed Road Plan**	**Airey Consultants Ltd**	**November 2018**
~~322~~	~~Rev A~~	~~Stage 2 – Road 1A Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
322	**Rev C**	**Stage 1 – Entrance Road Long Section**	**Airey Consultants Ltd**	**30 Nov 2018**
~~323~~	~~Rev B~~	~~Stage 2 – Road 20 & 21 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
323	**Rev D**	**Stage 1 – Road 1A & Road 2 Long Section**	**Airey Consultants Ltd**	**30 Nov 2018**
~~324~~	~~Rev B~~	~~Stage 2 – Road 21 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
324	**Rev D**	**Stage 1 – Roads 3 4 & 5 Long Section**	**Airey Consultants Ltd**	**30 Nov 2018**
~~325~~	~~Rev A~~	~~Stage 2 – Road 22 & Access 23 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
325	**Rev C**	**Stage 1 – Road 6 7 & 8 Long Sections**	**Airey Consultants Ltd**	**30 Nov 2018**
~~330~~	~~Rev B~~	~~Stage 3 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
330	**Rev D**	**Stage 3 – Road Enabling Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
~~331~~	~~Rev B~~	~~Stage 3 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
331	**Rev D**	**Stage 3 – Completed Road Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
~~332~~	~~Rev A~~	~~Stage 3 – Road 1 & 40 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
332	**Rev C**	**Stage 3 – Road 1 & 40 Long Sections**	**Airey Consultants Ltd**	**30 Nov 2018**
~~333~~	~~Rev A~~	~~Stage 3 – Road 50 & Access 30 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
333	**Rev C**	**Stage 3 – Road 50 & Access 30 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~340~~	~~Rev B~~	~~Stage 4 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
340	**Rev C**	**Stage 4 – Road Enabling Plan**	**Airey**	**July 2018**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Consultants Ltd	
~~341~~	~~Rev B~~	~~Stage 4 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
341	**Rev C**	**Stage 4 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~342~~	~~Rev A~~	~~Stage 4 – Road 40 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
342	**Rev B**	**Stage 4 – Road 40 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~343~~	~~Rev A~~	~~Stage 4 – Road 40 & 41 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
343	**Rev B**	**Stage 4 – Road 40 & 41 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~344~~	~~Rev A~~	~~Stage 4 – Road 42 & 43 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
344	**Rev B**	**Stage 4 – Road 42 & 43 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~350~~	~~Rev B~~	~~Stage 5 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
350	**Rev C**	**Stage 5 – Road Enabling Plan**	**Airey Consultants Ltd**	**July 2018**
~~351~~	~~Rev B~~	~~Stage 5 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
351	**Rev C**	**Stage 5 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~352~~	~~Rev A~~	~~Stage 5 – Road 1 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
352	**Rev B**	**Stage 5 – Road 1 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~353~~	~~Rev B~~	~~Stage 5 – Road 50 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
353	**Rev C**	**Stage 5 – Road 50 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~354~~	~~Rev A~~	~~Stage 5 – Access 51, 52 & 53 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
354	**Rev A**	**Stage 5 – Access 51, 52 & 53 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~360~~	~~Rev B~~	~~Stage 6 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
360	**Rev C**	**Stage 6 – Road Enabling Plan**	**Airey**	**July 2018**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Consultants Ltd	
~~361~~	~~Rev B~~	~~Stage 6 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
361	**Rev C**	**Stage 6 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~362~~	~~Rev A~~	~~Stage 6 – Road 1 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
362	**Rev B**	**Stage 6 – Road 1 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~363~~	~~Rev A~~	~~Stage 6 – Road 1 & 60 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
363	**Rev B**	**Stage 6 – Road 60 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~364~~	~~Rev A~~	~~Stage 6 – Road 61 & 62 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
364	**Rev B**	**Stage 6 – Road 61 & 62 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~370~~	~~Rev B~~	~~Stage 7 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
370	**Rev C**	**Stage 7 – Road Enabling Plan**	**Airey Consultants Ltd**	**July 2018**
~~371~~	~~Rev B~~	~~Stage 7 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
371	**Rev C**	**Stage 7 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~372~~	~~Rev A~~	~~Stage 7 – Road 60 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
372	**Rev B**	**Stage 7 – Road 60 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~373~~	~~Rev A~~	~~Stage 7 – Road 70 & 71 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
373	**Rev B**	**Stage 7 – Road 70 & 71 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~400~~	~~Rev B~~	~~Proposed Stormwater Layout & Flood Plan~~	~~Airey Consultants Ltd~~	~~July 2015~~
400	**Rev E**	**Proposed Stormwater Layout & Flood Plan**	**Airey Consultants Ltd**	**December 2018**
~~401~~	~~Rev A~~	~~Wetland 1 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
401	**Rev B**	**Wetland 1 Details**	**Airey**	**December**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Consultants Ltd	**2018**
~~402~~	~~Rev A~~	~~Wetland 2 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
~~403~~	~~Rev A~~	~~Wetland 3 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
403	**Rev C**	**Wetland 3 Details**	**Airey Consultants Ltd**	**December 2018**
~~404~~	~~Rev A~~	~~Wetland 4 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
404	**Rev C**	**Wetland 4 Details**	**Airey Consultants Ltd**	**December 2018**
405	Rev A	Wetland 5 Details	Airey Consultants Ltd	October 2015
~~406~~	~~Rev A~~	~~Proposed Raingarden Typical Details~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
406	**Rev B**	**Proposed Raingarden Typical Details**	**Airey Consultants Ltd**	**6 August 2018**
~~407~~	~~Rev A~~	~~Arch Bridge Typical Detail~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
407	**Rev B**	**Arch Bridge Typical Detail**	**Airey Consultants Ltd**	**6 August 2018**
~~410~~	~~Rev C~~	~~Stage 1 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
410	**Rev E**	**Stage 2 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**1 December 2018**
~~410-1~~	~~Rev C~~	~~Stage 1 – Stormwater Enabling Plan (Arterial Road Option)~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
~~411~~	~~Rev C~~	~~Stage 1 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
411	**Rev E**	**Stage 2 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**1 December 2018**
411-1	~~Rev C~~	~~Stage 1 – Completed Stormwater Plan (~~Arterial Road Option)	~~Airey Consultants Ltd~~	~~25 May 2017~~
~~420~~	~~Rev B~~	~~Stage 2 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
420	**Rev D**	**Stage 1 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 December 2018**
~~421~~	~~Rev B~~	~~Stage 2 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~

Drawing No.	Rev/ Ref	Title	Prepared by	Date
421	**Rev D**	**Stage 1 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 December 2018**
~~430~~	~~Rev B~~	~~Stage 3 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
430	**Rev D**	**Stage 3 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**1 December 2018**
~~431~~	~~Rev B~~	~~Stage 3 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
431	**Rev D**	**Stage 3 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**1 December 2018**
~~440~~	~~Rev B~~	~~Stage 4 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
440	**Rev C**	**Stage 4 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~441~~	~~Rev B~~	~~Stage 4 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
441	**Rev C**	**Stage 4 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~450~~	~~Rev B~~	~~Stage 5 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
450	**Rev C**	**Stage 5 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~451~~	~~Rev B~~	~~Stage 5 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
451	**Rev C**	**Stage 6 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~460~~	~~Rev B~~	~~Stage 6 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
460	**Rev C**	**Stage 6 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~461~~	~~Rev B~~	~~Stage 6 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
461	**Rev C**	**Stage 6 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~470~~	~~Rev B~~	~~Stage 7 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
470	**Rev C**	**Stage 7 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~471~~	~~Rev B~~	~~Stage 7 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~

Drawing No.	Rev/ Ref	Title	Prepared by	Date
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
~~480~~	~~Rev B~~	~~Stage 8 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
480	Rev C	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
~~481~~	~~Rev B~~	~~Stage 8 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
481	Rev C	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
~~500~~	~~Rev B~~	~~Proposed Wastewater Layout Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
500	Rev E	Proposed Wastewater Layout Plan	Airey Consultants Ltd	December 2018
~~501~~	~~Rev A~~	~~Preliminary Wastewater Pump Station Layout Plans Typical Cross Section~~	~~Airey Consultants Ltd~~	~~May 2017~~
501	Rev B	Preliminary Wastewater Pump Station Layout Plans Typical Cross Section	Airey Consultants Ltd	August 2018
~~510~~	~~Rev B~~	~~Stage 1 Wastewater enabling Plan – Sheet 1 of 2~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
~~511~~	~~Rev C~~	~~Stage 1 – Wastewater Enabling Plan – Sheet 2 or 2~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
511	Rev E	Stage 2 – Wastewater Enabling Plan	Airey Consultants Ltd	30 Nov 2018
~~511-1~~	~~Rev C~~	~~Stage 1 – Wastewater Enabling Plan – Sheet 2 or 2 Arterial Road Option~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
~~512~~	~~Rev C~~	~~Stage 1 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
512	Rev E	Stage 2 – Completed Wastewater Plan	Airey Consultants Ltd	30 Nov 2018
~~512-1~~	~~Rev C~~	~~Stage 1 – Completed Wastewater Plan Arterial Road Option~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
515	Rev A	Stage 1 Wastewater Enabling	Airey	6 August

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Longsection (Sheet 1 of 2)	**Consultants Ltd**	**2018**
516	**Rev B**	**Stage 1 Wastewater Enabling Longsection (Sheet 2 of 2)**	**Airey Consultants Ltd**	**4 October 2018**
~~520~~	~~Rev B~~	~~Stage 2 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
520	**Rev D**	**Stage 1 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~521~~	~~Rev B~~	~~Stage 2 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
521	**Rev D**	**Stage 1 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~530~~	~~Rev B~~	~~Stage 3 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
530	**Rev D**	**Stage 3 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~531~~	~~Rev B~~	~~Stage 3 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
531	**Rev D**	**Stage 3 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~540~~	~~Rev B~~	~~Stage 4 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
540	**Rev C**	**Stage 4 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~541~~	~~Rev B~~	~~Stage 4 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
541	**Rev C**	**Stage 4 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~550~~	~~Rev B~~	~~Stage 5 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
550	**Rev C**	**Stage 5 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~551~~	~~Rev B~~	~~Stage 5 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
551	**Rev C**	**Stage 5 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~560~~	~~Rev B~~	~~Stage 6 – Wastewater~~	~~Airey Consultants~~	~~25 May 2017~~

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		~~Enabling Plan~~	~~Ltd~~	
560	**Rev C**	**Stage 6 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~561~~	~~Rev B~~	~~Stage 6 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
561	**Rev C**	**Stage 6 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~570~~	~~Rev B~~	~~Stage 7 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
570	**Rev C**	**Stage 7 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~571~~	~~Rev B~~	~~Stage 7 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
571	**Rev C**	**Stage 7 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~580~~	~~Rev B~~	~~Stage 8 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
580	**Rev D**	**Stage 8 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
~~581~~	~~Rev B~~	~~Stage 8 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
581	**Rev D**	**Stage 8 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
600	**Rev A**	**Water Supply Enabling Plan**	**Airey Consultants Ltd**	**August 2018**
601	**Rev A**	**Water Supply Enabling Longsection under Motorway**	**Airey Consultants Ltd**	**August 2018**
Subdivision Plans				
~~5970~~		~~Scheme Plan A of Subdivision Stageing~~	~~Hampson & Associates Ltd~~	~~29 May 2017~~
6554		**Scheme Plan A of Subdivision Staging**	**Hampson & Associates Ltd**	**17 January 2019**
~~5970~~		~~Scheme Plan B of Multi-Lot Staging~~	~~Hampson & Associates Ltd~~	~~29 May 2017~~
6554		**Scheme Plan B of Multi-Lot Staging**	**Hampson & Associates Ltd**	**17 January 2019**
~~S1~~	~~Sheet 1~~	~~Stage 1 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~16 October 2015~~
S2	**Sheet 1**	**Stage 2 Scheme Plan**	**Hampson & Associates Ltd**	**8 November 2018**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
~~S1~~	~~Sheet 2~~	~~Stage 1 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~17 September 2015~~
S2	**Sheet 2**	**Stage 2 Scheme Plan**	**Hampson & Associates Ltd**	**8 November 2018**
~~S2~~	~~Sheet 1~~	~~Stage 2 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~16 October 2015~~
S1	**Sheet 1**	**Stage 1 Scheme Plan**	**Hampson & Associates Ltd**	**17 January 2019**
~~S2~~	~~Sheet 2~~	~~Stage 2 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~17 September 2015~~
S1	**Sheet 2**	**Stage 1 Scheme Plan**	**Hampson & Associates Ltd**	**17 January 2019**
S3	Sheet 1	Stage 3 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S3	Sheet 2	Stage 3 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	**27 October 2015**
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	**27 September 2015**
S8	Sheet 1	Stage 8 Scheme Plan	Hampson &	**27 October**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Associates Ltd	**2015**
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	**17 September 2015**
Character Area, Structure Plan and Revegetation/ Open Space Plans				
~~Figure 8~~		~~Proposed Character Areas~~	~~Boffa Miskell Limited~~	~~29 May 2017~~
Figure 8	**A**	**Proposed Character Areas**	**Boffa Miskell Limited**	**7 August 2018**
~~Figure 9~~		~~Concept Structure Plan~~	~~Boffa Miskell Limited~~	~~30 June 2017~~
Figure 9	**Rev 1**	**Concept Structure Plan**	Boffa Miskell Limited	**7 August 2018**
~~Figure 11~~		~~Revegetation and Open Space Concept~~	~~Boffa Miskell Limited~~	~~29 May 2017~~
Figure 11	**2**	**Revegetation and Open Space Concept**	**Boffa Miskell Limited**	**29 Nov 2018**
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	**B**	**Overall Site Plan – Stage 1**	**Construkt**	**6 Dec 2018**
SK03	**B**	**Stage 1 Site Presentation Plan**	**Construkt**	**6 Dec 2018**
SK04	**B**	**Stage 1 Roading Plan**	**Construkt**	**6 Dec 2018**
SK10	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
SK11	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
SK12	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
SK13	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
	1	**Tree Planting Plan**	**Boffa Miskell**	**11 Dec 2018**
	1	**Tree Planting Palette**	**Boffa Miskell**	**11 Dec 2018**
	1	**Planting Palette – Streetscape/Front Interface**	**Boffa Miskell**	**11 Dec 2018**

Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*

2. ...

Delegated decision maker:

Name: Steve Seager

Title: Team Leader, Resource Consents

Signed: 

Date: 4/03/2019

Attachment 1: Consolidated conditions of consent as amended

General Conditions

Note: These general conditions apply to each of the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, SUB60035991, DIS60048302, DIS60048335, LUS60048380 andWAT60051016).

Definition of Terms

1. In these conditions:

(a) "approve", "approval" and "approved" or "to the satisfaction of" in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;

(b) "conditions" means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;

(c) "consent" means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, DIS60048302, DIS60048335, LUS60048380 and WAT60051016);

(d) "Consent Holder" means the applicant, AV Jennings Hobsonville Pty Limited, at Auckland;

(e) "Council" means the Auckland Council;

(f) "engineering works" includes, but is not limited to:

- Earthworks and sediment control;
- The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
- Street lights, landscaping or structures on land; and
- Any other works required by conditions of this consent.

Note: Structures such as retaining walls, in-ground walls and bridges may require a separate Building Consent or could be processed with the Engineering Plan Approval if associated with ground works.

(g) "RMA" means the Resource Management Act 1991;

(h) "Team Leader" means the Team Leader Northern Monitoring.

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as

consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A and LUC60010513-B.

3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan 12516-01S127 300 Rev B prepared by Airey Consultants Limited will prevail.

Advice Note:

All engineering plans, including Erosion and Sediment Control Plans, referenced in condition 2 are indicative (information purpose only) and will be subject to the Engineering Plan Approval or similar process required by the conditions of this consent.

Monitoring Charges

4. The Consent Holder shall pay the Council an initial consent compliance monitoring charge of $1500 (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.

Advice Note:

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. 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. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the Consent Holder.

Lapse of Consent

5. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:

- The consent is given effect to (i.e. a survey plan or plans for all stages of the subdivision have been submitted to Council for approval under section 223 of the RMA), but shall thereafter lapse if the survey plan or plans are not deposited in accordance with section 224 of the RMA; or

- The Council extends the period after which the consent lapses

Review of Conditions

6. At least 7 days prior to any work commencing in relation to this consent, the Consent Holder shall notify the Council's RMA Compliance Administrator by telephone (0800 426 5169) of the expected date of work commencing.

Access to property

7. Until all the conditions of this consent have been completed to the satisfaction of the Team Leader, Resource Consenting and Compliance, servants or agents of the Council are to 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 while adhering to the Consent Holder's Health and Safety Policy.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, 57 super-lots and 575 finished lots.

9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

***Note**: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents (LUC60010513* and as varied by consent LUC60010513-A and LUC60010513-B*, DIS60048302, DIS60048335, REG66080 and REG67197).*

Engineering Plan Approval

10. Prior to commencement of any construction work for each stage, or prior to lodgement of the survey plan pursuant to section 223 of the RMA for that stage, whichever is earlier, the Consent Holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) for the works to be completed in that stage of the development to the Team Leader for approval ("EPA").

11. No construction activity shall commence on site until written confirmation of approval of the engineering plans and associated management plans has been obtained from the Team Leader and all measures identified as required to be established prior to commencement of works have been established to the satisfaction of the Team Leader.

12. Details of the chartered professional engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for EPA. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.

13. The engineering plans are to include the following:

    (a) Details of the extent of works to be undertaken in the stage and the extent of stabilisation to be completed at the end of the stage and/or construction season.

    (b) A Construction Management Plan ("CMP") for the stage containing sufficient detail to address the following matters (where relevant):

        - Who the site or project manager is and contact details (phone, facsimile, postal address).
        - The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
        - Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
        - Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places
        - The location and design of all hoardings and gantries.
        - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.

- Control procedures for delivery and removal of construction materials from public roads or places.

- Location of workers conveniences (e.g. portaloos).

- Ingress and egress to and from the site for construction vehicles.

- Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).

- Construction noise management.

(c) Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified person, shall be prepared and submitted to the Team Leader – Northern Monitoring, No earthworks on the subject site shall commence until written approval from the Team Leader has been provided confirming that the ESCP is satisfactory. The ESCP shall include but is not limited to:

- staging details with specific erosion and sediments control works including location, dimensions and drawing in A3 format. All controls should be in line with Industry Best Practice as well as in general GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05));

- details of the site's stabilised construction entrance(s);

- timing and duration of construction and operation of control works;

- details relating to the management of exposed areas (eg grassing, mulching or placing of hard fill);

- the maximum exposed areas proposed and/or confirmation that an area no greater than 15ha will be exposed at any one time throughout the duration of the earthworks;

- monitoring and maintenance requirements for the proposed erosion and sediment controls; and

- measures for the management and measurement of dust in accordance with GD05 and the MfE Good Practice Guide for Assessing and Managing Dust.

(d) Erosion and sediment control measures shall be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher standard is detailed in the documents referred to in the conditions elsewhere, in which case the higher standard shall apply. For the purposes of clarity, the following additional standards are to be included:

- sediment retention ponds (SRP) are to be sized to meet, and where possible exceed the minimum volume of 3% (300m^3 of storage for each 1ha of contributing catchment);

- The decant systems in the SRPs are to have devices to enable the raising of these decants;

- SRPs are to have forebays with a minimum volume of 10% of the pond's volume;

- Floating booms are to be installed in the SRPs where appropriate to trap and floating debris (such as mulch) to minimise blockages of the decants;

- Decanting earth bunds (DEBs) are to be sized to a minimum of 3% (90m³ of storage capacity for each 3,000m² of contributing catchment);

- DEBs shall have a minimum length to width ration of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3l/sec/ha of contributing catchment, a stabilised emergency spillway, a minimum of 2m in width;

- All sediment control fencing utilised during earthworks shall be constructed as super silt fences in accordance with GD05;

Advice Note:

In the event that minor amendments to the ESCP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the erosion and sediment controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

(e) Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 13 (c) of this consent.

Certified controls shall include the sediment retention ponds, the decanting earth bunds, chemical treatment arrangements, super 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.

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.

Advice Note:

Certified controls may include sediment treatment devices, any decanting earth bunds and diversion channels/bunds.

(f) Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan 12516-01S127 300 Rev B prepared by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

Advice Note:

Road 1 follows the alignment determined by Auckland Transport as a future arterial road. Although condition 13(f) requires the design of a local road, if Auckland Transport constructs the arterial road, a formal Infrastructure Funding Agreement ("IFA") will be required. The IFA will set out how the costs of the road construction to arterial road standards are to be shared.

(g) Details of the location and design of all rubbish collection points.

(h) Design of footpaths to be constructed on each street designed to be vested as a public road, including along Road 1. Such design to be generally in accordance with Auckland Transport's Code of Practice. Footpaths shall be provided on both sides of the road. Provision for footpaths is not required for any public 'shared zone' streets but for the 'shared zone' streets, pedestrians must be able to walk along these streets safely. For all other private roads, a 1.8m wide footpath shall be installed on at least one side. The details of these footpaths shall be determined at the EPA stage.

(i) Detailed design of all street and accessway lighting and any other structures/facilities on the roads to be vested in the Council which are to be designed in accordance with Auckland Transport's Code of Practice. The type of light fittings shall be acceptable to the electricity network supplier responsible for the area.

(j) Detailed design of private accessways to be constructed as vehicle crossings, with the footpath continuous in grade, width, colour and cross-fall. The accessways shall also ensure a 5m platform no steeper than 1 in 20 prior to the footpath.

(k) Detailed design of all new public accessways in accordance with Auckland Transport's Code of Practice. Detailed design of pedestrian and cycle trails within the common areas of the site, generally in accordance with Fig. 27 of the Boffa Miskell Pedestrian and Cycle Strategy Diagram Rev. B and in accordance with the guidelines set out in the NZ Cycle Trail Design Guide (4th Edition).

(l) Detailed design of a new left turn lane to be constructed on the northbound offramp at the approach to the western interchange roundabout, generally as per Traffic Solutions Ltd Dwg.712/1. Detailed engineering design plans shall be submitted to NZTA prior to construction, and implemented in accordance with NZTA requirements. The slip lane shall be constructed and operational upon completion of Section 224(c) for Stage 1.

(m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted with the engineering plans for Stage 2.

(n) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for Stage 1.

(o) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for Stage 1.

(p) At the time of detailed engineering design for the final stage of the development, or at the time Road 1 becomes a regional arterial road, whichever occurs first, the Consent Holder shall undertake an assessment of the safety and effectiveness of the crossing points referred to in Condition 13(o) for the review of the NZ Transport Agency. If the NZ Transport Agency determines that a crossing treatment at these locations (such as a zebra crossing or signals to assist pedestrians and cyclists to safely cross the road) is necessary, the cost of these works shall be met by the Consent Holder.

(q) The Consent Holder will consult with the Department of Conservation regarding the provision of additional connections from the development to the Nukumea Scenic Reserve and to the walking and cycling network.

(r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:

- Landowner's approvals from Auckland Transport for works in the road reserve land.
- A road stopping or road exchange process.
- Further analysis to determine whether the road reserve space between Road 1 and Lots 573 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.
- Further analysis to determine the design of the intersection of the RTN Station access road/ Road 1 arterial for example whether it is a roundabout or a signalised intersection.
- Further analysis to assess the interaction of the future RTN Station access road/ Road 1 intersection with the Grand Drive interchange and to determine whether the arterial road and SH1 interchange will operate effectively under the proposed layout. It is expected that this analysis will occur over the next 5 years as part of the Supporting Growth programme.
- Further analysis to assess the internal circulation of traffic flows within the residential sub-division and the interaction of local access traffic with commuter traffic entering/ exiting the proposed park and ride.

Advice Notes:
Auckland Transport may request additional infrastructure be included in the IFA and it is recommended that further discussions are held with Auckland Transport.
The Consent Holder will ultimately be required to complete Auckland Transport's Road Stopping process to remove the paper road status from the two sections of existing paper road through the land towards the southern end of the site. It should be noted that the process for legally stopping a road can take some time and therefore this process should be initiate as soon as possible to reduce potential delays.

All signage and markings for traffic controls within the development shall be made legally enforceable.

The consent holder is advised that all regulatory controls, such as no stopping restrictions, give way or stop controls, must be officially resolved by AT's Traffic Control Committee. Any controls within the existing road reserves may require consultation. All costs related to the implementation of regulatory controls are to be borne by the applicant.

(s) Details of how the public stormwater system will be constructed. Full design calculations, detailed drawings and maintenance schedules shall be provided with the engineering plans to cover the expected ongoing requirements for all stormwater treatment devices.

(t) Full design details and calculations demonstrating options for the collection, treatment and utilisation of roof collected water. The report shall also provide stormwater storage, attenuation and discharge details for a range of impermeable surfaces.

(u) Detailed design, for each stage, of the reticulated water supply network, to be provided in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

(v) Details of how development of roads and access ways will enable access for emergency vehicles for firefighting purposes in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

(w) Details of fire hydrants to be installed. Should fire hydrants be incorporated as part of the reticulated network, they must be placed on the footpath to enable unimpeded access for the New Zealand Fire Service and must be located within 135m of all lots in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note:

Should the applicant wish to undertake alternative methods of providing water supply for firefighting purposes such as sprinkler systems or water tanks, it is strongly recommended the NZFS are consulted prior to such concepts.

Advice Note:

The applicant is reminded that they will need to obtain an encroachment

licence from Auckland Transport for the proposed private water supply lines within public roads.

(x) Detailed design of a car park to be constructed at the northern end of the site, physically separate from the adjoining reserve. The separation shall be suitable to prevent access to the reserve by motor vehicles including motor cycles, but enable access for pedestrians.

(y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.

(z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

In the event that the road becomes private then the consent holder would need to reconsider the location of the water mains and ensure hydrant distances complied which may necessitate amendments to the EPA.

14. As part of the application for Engineering Plan Approval for each stage, a chartered professional engineer must:

    (a) Certify that the public stormwater system has been designed in accordance with the requirements of the Council's Code of Practice for Land Development and Subdivision Chapter 4 (Stormwater) to serve all lots within the stage of development.

    (b) Certify that all water supply and wastewater systems have been designed in accordance with the *Water and Wastewater Code of Practice for Land Development and Subdivision,* May 2015 prepared by Watercare Services Limited.

    (c) Certify that the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 have been met.

    (d) Certify that all public road and associated structure/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.

    (e) Confirm that all practical measures are included in the design to facilitate safe working conditions.

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

16. A Road Safety Audit (RSA) shall be undertaken on the detailed design of the roading within the development and for any works within the existing road reserve. Separate RSAs shall be undertaken for each stage of development. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

17. An independent safety audit shall be prepared and provided to the NZ Transport Agency for proposed Road 1 and its connection to within the existing western roundabout of the Grand Drive interchange. Any safety related changes identifies in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

    Advice Note:

    The New Zealand Transport Agency may have additional safety audit requirements for works within its designation.

18. Where an approach to an intersection results in a K value less than 4, advance warning for the intersection shall be provided by way of signage, markings or additional speed calming.

Temporary Traffic Management Plan

19. Prior to the commencement of any works, the Consent Holder shall submit a Temporary Traffic Management Plan ("TTMP") to the Team Leader for approval. The TTMP shall:

    (a) Address the effects of temporary works associated with the western Grand Drive Interchange roundabout.

    (b) Address the effects of heavy vehicle movements to and from the site, particularly associated with removal or importation of fill materials and topsoil (as required by any other specific condition of this consent) and for all works associated with the western Grand Drive Interchange roundabout and within the State Highway 1 motorway corridor and designation.

20. The TTMP shall meet Council's and NZTA requirements (refer s.109.2 of the "Standards for Engineering Design and Construction") and shall be provided to the NZ Transport Agency for consideration and approval.

21. The Consent Holder shall obtain written approval and an 'agreement as to works' from the NZ Transport Agency for all works within the State highway 1 motorway corridor and designation.

Advice Note:

Prior to the commencement of construction, any works to be carried out on NZ Transport Agency property requires its land owner approval.

Vegetation Removal Plan

22. Prior to commencement of any works the Consent Holder shall submit a Vegetation Removal Plan ("VRP") to the Team Leader for approval. No vegetation removal shall occur outside the property boundary. i.e. no vegetation shall be removed from the adjacent Nukumea Reserve. The Consent Holder shall undertake all efforts to retain as much vegetation as possible on site.

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:

(a) Provide for the use of native, eco-sourced, vegetation from as close as possible, including fruiting and flowering trees and plants.

Advice note:

This is to ensure continuity and connectivity with Nukumea Scenic Reserve, enhancing the overall environment for native biodiversity (taonga). Appropriate plants should be used in the varying habitats to provide the natural, native foods and refuges for the differing species e.g. fruiting plants for forest birds, reptile friendly plants, habitat for fernbirds, protection and enhancement of wetland areas for swamp birds.

(b) Provide for the use of appropriate species (that will be restricted in height at maturity) for the higher contoured areas at the western boundary of the site for a distance of at least 20m below the unformed legal road.
(c) Show planting of native species around the northern permitter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 7th August 2018.
(d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 7th August 2018. The planting shall be comprised of a mixture of bush and tree species.
(e) Provide for a weed and pest animal control plan for all existing vegetation and planting areas.
(f) Provide for the planting of all fringe areas of the site currently dominated by gorse and woolly nightshade (and other weeds) with appropriate native species, including the long-term management of these plantings.
(g) Show the specific planting works to be undertaken in each stage of the development, ensuring that the boundary screen planting proposed in (f) above shall be completed as part of Stage 2 of the development.
(h) Include a maintenance schedule and programme for all site areas to be planted.

24. The Consent Holder shall carry out all planting in the stages identified and in accordance with the approved PMP. The Consent Holder will advise Council when planting for each stage is initiated.

25. Plant maintenance in accordance with the approved PMP shall occur for five years or until 75% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the weed and pest animal control plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.

26. The Consent Holder shall submit a Planting Monitoring Report to the Team Leader for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not be limited to the following information in respect of each lot:

    (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);

    (b) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;

    (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;

    (d) Details on the condition of, and recommendations for maintenance of, the fencing.

    (e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.

27. If remediation work is recommended in accordance with condition 26, the Consent Holder shall:

    (a) Undertake this remediation work within six months from the start date.

    (b) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.

28. Once Council has provided a practical completion certificate the Consent Holder may enter into a surety bond of a sum calculated to be 1.5 times the cost of maintenance and 10% the cost of planting or $3000 per hectare (whichever is the greater sum) to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the Team Leader. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting areas.

<u>Streamworks and Riparian Planting and Management Plan</u>

29. Prior to commencement of any works the Consent Holder shall submit a Streamworks and Riparian Planting and Management Plan ("SRPMP") to the Team Leader for approval. The plan shall follow best practice methodology and shall include:

    (a) Specific erosion and sediment controls for instream work.

    (b) Specific details regarding the placement of the culvert under Road 1.

    (c) Methodology for the reclamation and installation of the counterfort drainage to be placed in the upper middle stream.

(d) Details of how flows will be managed during this time.

(e) Provision for a minimum of 10 metres from the bank edge of intermittent streams, and 20 metres from the bank edge of permanent streams to be planted in native vegetation.

(f) The specific planting works to be undertaken in each stage of the development.

(g) A planting and maintenance schedule

30. The Consent Holder shall carry out riparian planting in accordance with the approved SRPMP. Any weeds present in the riparian area shall be controlled prior to planting in accordance with the weed and pest animal control plan.

Lizard Management Plan

31. Prior to the commencement of any vegetation removal works the Consent Holder shall submit and have certified by the Team Leader (North/West) Biodiversity, a Lizard Management Plan ("LMP") prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP shall have two objectives:

(a) The population of each species of native lizard present on the site shall be maintained or enhanced, either on site or at an appropriately translocated; and

(b) The habitats on the site or at the translocation site post development support viable native lizard populations for all species present pre-development.

32. The LMP shall address the following (as appropriate):

(a) Credentials and contact details of the ecologist/herpetologist who will implement the plan.

(b) Timing of the implementation of the LMP.

(c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols, nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.

(d) A description of the relocation site(s); including discussion of:

- provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
- any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
- any weed and pest management to ensure the relocation site is maintained as appropriate habitat;
- monitoring methods, including but not limited to: baseline surveying within the site; baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites; ongoing annual surveys to evaluate translocation success; pre and post – translocation surveys; and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
- A post-vegetation clearance search for remaining lizards.

33. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP shall certify that the lizard related works have been carried out according to the approved LMP within two weeks of completion of the vegetation clearance works.

34. Upon completion of works, all findings resulting from the implementation of the LMP shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme ("ARDS") Card. A copy shall be sent to the Team Leader (North/West) Biodiversity.

35. All works on site must comply with the certified LMP.

Advice note:

Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for gecko's following felling of trees and shrubs and to rescue any skinks from ground cover vegetation and terrestrial retreats.

Fish Capture and Relocation Plan

36. Prior to the commencement of any works the Consent Holder shall submit a Fish Capture and Relocation Plan to the Team Leader for approval. The plan will detail, as a minimum:

(a) The timing of fish capture in relation to works methods.

(b) Fish capture methods to be used.

(c) Requirement for a freshwater ecologist to supervise all stream channel dewatering.

(d) Proposed fish release sites.

(e) Requirement to prepare a fish relocation report, to be provided to Council at the completion of stream works.

Stream and Wetland Environmental Compensation Plan

37. Prior to any streamworks reclamation, the applicant will provide the following:

The Consent Holder shall submit a Stream and Wetland Environmental Compensation Plan ("SWECP") to the Team Leader for approval. The purpose of the SWECP shall be to identify and provide for suitable offsite mitigation and/or compensation for streamworks undertaken as part of the consent. The plan will detail, as a minimum:

(a) Final location details of the compensation site(s).

(b) Full calculations (including all supporting documentation) to determine the required amount of offsetting, including onsite and offsite SEV and ECR calculations, in accordance with TR2011/009, and TP148.

(c) A compete quantified and qualified assessment and robust offsetting package for wetland loss.

(d) Plans that identify the onsite impact and offsite mitigation locations for both streams and wetlands which clearly depict the widths of all riparian margins, the length of stream proposed to be impacted and mitigated and the wetland areas proposed to be impacted and mitigated.

(e) A description of, and justification for, the form the offset compensation will take. This will include (but is not limited to):

- Riparian planting;
- Daylighting or naturalisation; and
- Instream habitat enhancement.

(f) Where mitigation is carried out offsite, the inclusion of a planting and maintenance plan, in accordance with Appendix 16 AUP:OP.

(g) Details of any of the provision(s) for fish passage at the offsetting sites.

(h) A detailed programme for the implementation of the compensation works demonstrating how they will be completed within two earthworks seasons from the start of the reclamation.

(i) Prior to streamworks commencing a native fish relocation plan shall be prepared and submitted to the Team Leader for certification.

(j) A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required in condition 36 and be on site during dewatering to rescue and relocate and native fish present.

(k) If fish relocation is carried out, the Team Leader shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.

Chemical Treatment Management Plan

38. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan ("ChTMP") shall be submitted for the written approval of the Team Leader. The plan shall include as a minimum:

(a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds.

(b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet).

(c) Details of optimum dosage (including assumptions).

(d) Results of initial chemical treatment trial.

(e) A spill contingency plan.

(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.

Advice Note:

The Consent Holder shall consider using environmentally sustainable or recyclable materials and products, including floccing products as part of its ChTMP.

In the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the Act. Any

minor amendments should be provided to the Team Leader prior to implementation to confirm that they are within the scope of this consent.

West Hoe Stream Arch Culvert

39. Prior to any streamworks in the West Hoe Stream catchment a West Hoe Stream Arch culvert design plan shall be submitted to the Team Leader for approval. The West Hoe Stream Arch culvert design plan shall include as a minimum:

(a) Final location details of the siting of the Arch culvert.

(b) Final design of the Arch culvert, abutments and inlet and outlet features.

(c) Details of how the design has avoided or minimised impact on the stream and wetland associated with the final location.

(d) Staging of the construction of the Arch culvert.

(e) Timing of the construction and if occurring during the main fish migration season (September-January) how streamworks will be managed to avoid any impediments to the passage of fish.

(f) How the final design will provide for fish passage in subsequent years.

(g) How the final design will minimise impact on the area and functions of the natural wetlands of the West Hoe Stream.

(h) How the final design will minimise variations in flows upstream and downstream of the culvert location.

(i) The development of a monitoring plan to ensure that the final design does not affect the ecological values of the West Hoe Stream and associated wetland areas.

Common Areas Maintenance Plan

40. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:

(a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.

(b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Design Guidelines

41. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall submit to the Team Leader for approval an updated set of Design Guidelines for the development of the subdivision. The updated guidelines shall be based on the design guidelines contained within Appendix 2 of the Grand View Estate Integrated Landscape, Ecology and Urban Design Report prepared by Boffa Miskell dated November 2015. The design guidelines shall be updated where necessary to reflect the changes made to the development since the scheme was first proposed.

Works in Progress Conditions

Pre-commencement meeting

42. Prior to the commencement of earthworks in each season, the Consent Holder shall hold a pre-start meeting to discuss the erosion and sediment control measures, the earthworks methodology and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. The meeting shall be:

- Located on the subject site.
- Scheduled not less than five days before the anticipated commencement of earthworks.
- Include Auckland Council officer[s].
- Include representation from the contractors who will undertake the works.

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

- Timeframes for key stages of the works authorised under this consent.
- Resource consent conditions.
- Approved Erosion and Sediment Control Plan, Construction Traffic Management Plan and Chemical Treatment Management Plan.

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

Advice Note:

To arrange the pre-start meeting please contact the Team Leader Northern Monitoring. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Hours of work

45. All construction /earthworks activities on the site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise, at all times. The use of any noise generating tools, motorised equipment, and vehicles associated with construction and/or earthworks activity on the site are therefore restricted to between the following hours to comply with this Standard: Summer (1 November – 30 April)

- Monday to Friday 7:00 am to 6:00 pm
- Saturday 7:30 am to 6:00 pm

Winter (1 May – 31 October)

- Monday to Friday 7:30 am – 5:00 pm
- Saturday 8:00 am – 1:00 pm

All access and work on site associated with the activity shall be prohibited on Sundays and public holidays and for a two week period over the Christmas period (23 December – 5 January inclusive).

Advice Note:

Works may be undertaken outside these hours only with the written approval of the Council. This will be granted only under special circumstances, for example in the event of urgent stabilisation works or inclement weather preventing work Monday to Saturday. Any work outside these hours will be subject to the approval of any neighbouring residents or other affected parties that may be identified by the Council's Manager, Resource Consenting and Compliance in his/her sole discretion.

Health and Safety

46. A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Construction Effects Management

47. All management plans approved with the EPA shall be implemented during the course of development works for each stage. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader to certify that the erosion and sediment controls have been constructed in accordance with the approved ESCP.

48. Beyond the boundary of the site where the activity is undertaken there shall be no noxious, dangerous, offensive or objectionable odour or dust. There shall be no burning of any material (including cleared vegetation) on site.

49. There shall be no more than 15ha of disturbance or earthworks on site at any one time.

50. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

51. Prior to the construction of any sediment retention ponds, super silt fences, or other approved devices shall be constructed below the sub-catchment of the sediment retention pond and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with GD05.

52. The Consent Holder shall, at all times, control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001). All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:

- The staging of areas of the works.
- The retention of any existing shelter belts and vegetation.
- The installation and maintenance of wind fences and vegetated strips.
- Watering of all haul roads and manoeuvring areas during dry periods.
- Spraying of load dumping operations.
- Suspension of all operations if necessitated by the prevailing conditions.

53. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and not to be included within future building sites.

54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site unless otherwise approved by Council. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.

55. At all times during construction, provision shall be made for Ngāti Manuhiri to monitor the removal of topsoil at strategic locations, including ridgelines and streams (as they are more likely to be associated with archaeological sites). In addition, provision for Ngāti Manuhiri to inspect the silt / stormwater wetland treatment devices and sediment controls in place prior to major earthworks associated with each commences. If a severe adverse weather event occurs during earthworks, Ngāti Manuhiri shall be invited to inspect the integrity of the controls, such monitoring and inspection to be at the Consent Holder's expense.

56. Procedures for checking heavy machinery for leaks of fluids before the machinery is permitted to enter riparian areas and a prohibition on machinery refuelling near waterways shall be followed at all times during construction.

Heritage

57. The Consent Holder shall put procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project informs the project archaeologist, Heritage New Zealand Pouhere Taonga and the Cultural Heritage Implementation Team of any archaeological discoveries.

58. If koiwi tangata (human remains) are uncovered on the site during the implementation of this consent, work shall cease immediately in the immediate vicinity of the remains and the mana whenua, the New Zealand Police, the Auckland Council area-based Resource Consenting and Compliance Team and Heritage New Zealand Pouhere Taonga shall be contacted so that appropriate arrangements can be made.

59. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then these sites shall be recorded by the Consent Holder for inclusion within the Auckland Council Cultural Heritage Inventory. The Consent

Holder's project archaeologist shall prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

Advice Note:

That the CHI team leader be notified 48 hours before the commencement of works (Chris Mallows chris.mallows@aucklandcouncil.govt.nz).

Conditions relating to LUC60010513 (Earthworks)

Duration

60. Permit LUC60010513 shall expire ten years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

61. Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council technical publication GD05 shall be installed. These structures shall be maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.

Soil contamination

62. If evidence of soil contamination, which has not been previously identified, is discovered during the works, the Consent Holder shall immediately cease the works and notify the Team Leader, Northern Monitoring, Resource Consents, Auckland Council, and provide a site contamination report to the satisfaction of that Team Leader.

63. The Consent Holder shall ensure any soil removed from the site is disposed of in a managed or licensed landfill facility in accordance with the facility's soil testing requirements, and evidence of disposal is provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

64. Imported fill materials shall be tested in compliance with cleanfill criteria as outlined in the Ministry for the Environment Guide for Managing Cleanfills (2002) and evidence thereof provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

Geotechnical certification

65. Earthworks including the placement and compaction of fill materials must be supervised by an appropriately qualified geotechnical engineering professional.

66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016*,* the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev.A and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions,* by a Chartered Professional Engineer experienced in soil mechanics.

67. All earthworks and sediment control measures shall be carried out in accordance with Auckland Council's GD05.

68. Detailed earthworks plans with confirmed stabilisation and satisfactory factors of safety, as specified in the Standards, shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site. Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

Advice Note:

Council will not vest and maintain counterfort drains or any stabilisation drainage and its installation is permitted only if there is not anticipated to be any maintenance required. The installation of all stabilisation measures shall be carried out to such a standard that further development on each site will not be required to resort to section 72 notices at building consent stage.

Council reserves the right to request a peer review at any stage of the earthwork design, construction and certification documents.

68A Prior to the commencement of any earthworks at the site, an Adaptive Management Plan shall be submitted for the written approval of the Team Leader Northern Monitoring. The plan shall include as a minimum (unless agreed otherwise by the Team Leader Northern Monitoring):

- Fully automated and continuous water quality monitoring (limited to turbidity of a minimum of one sediment retention pond discharge in each catchment; to be operational prior to earthworks commencing in the respective catchment;

- One fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Nukumea Stream and one fully automated and continuous turbidity monitoring system shall be installed at the downstream boundary of the site on the tributary of the Orewa estuary; to be operational prior to earthworks commencing in the respective catchment.
- A water quality monitoring station site location plan shall be included within the AMP which will illustrate where the monitoring stations will be set up and installed.
- Additional manual monitoring of discharge water clarity at the outlet of all sediment retention ponds during a trigger event.
- Criteria for the discharge from the sites sediment retention ponds, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.
- Criteria for the discharge from the site recorded by the downstream monitoring stations, as well as a management programme and actions which outlines the response if discharge criteria is exceeded.

Advice Note:

A storm trigger event shall be defined as greater than 15mm of rainfall within one hour or greater than 25mm of rainfall within a 24-hour period. We recommend that a rainfall tipping bucket (or similar) is installed on site to measure rainfall and provide rainfall trigger alerts, otherwise the most appropriate Auckland Council rainfall monitoring station is the Orewa @ Treatment Ponds monitoring station.

Advice Note:

The water quality monitoring and sampling shall be undertaken by a suitably experienced person engaged by, but independent from, the project contractor.

68B. Any proposed revisions of the Adaptive Management Plan must be submitted to the Team Leader Northern Monitoring for written approval prior to formalising and implementing the revised Adaptive Management Plan.

68C. If in the Council's opinion, there are changes required to be made to the AMP as a result of observing influences on site or identified within the site reporting, Council may request that the AMP be updated to address these inefficiencies. If a request is made, the revised plan shall be submitted to the Team Leader Northern Monitoring within five working days of the request for written approval prior to implementation.

Advice Note:

The AMP is a live document and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.

68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.

68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.

69. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer.

70. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader.

Advice Note:

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

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

The ongoing monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the
Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details.
Alternatively, please refer to Auckland Regional Council, Technical Publication GD05. Advice Note:

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

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

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

71. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity.

Interim stabilisation measures may include: □the use of waterproof covers, geotextiles, or mulching

- top-soiling and grassing of otherwise bare areas of earth
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication GD05.

72. 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.

73. All diversion drains shall be armoured where they are on grades that exceed two percent.

74. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Seasonal Restrictions

75. No 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 Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to LUS60048380 (streamworks)

Duration

76. Permit LUS60048380 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.

Seasonal Restrictions

77. No streamworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.

Conditions relating to DIS60048302 (stormwater)

Duration

78. Stormwater diversion and discharge permit REG- 66078 shall expire 35 years from the date it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater works

79. The following stormwater management works shall be constructed for the following catchment areas and to the following design guidelines, and completed prior to discharges commencing from the site.

Works to be undertaken	Catchment area	Design guideline(s)

Rain Gardens	Various – to be confi at detailed design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
Raingardens on Street or Accessway		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Roof material	All	No exposed unpainted metal surfaces
Reuse rain tanks	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Wetland treatment device X 5	As shown on Airey Consultants plans, to be confirmed at detailed	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with
	design	TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard. The design is to include features which minimise, to the extent practicable, the invasion of aquatic pests and weeds.

Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

80. As built drawings of the facilities including a site survey shall be provided to the Council upon completion. The stormwater wetland treatment devices serving each stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.

81. All works impacting on land and assets within the NZTA Designation shall be designed and carried out in accordance with the NZ Transport Agency State Highway Stormwater Specification (P46).

82. All stormwater treatment works impacting on land and assets within the NZTA Designation shall be carried out in accordance with TP10 and reflecting the intent of Auckland Council's GD01 and GD04.

83. All stormwater culverts on land and assets within the NZTA Designation shall be fitted with security grills to minimise culvert safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.

84. All stormwater ponds on the boundary of NZ Transport Agency land shall be fenced to minimise pond safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency

85. If, at the detailed engineering design phase the Consent Holder and NZTA determine that there is an increased erosion or flooding risk profile on land and assets within the NZTA Designation (as a result of changes during detailed design of development layout), the Consent Holder shall provide options for erosion and flood management and agree on measures to be implemented in consultation with the NZ Transport Agency.

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

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

All information shall be submitted to, and verified by the Team Leader, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

Construction meetings

87. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite and at each stage of the development, that:

(a) is arranged five working days prior to the initiation of the construction of any stormwater devices on the site;

(b) is located on the subject area;

(c) includes representation from the Team Leader; and

(d) includes representation from the site stormwater engineer, contractors who will undertake the works and any other relevant parties.

88. The following information shall be provided at the pre-construction meeting:

(a) timeframes for key stages of the works authorised under this consent;

(b) erosion and sediment control measures during construction activities;

(c) updated wetland planting details;

(d) contact details of the site contractor and site stormwater engineer; and

(e) approved (signed/stamped) construction plans.

89. A post construction site meeting shall be held by the Consent Holder within 20 working days of completion of the stormwater management works at each stage of the development, that:

(a) is located on the subject area;

(b) includes representation from the Team Leader; and

(c) includes representation from the site stormwater engineer, contractors who have undertaken the works and any other relevant parties.

Certification of construction works

90. 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 5 days prior to the post-construction meeting required by this consent.

91. 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 flowpaths 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

92. An Operation and Maintenance Plan shall be submitted to the Team Leader for approval 5 days prior to the post-construction meeting at each stage of the development required by this consent.

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

(a) a programme for regular maintenance and inspection of the stormwater management system;

(b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;

(c) a programme for post storm inspection and maintenance;

(d) a programme for inspection and maintenance of the outfall, including maintenance contracts, where in place;

(e) any maintenance requirements including frequencies for all devices located within the floodplain of downstream culverts;

(e) general inspection checklists for all aspects of the stormwater management system, including visual checks;

(f) a program for inspection and maintenance of vegetation associated with the stormwater management devices; and

(g) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.

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

95. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader, in writing prior to implementation.

96. The stormwater management system shall be maintained to minimise erosion, risk of obstruction of the waterway and hazards to safety.

Overland flowpaths

97. 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.

98. Roading, kerbs and channels constructed across overland flow paths shall be set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.

99. Minimum recommended habitable floor levels shall be stipulated for any lots that are affected by or adjacent to overland flow paths.

Outfall erosion

100. Any stormwater outfalls authorised by this Consent shall incorporate erosion protection measures to minimise the occurrence of bed scour and bank erosion in accordance with TP10/GD01.

Maintenance report

101. A maintenance report shall be provided to the Team Leader Northern Monitoring 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;

(c) Details of what inspections were completed over the preceding twelve months;

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

Conditions prior to s223 Approval

102. Approvals may be sought under s223 for the stages, super-lots and final lots identified in condition 9.

103. Any s223 approval sought must show all survey information relevant to the stage.

104. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:

(a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as "areas to be subject to land covenant" on the survey title plan.

(b) The overland flow path over any of the lots affected shall be defined on the survey plan as an "area to be subject to land covenants".

(c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.

(d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).

(e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.

(f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.

(g) Show all stormwater ponds identified within a separately identified lot.

105. The Consent Holder shall suggest to the Council names, after consultation with Iwi, for the new roads shown on the Scheme Plan together with clearance from Land Information New Zealand, PO Box 5501 Wellington 6145, so that duplication of the name in any other part of the Auckland region is avoided. (Note: the Council shall determine the name having regard to any names so suggested and appropriateness to the area which the new roads will service.) When a name has been resolved by the Council the Consent Holder shall erect nameplates, in accordance with the Council's "Standards for Engineering Design and Construction".

Conditions prior to s224(c) Approval

Section 224(c) certificate

106. Certificates may be sought for the stages, super-lots and final lots as identified in condition 9.

107. All lots for certification must show compliance (for the relevant stage) with the following plans:

(a) Engineering plans identified in condition 13.

(b) Vegetation removal plan in conditions 22.

(c) Planting management plan, conditions 23 to 28.

(d) Streamworks, riparian planting and management plan, conditions 29 and 30.

(e) Lizard management plan, conditions 31 to 35.

(f) Fish capture and relocation plan, condition 36.

(g) Stream and wetland environmental compensation plan, condition 37.

(h) Weed and pest animal control plan, condition 23(e).

(i) Chemical treatment management plan, condition 38.

(j) West Hoe Stream Arch Culvert, condition 39.

(k) Common areas maintenance plan, condition 40.

108. Prior to application for the s224(c) certificate, the Consent Holder shall provide an undertaking in writing from their solicitor that they have implemented the approved CAMP to provide for the common ownership and future management and maintenance of the private utilities and planted areas.

109. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.

110. Prior to application for the first s224(c) certificate, the Consent Holder shall provide details to the satisfaction of the Team Leader that they have established an appropriate Panel to manage the implementation of the approved Design Guidelines, condition 41, for development on each of the lots. The Panel shall be responsible for ensuring building development is progressed in accordance with the Design Guidelines, including the approval of building proposals. Membership of the Panel shall be comprised of:

(a) A representative of the legal entity established by the CAMP, condition 40.

(b) Two qualified professional design experts appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.

110A. The consent holder shall provide to the council's Team Leader - Monitoring North for approval, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan and street cross sections prepared by Construct dated 6-12-2018 and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements for all the streets including:

- An annotated planting plan(s) which communicate the proposed location of street trees and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation.
- A plant schedule based on the submitted planting plan and cross sections which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity

- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements for street trees.
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, and location of vehicle crossings.
- An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements
- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
    - Irrigation
    - Weed and pest control
    - Plant replacement
    - Inspection timeframes
    - Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and street cross sections and information referenced in condition 110A.

Advice Note: *Terrace House design needs to ensure that living rooms are appropriately sized for the potential number of inhabitants they can accommodate and should have a general width of at least 3.5m for practical and efficient use and internal amenity.*

111. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.

112. Stormwater ponds will be maintained after 224(c) approval for 2 years or until 80% of the Lots are developed.

113. All infrastructure servicing any stage is to be installed as per Council's standards.

114. All of the earthworks conditions for each stage shall be met including sign offs and provision of Earthworks completion reports.

115. Wastewater infrastructure shall be installed prior to 224(c) approval.

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:

(a) The respective owners of areas held in common ownership shall pay the council 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. Such charge/s 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.

(b) The areas of native bush and riparian planting to be protected on areas held in common ownership identified in accordance with the planting and management plan and riparian planting

and management plan, conditions 23 to 30, shall be protected in perpetuity to the satisfaction of the Team Leader.

(c) The boundary planting on the western and southern boundaries is to be protected in perpetuity.

(d) The owners of the common areas or their successors in title, shall:

- Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native bush and riparian planting to be protected.

- Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush and riparian planting to be protected.

- Not do anything that would prejudice the health or ecological value of the areas of native bush and riparian planting to be protected, the long term viability and/or sustainability.

- Control all invasive plants and control pest animals within the areas of native bush and riparian planting to be protected, in accordance with the approved weed and pest animal control plan, condition 23.

- Not to be in breach of this covenant if any area of native bush or riparian planting to be protected dies as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.

- Maintain an advocacy role with respect to educating and informing the community about the cat-free status of the lots.

(e) If intact subsurface archaeological features or artefacts associated with māori are exposed during any works, it will be necessary to cease works in the vicinity and representatives of the Auckland Council area-based Resource Consenting and Compliance Teaml, Ngāti Manuhiri and Heritage New Zealand should be notified immediately of the discovery.

(f) [condition cancelled]

(g) [condition cancelled]

(h) No buildings or other structures, including fences, shall be erected, nor shall the ground contour be changed in any way, that would impede the surface flow of stormwater within the overland flow path defined on the survey plan as area subject to land covenants.

(i) All owners must comply with Council's private stormwater disposal standards.

(j) Any buildings erected on all lots shall comply with such specific restrictions that arise as a consequence of recommendations in the Geotechnical Completion Report and Certification, or, when the completed subdivisional works are at variance with the "Standards for Engineering Design and Construction".

(k) Unless otherwise approved by Council, all stormwater from buildings and paved areas on all lots shall be collected and disposed of in accordance with the Engineering and Infrastructure Report prepared by Airey Consultants Ltd 11712-01 November 2015. The rainwater tank to provide the extended detention volume and to provide the 10mm retention shall be installed at the same time as the erection of any buildings or creation of impermeable surfaces on the sites and shall thereafter be maintained to the specified capacity and standard in perpetuity.

(l) If installed, any stability enhancing counterfort drains on or adjacent to affected lots shall be protected by the owner(s) in perpetuity. Any construction that intercepts the drains shall maintain the integrity of the pipe and drainage medium, and shall reinstate the surface seal above the drainage medium.

(m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	Stage 1 – Lots 8-16 and 78
	For stages 2 and 4 confirmation shall be provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dB$LA_{eq(24h).}$ and therefore require compliance with 116(m) above.

Advice Note:

The lots identified for treatment are based on barrier mitigation being installed in accordance with the report prepared by Hegley Acoustics "Proposed Grand View Estate Subdivision, Hall Farm West, Assessment of Road Traffic Noise", dated December 2015.

(n) If windows must be closed to achieve the design noise level in condition 116(m), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:

- Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.

- The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.

- The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser .

(o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.

(p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
Lots 259, 260, 268 to 334, 359 to 380, 386 to 389, 413 to 501 and 571 to 575	A	E	K	-	N, O
Lots 243 to 258, 261 to 267, 335 to 358, 381 to 385 and 390 to 412	A	F	K	-	
Stage 1 -Lots 1-35, 46-104, 107-108 and 114-129 and Stage 8 Lots 502 to 570	A	G	K	-	
Stage 2 – Lots 130-221 Stage 1 - 36-45, 105-106, 109-113	A	H	K	-	
Area within Stages 1J &1K	B	I	K	-	
Lot 581	C	J	K	-	
Lot 582	D	J	K	-	
Lots 110-122 Lots 239-242					
Lots 1 to 575	-	-	-	M	

A. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).

B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.

C. All land use activities identified in Table H7.9.1 Open Space – Community Zone AUP as permitted activities.

D. Use of the Lot is limited to public carparking and “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).

E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.

F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.

G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.

H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.

I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.

J. All buildings shall comply with the relevant standards for development in Section H7.11 Open Space – Community Zone) AUP.

K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.

L. There shall be no direct vehicle access onto Road 1 from the lot.

M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.

N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.

O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.

(q) The owners of Lots 1 – 575 shall at all times when registered as proprietors of the lots:

- be and remain members of any legal entity set up by condition 40; and
- comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.

(r) Subject to the terms of the approved CAMP, the titles to each of the Lots 1 - 575 will be subject to encumbrances granted in favour of the legal entity and Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Conditions relating to DIS60048335 (wastewater overflow discharge)

117. Wastewater overflow discharges shall be managed in accordance with the conditions of discharge permit R/REG/2013/3743 (overflows to land and water) and R/REG/2013/3755 (overflows to the coastal marine area) held by Watercare Services Limited with the addition of Appendix 2.

Conditions relating to WAT60051016 (water take permit)

Authorised Quantities

118. Permit WAT60051016 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act**.**

119. The abstraction shall not exceed:

(a) 650 cubic metres per day.

(b) 159,000 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).

Installation of Water Meter

120. A water meter shall be installed and maintained at the head of the production bore to the satisfaction of the Team Leader – Consents & Compliance, Water Allocation. The water meter and recording device/system shall:

(a) be fit for the purpose and water it is measuring;

(b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;

(c) be tamper-proof and sealed; and

(d) be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

121. The water meter, and any device or system used to record water take volume, shall be verified insitu as accurate by a suitably qualified professional at the following times:

(a) Prior to exercise of this permit.

(b) Within 5 working days of the water meter being serviced or replaced.

(c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

122. The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 (or any equivalent regulations that may replace them) and a copy of verification shall be provided to the Team Leader – Water Allocation within 10 working days of the meter/devices being verified as accurate.

Water Meter Readings

123. A water meter reading shall be taken from the production bore at weekly intervals consistently at one of these times:

(a) Before pumping starts for the day.

(b) At the end of pumping for that day.

The time, date and water meter readings shall be recorded and supplied to the Council in accordance with the reporting condition below.

Advice Note:

If no water is taken during any period the current meter reading must still be recorded.

Water Level Readings

124. Groundwater levels in the production and monitoring bores shall be measured and recorded at fortnightly intervals during October, and between February-April each year. The water levels shall be measured from the top of the casing, and shall be recorded to the nearest centimetre. The bores should not be pumped for at least 24 hours prior to the water level measurement being taken.

The time and date of the water level reading shall be recorded and supplied to the council in accordance with the reporting condition below.

Water Quality

125. A water sample shall be taken from the production and monitoring bore before the exercise of this consent in the first year to establish a saline trigger level and monitor for saline water intrusion, and thereafter on an annual basis during the months of February, March, April and October each year.

126. The initial sample (i.e. the sample taken prior to the exercise of the consent) shall be analysed for the following parameters:

(a) Conductivity at 25°C (mS/m);

(b) Chloride (Cl);

(c) Sulphate (SO_4);

(d) Temperature of water at the head of the bore;

(e) pH;

(f) Potassium (K);

(g) Silica (SiO_2);

(h) Nitrate nitrogen (NO_3N);

(i) Total Alkalinity ($CaCO_3$);

(j) Calcium Hardness ($CaCO_3$);

(k) Sodium (Na);

(l) Boron (B);

And any other parameters required to obtain an ion balance for the sample of between 95% and 105%.

127. The periodic annual samples shall be analysed for the following parameters:

(a) Conductivity at 25° (mS/m).

(b) Chloride (Cl).

(c) Sulphate (SO_4).

128. Before the water is sampled, water shall be purged from the bore by pumping for sufficient time to allow the volume of water contained in the bore to be completely replaced three times by water from the aquifer. Records shall be kept of the length of time and approximate rate of pumping required to purge the bore and records shall be provided to the Team Leader – Water Allocation, on request. For the annual sampling, the samples should be collected towards the end of a day's pumping, during the peak maximum seasonal pumping. Samples shall be collected and analysed in accordance with "Standard Methods for the Examination of Water and Wastewater" (latest Edition), a joint publication of the American Public Health Association, Water Environmental Federation and the American Water Works Association, or the equivalent as approved in writing by the Team Leader – Water Allocation.

Saline intrusion

129. If any water quality sample exceeds 70mg/l of Chloride, then:

(a) The Team Leader – Water Allocation shall be notified as soon as possible and no later than 2 working days from receipt of the sample analysis.

(b) Sampling of the production and monitoring bores shall be undertaken weekly with the results reported to the Team Leader – Water Allocation within 5 working days of the sample being taken. The weekly monitoring and reporting shall continue until the saline intrusion issue is resolved in accordance with the condition "d" below.

(c) If the saline levels are still being exceeded 21 working days after the initial breach, then within 42 working days of the initial breach a Groundwater Exceedance Report prepared by a suitably qualified hydrogeological professional shall be submitted to the satisfaction of the Team Leader – Water Allocation. The Groundwater Exceedance Report shall assess the reasons for and significance of the exceedance in terms of saline intrusion of the aquifer and shall include a review of all available data, including groundwater levels, groundwater use and groundwater quality. The report shall recommend a programme of remedial actions and timeframes for these actions.

(d) All recommendations specified in the Groundwater Exceedance Report (if such is required), and any other actions directed by the Team Leader – Water Allocation, shall be implemented to the satisfaction of the Team Leader – Water Allocation and shall continue for as long as the groundwater monitoring is considered to be indicative of saline intrusion and/or on-going declining groundwater levels by the Team Leader – Water Allocation.

Water Reporting

130. The following information is to be entered, at the frequency and date specified, to the Council's Water Use Data Management System or to any replacement database identified in writing by the Team Leader – Water Allocation.

Information	**Due Dates for reporting**
Water meter reading including date	By the 15th day of March, June, September and December
Water level reading including time and date	By the end of the month of March, for that respective year*

Water quality including time and date	By the end of the month of March, for that respective year**

*****Preferably send water meter and water level information at the same reporting period

**If trigger levels breached for water quality, please send analysis with notification of breach.

Advice Note:

The web address for Council's on-line Water Use Data Management System is: http://maps.arc.govt.nz/hydrotel/cgi-bin/WUDMSWebServer.cgi/login

Please contact the Team Leader Consents and Compliance – Water Allocation to obtain your customer number and password. An on-line manual explaining how to enter and submit your readings is available at the web address specified above.

Environmental Monitoring Report

131. An environmental monitoring report shall be submitted to the satisfaction of the Team Leader – Water Allocation before the month of June 2020, 2025, 2030 and 2035. This report shall provide a summary and analysis of the water use, water level and water quality monitoring for the previous five years required by the conditions above. The report shall assess the effects of the water take on the aquifer and on other users of the aquifer and the efficient use of the water.

Water Management Plan

132. Prior to the exercise of the consent, a Water Supply Demand Management Plan (WSDMP) shall be prepared by the Consent Holder and submitted to the Team Leader – Water Allocation for approval. The WSDMP shall contain but not necessarily be limited to:

(a) Network efficiency plan.

(b) Water Conservation management plan in accordance with the requirements of the relevant plan provisions (currently Policy E.2.3.(4) of the AUP (OP)).

Review Condition

133. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Team Leader at the Consent Holder's cost:

(a) In June 2020 and subsequently at intervals of not less than five years thereafter in order to:

- Deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
- Vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water use efficiency; water availability, including alternative water sources; actual and potential water use; water flow and level regimes; water quality; and the relationship of Māori with water.
- In the case of a coastal, water or discharge permit, to provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.
- In the case of a coastal, water or discharge permit, to provide compliance with any relevant National Environmental Standard that has been made since the commencement of consent.

- At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply a more appropriate condition.

Advice Note:

The Consent Holder is advised that water supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), the Health Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements.

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. Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.

4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. 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.

5. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage
New Zealand Pouhere Taonga New Zealand Heritage List/Rārangi Kōrero, Historic Areas, Wahi Tapu and Wahi Tapu Areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (Consent Holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.

6. If required, the Consent Holder shall obtain a permit from the Department of Conservation to move any native lizards, skinks or geckos found on the property during development. The Department of Conservation will consult with iwi in determining whether a Wildlife Act Authority Application for a permit is granted.

7. The following shall be undertaken in accordance with the Cultural Impact Assessment received from Fiona McKenzie, Manuhiri Kaitiaki Charitable Trust dated November 2013:

a) Prior to works commencing Ngāti Manuhiri shall be given the opportunity to perform a sod turning or blessing ceremony to acknowledge the place and to protect those working on the development. This could be in conjunction with, or in addition to, a pre-construction site meeting.

b) Environmentally sustainable or recyclable materials and products can contribute to good cultural and environmental outcomes and should be used wherever practicable. For example consider natural floccing products.

c) That recognition of the cultural values associated with the area be incorporated into the subdivision. Ngāti Manuhiri shall be given the opportunity to put forward traditional names for the new roading and/or track network and/or reserves as a means to reflect their cultural footprint as Mana Whenua.

d) Considerable riparian and infill planting is proposed for the subdivision. Details of any sub-contract planting (fencing, weeding or other) work shall be made available to Ngāti Manuhiri in good time to allow for the preparation of a tender. Such opportunities allow the Trust to provide employment to rangatahi (young people).

e) Consideration shall be given to establishing a Pā Harakeke and to commissioning a cultural marker (pou) or sculpture within the development.

8. 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 seven days prior to commencement. Such notification should be sent to the Compliance Administrator, Orewa Service Centre, at ResourceConsentAdmin@aucklandcouncil.govt.nz 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.

9. 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 pursuant to 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.

10. The granting of this resource consent does not in any way allow the Consent Holder 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 Consent Holder, 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 signoff for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of council.

11. Compliance with the consent conditions will be monitored by council (in accordance with section 35(1)(2)(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.

12. Ongoing inspections of the covenanted area will be carried out from time to time by council ecologists. These inspections will assess how the covenant is being managed and if the consent conditions are complied with. A report will be produced for the landowner to assist them in the management of the covenant. The inspections are charged at a rate in accordance with the council's schedule of fees.

13. Copies of the approved Weed and Pest Animal Control Plan shall be held at the offices of the council, 50 Centreway Road, Orewa, 0931.

14. A list of all current pest plants and animals can be found in the Auckland Regional Pest Management Strategy (ARPS 2007-2012 or any successive ARPS), available from council, which includes all plants identified in the National Pest Plant Accord (MAF).

15. Any activity pertaining to maintenance of covenant areas, including any required or ancillary structure(s), i.e. culvert or fish passage, may require lodgement for a Resource Consent.

16. Where significant weed and animal populations persist, the Consent Holder may wish to consider Local Landcare Groups, or the employment of a professional contractor to assist with the ongoing management of the protected area.

17. 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.

18. The Consent Holder is advised that any noxious, dangerous, offensive or objectionable odours beyond the property boundary as a result of the treatment and storage of wastewater, or if the number of people serviced by the wastewater plant exceeds 1000 people (municipal sewage), an air discharge consent may be required under Rule 4.5.1(a) of the Auckland Council Regional Plan (Air, Land and Water).

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

20. The Resource Consent Holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.

21. The applicant is advised that the landscaping / revegetation planting needs to be shown on the plans, that the Nukumea Reserve and permanent streams require 20m of buffer planting, and intermittent stream 10m of revegetation planting.

22. (narrow roads approval process) The road width and details for Road 8 are required to be approved by Auckland Transport (AT) through a "narrow roads approval process.

    In the unlikely event that the approval to vest Road 8 is not forthcoming, it is considered by Council and AT to be acceptable for Road 8 to be detailed as a private right of way and maintained by the owners of the Lots which are proposed to be served by it.

Appendix 1

Updated Appendix 1

The proposed changes are identified as follows with deletions ~~strikethrough~~ and additions **bold and underlined**:

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
SK80	Rev E	Road Layout Plan – Indicative Rtn Station (Access Road Option)	Airey Consultants Ltd	June 2017
~~100~~	~~Rev B~~	~~Proposed Site Plan and Aerial Photograph~~	~~Airey Consultants Ltd~~	~~May 2017~~
100	**Rev D**	**Proposed Site Plan and Aerial Photograph**	**Airey Consultants Ltd**	**November 2018**
~~101~~	~~Rev B~~	~~Proposed Staging Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
101	**Rev D**	**Proposed Staging Plan**	**Airey Consultants Ltd**	**November 2018**
105	**Rev B**	**Scheme Plan Comparison with Consented Development**	**Airey Consultants Ltd**	**November 2018**
~~200~~	~~Rev B~~	~~Proposed Finished Contour Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
200	**Rev D**	**Proposed Finished Contour Plan**	**Airey Consultants Ltd**	**November 2018**
~~201~~	~~Rev B~~	~~Proposed Cut-Fill Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
201	**Rev D**	**Proposed Cut-Fill Plan**	**Airey Consultants Ltd**	**November 2018**
~~205~~	~~Rev B~~	~~Proposed Slope Analysis Plan Slopes Greater than 1 in 3~~	~~Airey Consultants Ltd~~	~~May 2017~~
205	**Rev D**	**Proposed Slope Analysis Plan Slopes Greater than 1 in 3**	**Airey Consultants Ltd**	**November 2018**
~~210~~	~~Rev B~~	~~Stage 1 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
210	**Rev D**	**Stage 2 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~220~~	~~Rev B~~	~~Stage 2 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
220	**Rev D**	**Stage 1 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~230~~	~~Rev B~~	~~Stage 3 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
230	**Rev D**	**Stage 3 – Earthworks &**	**Airey**	**November**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Sediment Control Plan	**Consultants Ltd**	**2018**
~~240~~	~~Rev B~~	~~Stage 4 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
240	**Rev D**	**Stage 4 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~250~~	~~Rev B~~	~~Stage 5 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
250	**Rev D**	**Stage 5 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~260~~	~~Rev B~~	~~Stage 6 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
260	**Rev D**	**Stage 6 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~270~~	~~Rev B~~	~~Stage 7 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
270	**Rev D**	**Stage 7 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~280~~	~~Rev B~~	~~Stage 8 – Earthworks & Sediment Control Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
280	**Rev D**	**Stage 8 – Earthworks & Sediment Control Plan**	**Airey Consultants Ltd**	**November 2018**
~~300~~	~~Rev A~~	~~Proposed Road Layout Plan~~	~~Airey Consultants Ltd~~	~~June 2017~~
300	**Rev C**	**Proposed Road Layout Plan**	**Airey Consultants Ltd**	**December 2018**
~~301~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 1 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
301	**Rev C**	**Proposed Road Layout Plan – Sheet 1 of 5**	**Airey Consultants Ltd**	**December 2018**
~~302~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 2 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
302	**Rev C**	**Proposed Road Layout Plan – Sheet 2 of 5**	**Airey Consultants Ltd**	**December 2018**
~~303~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 3 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
303	**Rev C**	**Proposed Road Layout Plan – Sheet 3 of 5**	**Airey Consultants Ltd**	**December 2018**
~~304~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 4 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
304	**Rev C**	**Proposed Road Layout Plan –**	**Airey**	**December**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Sheet 4 of 5	**Consultants Ltd**	**2018**
~~305~~	~~Rev A~~	~~Proposed Road Layout Plan - Sheet 5 of 5~~	~~Airey Consultants Ltd~~	~~June 2017~~
305	**Rev B**	**Proposed Road Layout Plan – Sheet 5 of 5**	**Airey Consultants Ltd**	**December 2018**
~~310~~	~~Rev E~~	~~Stage 1 – Footpath Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
310	**Rev F**	**Footpath Enabling Plan**	**Airey Consultants Ltd**	**November 2018**
~~311~~	~~Rev C~~	~~Stage 1 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
311	**Rev D**	**Stage 2 – Road Enabling Plan**	**Airey Consultants Ltd**	**November 2018**
~~311-1~~	~~Rev C~~	~~Stage 1 – Road Enabling Plan (Arterial Road Option)~~	~~Airey Consultants Ltd~~	~~May 2017~~
~~312~~	~~Rev C~~	~~Stage 1 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
312	**Rev D**	**Stage 2 – Completed Road Plan**	**Airey Consultants Ltd**	**November 2018**
~~312-1~~	~~Rev C~~	~~Stage 1 – Completed Road Plan (Arterial Road Option)~~	~~Airey Consultants Ltd~~	~~May 2017~~
~~313~~	~~Rev A~~	~~Stage 1 – Road 1 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
313	**Rev C**	**Stage 2 – Entrance Road Long Section**	**Airey Consultants Ltd**	**29 Nov 2018**
~~313 – 1~~	~~Rev A~~	~~Stage 1 – Road 1 Long Section 10% Max Grade Option~~	~~Airey Consultants Ltd~~	~~6 October 2016~~
~~313 - 2~~	~~Rev A~~	~~Stage 1 – Road 1 Long Section 8% Max Grade Option~~	~~Airey Consultants Ltd~~	~~6 October 2016~~
~~314~~	~~Rev B~~	~~Stage 1 – Road 1A Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
314	**Rev C**	**Stage 2 – Roads 10 & 12 Long Sections**	**Airey Consultants Ltd**	**29 Nov 2018**
~~315~~	~~Rev B~~	~~Stage 1 – Road 10, 11 & 12 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
315	**Rev C**	**Stage 2 – Road 13 Long Section Chainages 0-600m**	**Airey Consultants Ltd**	**29 Nov 2018**
~~316~~	~~Rev A~~	~~Stage 1 – Road 13 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
316	**Rev B**	**Stage 2 – Road 13 Long**	**Airey**	**29 Nov 2018**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Section Chainages 600m-END	**Consultants Ltd**	
~~320~~	~~Rev B~~	~~Stage 2 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
320	**Rev D**	**Stage 1 – Road Enabling Plan**	**Airey Consultants Ltd**	**November 2018**
~~321~~	~~Rev B~~	~~Stage 2 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
321	**Rev D**	**Stage 1 – Completed Road Plan**	**Airey Consultants Ltd**	**November 2018**
~~322~~	~~Rev A~~	~~Stage 2 – Road 1A Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
322	**Rev C**	**Stage 1 – Entrance Road Long Section**	**Airey Consultants Ltd**	**30 Nov 2018**
~~323~~	~~Rev B~~	~~Stage 2 – Road 20 & 21 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
323	**Rev D**	**Stage 1 – Road 1A & Road 2 Long Section**	**Airey Consultants Ltd**	**30 Nov 2018**
~~324~~	~~Rev B~~	~~Stage 2 – Road 21 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
324	**Rev D**	**Stage 1 – Roads 3 4 & 5 Long Section**	**Airey Consultants Ltd**	**30 Nov 2018**
~~325~~	~~Rev A~~	~~Stage 2 – Road 22 & Access 23 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
325	**Rev C**	**Stage 1 – Road 6 7 & 8 Long Sections**	**Airey Consultants Ltd**	**30 Nov 2018**
~~330~~	~~Rev B~~	~~Stage 3 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
330	**Rev D**	**Stage 3 – Road Enabling Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
~~331~~	~~Rev B~~	~~Stage 3 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
331	**Rev D**	**Stage 3 – Completed Road Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
~~332~~	~~Rev A~~	~~Stage 3 – Road 1 & 40 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
332	**Rev C**	**Stage 3 – Road 1 & 40 Long Sections**	**Airey Consultants Ltd**	**30 Nov 2018**
~~333~~	~~Rev A~~	~~Stage 3 – Road 50 & Access 30 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
333	**Rev C**	**Stage 3 – Road 50 & Access 30**	**Airey**	**30 July 2018**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Long Sections	**Consultants Ltd**	
~~340~~	~~Rev B~~	~~Stage 4 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
340	**Rev C**	**Stage 4 – Road Enabling Plan**	**Airey Consultants Ltd**	**July 2018**
~~341~~	~~Rev B~~	~~Stage 4 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
341	**Rev C**	**Stage 4 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~342~~	~~Rev A~~	~~Stage 4 – Road 40 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
342	**Rev B**	**Stage 4 – Road 40 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~343~~	~~Rev A~~	~~Stage 4 – Road 40 & 41 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
343	**Rev B**	**Stage 4 – Road 40 & 41 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~344~~	~~Rev A~~	~~Stage 4 – Road 42 & 43 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
344	**Rev B**	**Stage 4 – Road 42 & 43 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~350~~	~~Rev B~~	~~Stage 5 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
350	**Rev C**	**Stage 5 – Road Enabling Plan**	**Airey Consultants Ltd**	**July 2018**
~~351~~	~~Rev B~~	~~Stage 5 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
351	**Rev C**	**Stage 5 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~352~~	~~Rev A~~	~~Stage 5 – Road 1 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
352	**Rev B**	**Stage 5 – Road 1 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~353~~	~~Rev B~~	~~Stage 5 – Road 50 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
353	**Rev C**	**Stage 5 – Road 50 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~354~~	~~Rev A~~	~~Stage 5 – Access 51, 52 & 53 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
354	**Rev A**	**Stage 5 – Access 51, 52 & 53**	**Airey**	**30 July 2018**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Long Sections	**Consultants Ltd**	
~~360~~	~~Rev B~~	~~Stage 6 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
360	**Rev C**	**Stage 6 – Road Enabling Plan**	**Airey Consultants Ltd**	**July 2018**
~~361~~	~~Rev B~~	~~Stage 6 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
361	**Rev C**	**Stage 6 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~362~~	~~Rev A~~	~~Stage 6 – Road 1 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
362	**Rev B**	**Stage 6 – Road 1 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~363~~	~~Rev A~~	~~Stage 6 – Road 1 & 60 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
363	**Rev B**	**Stage 6 – Road 60 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~364~~	~~Rev A~~	~~Stage 6 – Road 61 & 62 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
364	**Rev B**	**Stage 6 – Road 61 & 62 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~370~~	~~Rev B~~	~~Stage 7 – Road Enabling Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
370	**Rev C**	**Stage 7 – Road Enabling Plan**	**Airey Consultants Ltd**	**July 2018**
~~371~~	~~Rev B~~	~~Stage 7 – Completed Road Plan~~	~~Airey Consultants Ltd~~	~~May 2017~~
371	**Rev C**	**Stage 7 – Completed Road Plan**	**Airey Consultants Ltd**	**July 2018**
~~372~~	~~Rev A~~	~~Stage 7 – Road 60 Long Section~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
372	**Rev B**	**Stage 7 – Road 60 Long Section**	**Airey Consultants Ltd**	**30 July 2018**
~~373~~	~~Rev A~~	~~Stage 7 – Road 70 & 71 Long Sections~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
373	**Rev B**	**Stage 7 – Road 70 & 71 Long Sections**	**Airey Consultants Ltd**	**30 July 2018**
~~400~~	~~Rev B~~	~~Proposed Stormwater Layout & Flood Plan~~	~~Airey Consultants Ltd~~	~~July 2015~~
400	**Rev E**	**Proposed Stormwater Layout**	**Airey**	**December**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		& Flood Plan	**Consultants Ltd**	**2018**
~~401~~	~~Rev A~~	~~Wetland 1 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
401	**Rev B**	**Wetland 1 Details**	**Airey Consultants Ltd**	**December 2018**
~~402~~	~~Rev A~~	~~Wetland 2 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
~~403~~	~~Rev A~~	~~Wetland 3 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
403	**Rev C**	**Wetland 3 Details**	**Airey Consultants Ltd**	**December 2018**
~~404~~	~~Rev A~~	~~Wetland 4 Details~~	~~Airey Consultants Ltd~~	~~October 2015~~
404	**Rev C**	**Wetland 4 Details**	**Airey Consultants Ltd**	**December 2018**
405	Rev A	Wetland 5 Details	Airey Consultants Ltd	October 2015
~~406~~	~~Rev A~~	~~Proposed Raingarden Typical Details~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
406	**Rev B**	**Proposed Raingarden Typical Details**	**Airey Consultants Ltd**	**6 August 2018**
~~407~~	~~Rev A~~	~~Arch Bridge Typical Detail~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
407	**Rev B**	**Arch Bridge Typical Detail**	**Airey Consultants Ltd**	**6 August 2018**
~~410~~	~~Rev C~~	~~Stage 1 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
410	**Rev E**	**Stage 2 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**1 December 2018**
~~410-1~~	~~Rev C~~	~~Stage 1 – Stormwater Enabling Plan (Arterial Road Option)~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
~~411~~	~~Rev C~~	~~Stage 1 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
411	**Rev E**	**Stage 2 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**1 December 2018**
411-1	~~Rev C~~	~~Stage 1 – Completed Stormwater Plan (~~Arterial Road Option)	~~Airey Consultants Ltd~~	~~25 May 2017~~
~~420~~	~~Rev B~~	~~Stage 2 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~

Drawing No.	Rev/ Ref	Title	Prepared by	Date
420	**Rev D**	**Stage 1 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 December 2018**
~~421~~	~~Rev B~~	~~Stage 2 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
421	**Rev D**	**Stage 1 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 December 2018**
~~430~~	~~Rev B~~	~~Stage 3 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
430	**Rev D**	**Stage 3 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**1 December 2018**
~~431~~	~~Rev B~~	~~Stage 3 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
431	**Rev D**	**Stage 3 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**1 December 2018**
~~440~~	~~Rev B~~	~~Stage 4 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
440	**Rev C**	**Stage 4 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~441~~	~~Rev B~~	~~Stage 4 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
441	**Rev C**	**Stage 4 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~450~~	~~Rev B~~	~~Stage 5 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
450	**Rev C**	**Stage 5 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~451~~	~~Rev B~~	~~Stage 5 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
451	**Rev C**	**Stage 6 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~460~~	~~Rev B~~	~~Stage 6 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
460	**Rev C**	**Stage 6 – Stormwater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~461~~	~~Rev B~~	~~Stage 6 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
461	**Rev C**	**Stage 6 – Completed Stormwater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~470~~	~~Rev B~~	~~Stage 7 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~

Drawing No.	Rev/ Ref	Title	Prepared by	Date
470	Rev C	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
~~471~~	~~Rev B~~	~~Stage 7 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
~~480~~	~~Rev B~~	~~Stage 8 – Stormwater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
480	Rev C	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
~~481~~	~~Rev B~~	~~Stage 8 – Completed Stormwater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
481	Rev C	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
~~500~~	~~Rev B~~	~~Proposed Wastewater Layout Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
500	Rev E	Proposed Wastewater Layout Plan	Airey Consultants Ltd	December 2018
~~501~~	~~Rev A~~	~~Preliminary Wastewater Pump Station Layout Plans Typical Cross Section~~	~~Airey Consultants Ltd~~	~~May 2017~~
501	Rev B	Preliminary Wastewater Pump Station Layout Plans Typical Cross Section	Airey Consultants Ltd	August 2018
~~510~~	~~Rev B~~	~~Stage 1 Wastewater enabling Plan – Sheet 1 of 2~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
~~511~~	~~Rev C~~	~~Stage 1 – Wastewater Enabling Plan – Sheet 2 or 2~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
511	Rev E	Stage 2 – Wastewater Enabling Plan	Airey Consultants Ltd	30 Nov 2018
~~511-1~~	~~Rev C~~	~~Stage 1 – Wastewater Enabling Plan – Sheet 2 or 2 Arterial Road Option~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
~~512~~	~~Rev C~~	~~Stage 1 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
512	Rev E	Stage 2 – Completed Wastewater Plan	Airey Consultants Ltd	30 Nov 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
~~512-1~~	~~Rev C~~	~~Stage 1 – Completed Wastewater Plan Arterial Road Option~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
515	**Rev A**	**Stage 1 Wastewater Enabling Longsection (Sheet 1 of 2)**	**Airey Consultants Ltd**	**6 August 2018**
516	**Rev B**	**Stage 1 Wastewater Enabling Longsection (Sheet 2 of 2)**	**Airey Consultants Ltd**	**4 October 2018**
~~520~~	~~Rev B~~	~~Stage 2 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
520	**Rev D**	**Stage 1 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~521~~	~~Rev B~~	~~Stage 2 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
521	**Rev D**	**Stage 1 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~530~~	~~Rev B~~	~~Stage 3 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
530	**Rev D**	**Stage 3 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~531~~	~~Rev B~~	~~Stage 3 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
531	**Rev D**	**Stage 3 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**30 November 2018**
~~540~~	~~Rev B~~	~~Stage 4 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
540	**Rev C**	**Stage 4 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~541~~	~~Rev B~~	~~Stage 4 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
541	**Rev C**	**Stage 4 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~550~~	~~Rev B~~	~~Stage 5 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
550	**Rev C**	**Stage 5 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~551~~	~~Rev B~~	~~Stage 5 – Completed~~	~~Airey Consultants~~	~~25 May 2017~~

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		~~Wastewater Plan~~	~~Ltd~~	
551	**Rev C**	**Stage 5 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~560~~	~~Rev B~~	~~Stage 6 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
560	**Rev C**	**Stage 6 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~561~~	~~Rev B~~	~~Stage 6 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
561	**Rev C**	**Stage 6 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~570~~	~~Rev B~~	~~Stage 7 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
570	**Rev C**	**Stage 7 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~571~~	~~Rev B~~	~~Stage 7 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
571	**Rev C**	**Stage 7 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**3 August 2018**
~~580~~	~~Rev B~~	~~Stage 8 – Wastewater Enabling Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
580	**Rev D**	**Stage 8 – Wastewater Enabling Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
~~581~~	~~Rev B~~	~~Stage 8 – Completed Wastewater Plan~~	~~Airey Consultants Ltd~~	~~25 May 2017~~
581	**Rev D**	**Stage 8 – Completed Wastewater Plan**	**Airey Consultants Ltd**	**30 Nov 2018**
600	**Rev A**	**Water Supply Enabling Plan**	**Airey Consultants Ltd**	**August 2018**
601	**Rev A**	**Water Supply Enabling Longsection under Motorway**	**Airey Consultants Ltd**	**August 2018**
Subdivision Plans				
~~5970~~		~~Scheme Plan A of Subdivision Stageing~~	~~Hampson & Associates Ltd~~	~~29 May 2017~~
6554		**Scheme Plan A of Subdivision Staging**	**Hampson & Associates Ltd**	**17 January 2019**
~~5970~~		~~Scheme Plan B of Multi-Lot Staging~~	~~Hampson & Associates Ltd~~	~~29 May 2017~~
6554		**Scheme Plan B of Multi-Lot Staging**	**Hampson & Associates Ltd**	**17 January 2019**

Drawing No.	Rev/ Ref	Title	Prepared by	Date
~~S1~~	~~Sheet 1~~	~~Stage 1 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~16 October 2015~~
S2	**Sheet 1**	**Stage 2 Scheme Plan**	**Hampson & Associates Ltd**	**8 November 2018**
~~S1~~	~~Sheet 2~~	~~Stage 1 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~17 September 2015~~
S2	**Sheet 2**	**Stage 2 Scheme Plan**	**Hampson & Associates Ltd**	**8 November 2018**
~~S2~~	~~Sheet 1~~	~~Stage 2 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~16 October 2015~~
S1	**Sheet 1**	**Stage 1 Scheme Plan**	**Hampson & Associates Ltd**	**17 January 2019**
~~S2~~	~~Sheet 2~~	~~Stage 2 Scheme Plan~~	~~Hampson & Associates Ltd~~	~~17 September 2015~~
S1	**Sheet 2**	**Stage 1 Scheme Plan**	**Hampson & Associates Ltd**	**17 January 2019**
S3	Sheet 1	Stage 3 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S3	Sheet 2	Stage 3 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	**27 October 2015**

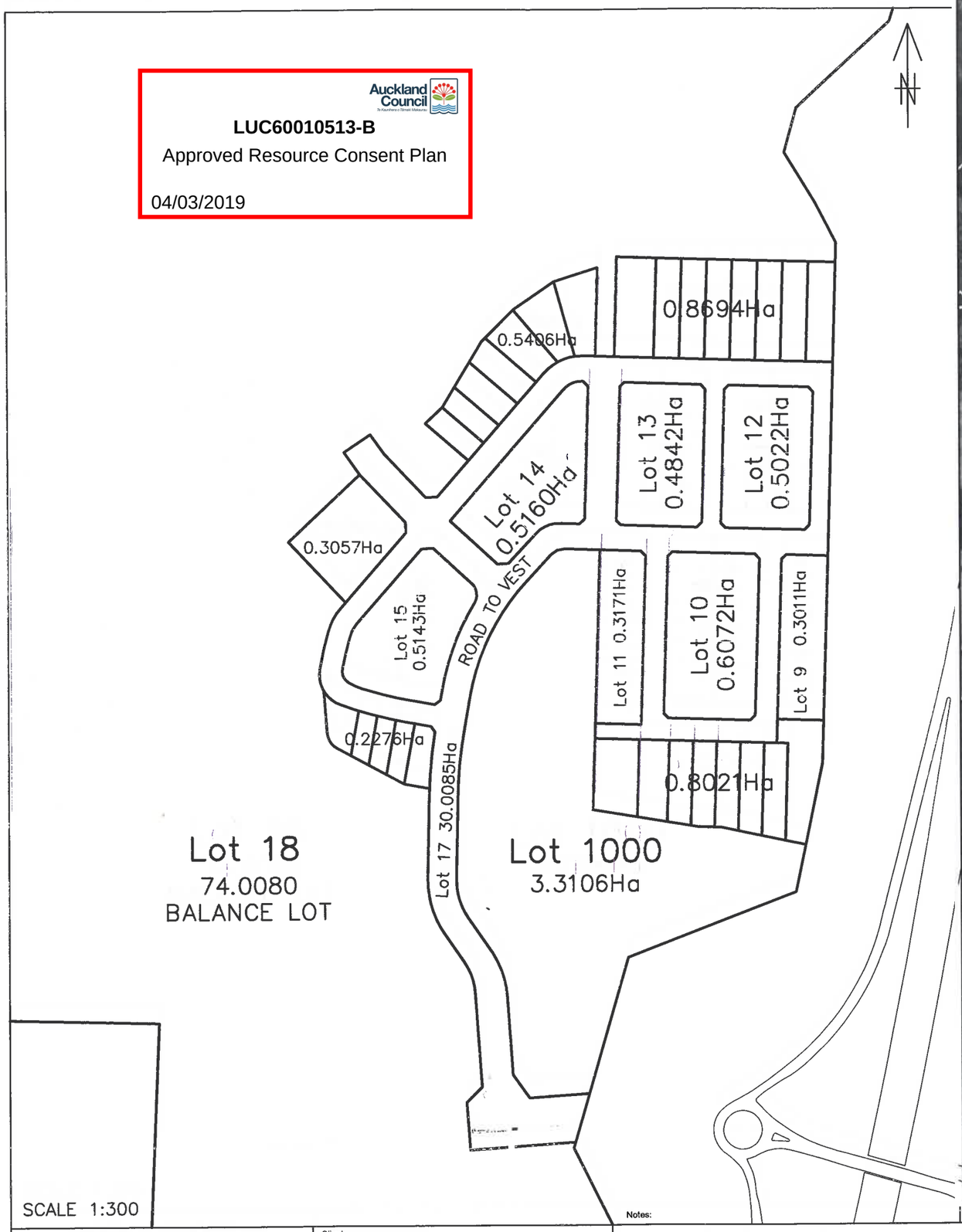
Drawing No.	Rev/ Ref	Title	Prepared by	Date
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	**27 September 2015**
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	**27 October 2015**
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	**17 September 2015**
Character Area, Structure Plan and Revegetation/ Open Space Plans				
~~Figure 8~~		~~Proposed Character Areas~~	~~Boffa Miskell Limited~~	~~29 May 2017~~
Figure 8	**A**	**Proposed Character Areas**	**Boffa Miskell Limited**	**7 August 2018**
~~Figure 9~~		~~Concept Structure Plan~~	~~Boffa Miskell Limited~~	~~30 June 2017~~
Figure 9	**Rev 1**	**Concept Structure Plan**	Boffa Miskell Limited	**7 August 2018**
~~Figure 11~~		~~Revegetation and Open Space Concept~~	~~Boffa Miskell Limited~~	~~29 May 2017~~
Figure 11	**2**	**Revegetation and Open Space Concept**	**Boffa Miskell Limited**	**29 Nov 2018**
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	**B**	**Overall Site Plan – Stage 1**	**Construkt**	**6 Dec 2018**
SK03	**B**	**Stage 1 Site Presentation Plan**	**Construkt**	**6 Dec 2018**
SK04	**B**	**Stage 1 Roading Plan**	**Construkt**	**6 Dec 2018**
SK10	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
SK11	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
SK12	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
SK13	**B**	**Road Cross Sections**	**Construkt**	**6 Dec 2018**
	1	**Tree Planting Plan**	**Boffa Miskell**	**11 Dec 2018**
	1	**Tree Planting Palette**	**Boffa Miskell**	**11 Dec 2018**
	1	**Planting Palette – Streetscape/Front Interface**	**Boffa Miskell**	**11 Dec 2018**

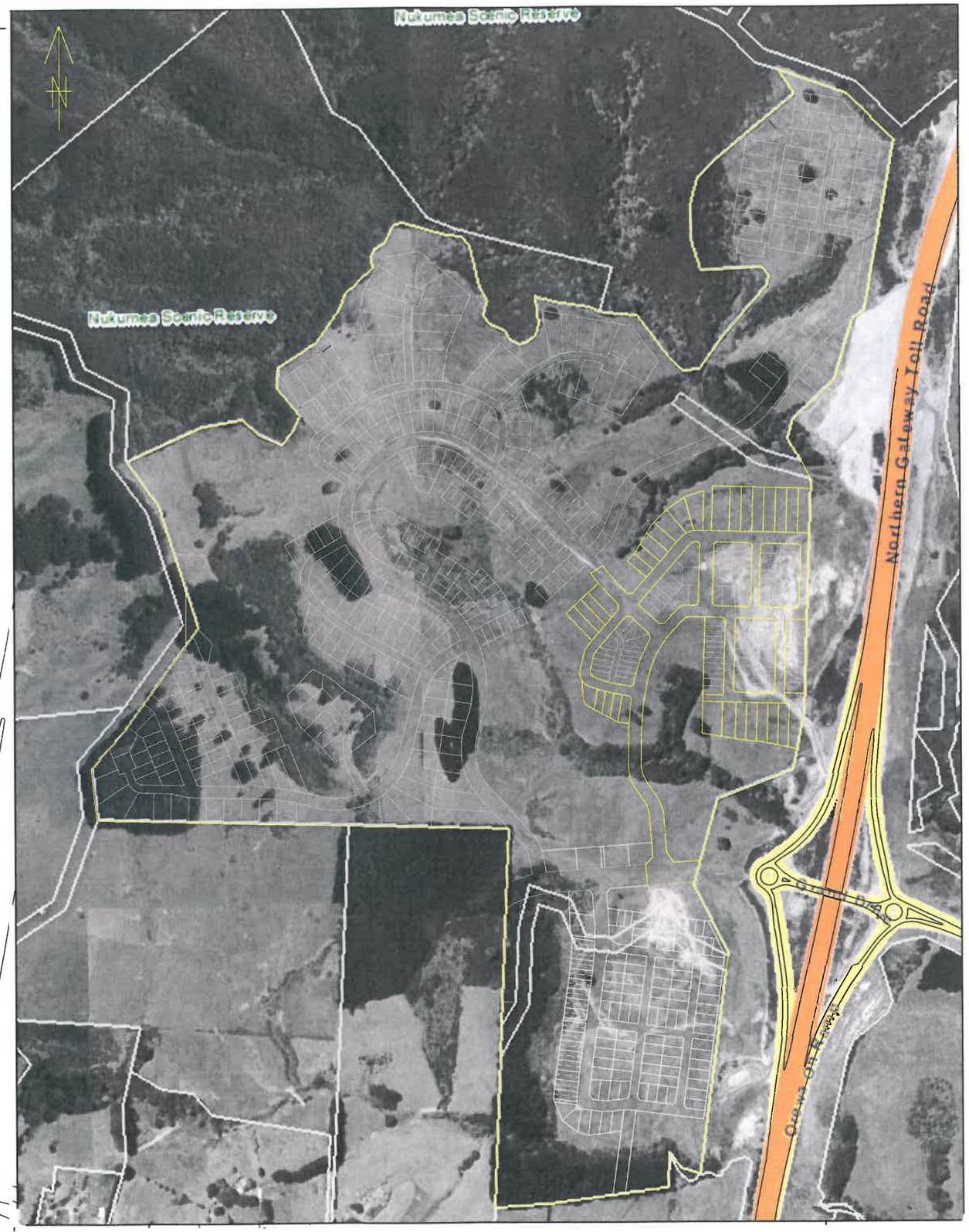
Auckland Council

LUC60010513-B

Approved Resource Consent Plan

04/03/2019





Notes:

HAMPSON & ASSOCIATES Ltd
Land & Engineering Surveyors
PO Box 302229 North Harbour
Ph.(09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz

Client:
AVJennings

DATUM GEODETC 2000
AUCKLAND VERTICAL DATUM (MSL)
AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY

Drawn ES	Signed	Date 17/01/19
Designed .	Signed	Date
Verified	Signed	Date
Approved	Signed	Date

Drawing Title:
GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 1 SCHEME PLAN

Project No.	6554
Scale	Not to scale
Drawing No.	Sheet.
S1	1

Auckland Council

LUC60010513-B

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Lot 18
74.0080Ha
BALANCE LOT

Lot 1000
3.3106Ha

Lot 17 3.0085Ha

Lot 15
0.5143Ha

Lot 14
0.5160Ha

Lot 13
0.4842Ha

Lot 12
0.5022Ha

Lot 10
0.6072Ha

Lot 11 0.3171Ha

Lot 9 0.3121Ha

Lot 119 0.0522
Lot 118 0.0361
Lot 117 0.0398
Lot 116 0.0441
Lot 115 0.0553
Lot 126 0.0807
Lot 127 0.0733
Lot 128 0.0713
Lot 129 0.0939
Lot 93 0.0517
Lot 91 0.0525
Lot 90 0.0695
Lot 89 0.0750
Lot 88 0.0916
Lot 87 0.0946
Lot 86 0.1058
Lot 85 0.1575
Lot 84 0.1008
Lot 83 0.1008
Lot 82 0.1008
Lot 81 0.1008
Lot 80 0.1008
Lot 79 0.1008
Lot 78 0.1071
Lot 1 0.1315
Lot 2 0.0952
Lot 3 0.0786
Lot 4 0.0809
Lot 5 0.0820
Lot 6 0.0858
Lot 7 0.0898
Lot 8 0.1583

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Verified	Signed	Date	
Approved	Signed	Date	

Drawing Title:
GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 1 SCHEME PLAN

Project No. 6554

Scale 1:1000@A1 1:2000@A3

Drawing No. S1

Sheet. 2

Auckland Council

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STAGE 7

STAGE 7

JOIN LINE

STAGE 6

JOIN LINE

STAGE 5

STAGE 2

STAGE 8

STAGE 3

STAGE 1

STAGE 4

HAMPSON & ASSOCIATES Ltd Consulting Surveyors PO Box 302229 North Shore 0751 Ph.(09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz	AVJennings	SCHEME PLAN A OF SUBDIVISION STAGEING 575 RESIDENTIAL LOTS DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL)	GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1&2 SO 488358 AT HALL FARM WEST

Ref: 6554
Scale 1:4000
17/01/2019

Auckland Council

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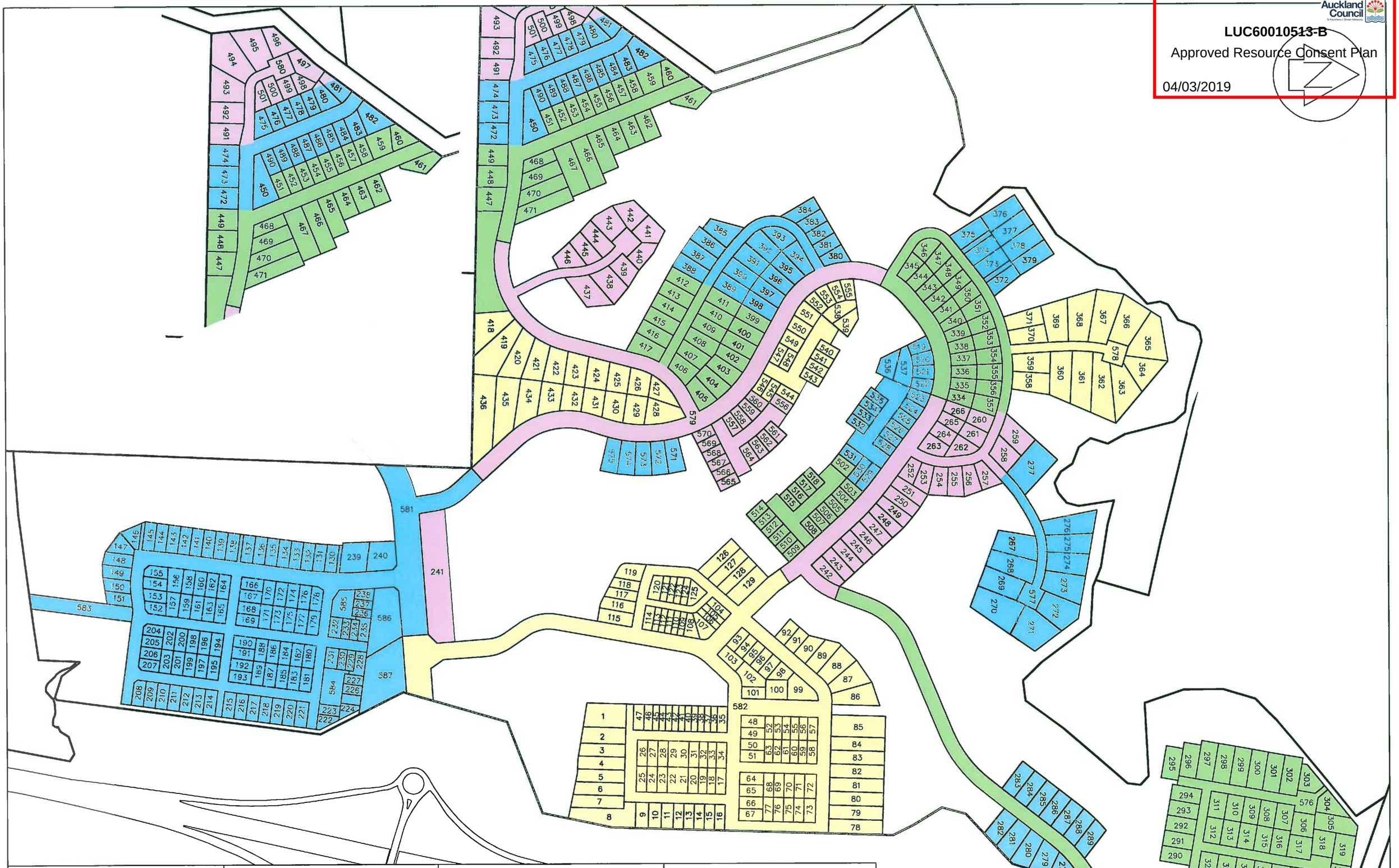

HAMPSON & ASSOCIATES Ltd Consulting Surveyors PO Box 302229 North Shore 0751 Ph.(09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz	AVJennings	SCHEME PLAN B OF MULTI–LOT STAGEING 575 RESIDENTIAL LOTS DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL)	GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1&2 SO 488358 AT HALL FARM WEST

Ref: 6554
Scale 1:4000
17/01/2019