

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



Discretionary activity

| | |
|-------------------------------|--|
| Application number(s): | DIS60313540 |
| Applicant: | Auckland Council Healthy Waters Department |
| Site address: | Multiple sites (See Appendix 1) |
| Legal description: | Multiple sites (See Appendix 1) |

Proposal:

To divert and discharge stormwater from the proposed public stormwater network for the Drury South Industrial and Residential Precincts, and the impervious areas that contribute to them.

The resource consent required is:

Discharge permit (s15) - DIS60313540

Auckland Unitary Plan (Operative in part)

- To divert stormwater from future development within the Drury South Precincts that will enter Council's stormwater network; and to discharge the stormwater from the Council's stormwater network within the DSP area to the stream network. This is a discretionary activity pursuant to Rule E8.4.1 (A11) of the AUP, for the diversion and discharge of stormwater from a new stormwater network.

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 Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 105, 107 and Part 2 of the RMA, the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. Positive effects will occur through the facilitation of development on land zoned industrial and residential by realigning the 100 year ARI floodplain; providing additional land for employment and housing opportunities. In addition, flood risks upstream and downstream of the Drury South Precinct (DSP) will largely be reduced with small increases in flood

depth downstream for small events to be mitigated by detailed design of bridges resulting in less than minor effects on flood risk outside the DSP area.

- b. Flooding effects within the precinct area associated with the proposed stormwater discharge, in conjunction with the proposed alterations to the flood plain, will be limited to those areas within the precinct that are intended for flood storage purposes, and affect only land that is either owned by the developer undertaking the flood plain earthworks or with the express consent of any other landowner that will experience an increased extent, duration or depth of flooding. Flooding effects outside of the site area are very limited in extent and depth, and will not impact on existing buildings.
- c. The proposed stormwater approach provides for an appropriate level of water quantity mitigation, primarily through detention in wetlands (for the industrial precinct) and through requirements for retention and detention for residential lots. As such, adverse effects associated with flooding, erosion and stream hydrology will be, at most, minor.
- d. The proposed treatment approach represents the best practicable option for the removal of contaminants from stormwater prior to discharge to the stream. Measures are also proposed through the detailed design of the wetland to minimise the risk of re-suspension of contaminants in the event of the wetlands being overtopped in a flooding event, which is an anticipated outcome.
- e. The diversion of stormwater via impervious surfaces and infrastructure to the stream will reduce recharge of aquifers below the site. However, it has been demonstrated that recharge from the site as existing contributes a very small proportion of the overall recharge to the aquifers. Therefore the reduction will have less than minor effects on the amount of water in the aquifers and the associated baseflow of streams.
- f. In addition to the quality and quantity of stormwater runoff effects above, and those on stream baseflow, other effects on stream health will be less than minor. In particular, wetlands and other proposed stormwater devices will reduce the temperature of stormwater runoff prior to discharge, green outfalls to the stream are proposed to ensure a naturalised appearance and to provide for vegetated riparian margins, and energy dissipation devices are proposed to avoid erosion and scour at discharge points.
- g. Existing and future infrastructure within the precinct will not be compromised by the proposed stormwater management approach.
- h. The treatment approach proposed is consistent with the aspirations of iwi with mana whenua over the subject land as expressed via the cultural heritage assessment prepared in association with the plan change process and through subsequent engagement. Moreover, the contaminants identified to be of concern will be effectively removed from stormwater prior to discharge. Consequently, any effects on cultural values associated with the receiving water bodies will be less than minor.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, including the National Policy Statement for Freshwater Management 2014 and the Auckland Unitary Plan (Operative in Part), for the following reasons in summary:
 - a. The proposal will ensure an approved stormwater discharge is in place to enable development of the DSP area and will be designed to enable safe and efficient operation while minimising adverse effects;
 - b. The stormwater management approach ensures quality treatment to avoid or minimise the discharge of contaminants to the freshwater receiving environment;
 - c. Stormwater management ensures that Mana Whenua values in relation to water are maintained and engagement with Mana Whenua has provided opportunities for input into the proposed stormwater management approach;
 - d. The stormwater management approach ensures detention is achieved at-source to minimise erosion effects on the retained streams;
 - e. The network adopts the BPO and accounts for the MPD flows of development in the DSP area, with secondary overland flow paths directed to the roads;
 - f. The BPO is an integrated stormwater management approach that provides for both onsite and communal stormwater management measures to mitigate adverse effects on the receiving environment including quality treatment of HCGCs and High Use Roads;
 - g. Flood modelling (including climate change) demonstrates that any increase in flooding effects upstream or downstream of the DSP area will be less than minor.
 - h. Realignment of the flood plain avoids new development within the 1% AEP flood plain and where possible development will reduce flooding upstream and downstream of the DSP;
 - i. The function and capacity of the Hingaia Stream flood plain is maintained and the capacity of overland flow paths are provided for;
 - j. There will be no adverse effects on aquifers in terms of groundwater quantity and any adverse effect on groundwater quality would be minor;
 - k. Significant enhancement of the riparian margins of the Hingaia and Maketu streams is proposed as part of the works associated with the stream works consent applied for by DSL, and The Trust will undertake integrated management of the green corridor; and
 - l. Potential adverse effect on the national grid will be less than minor because Transpower pylons are located within the existing flood plain and are adequately designed to withstand effects of flooding;
 - m. The SMP identifies the stormwater requirements as part of the design of the adopted BPO.
 - n. The proposal is considered to be consistent with the objectives and policies of the Industrial and Residential Precincts because the requirements will be achieved through flood management and stormwater management devices proposed as part of the network.
3. In accordance with an assessment under s104(1)(c) of the RMA the all other matters that are considered relevant have been addressed, including, the Auckland Plan and the Stormwater Code of Practice. Consent monitoring, duration and conditions have also been addressed.
4. The proposal is consistent with Sections 105 and 107 of the RMA, as there are no significant effects on the receiving environment and the proposal will not give rise to any of the effects listed in Section 107(1) because of the appropriate management measures proposed. It is further considered the applicant's reasons for the proposed choice of management and mitigation measures are appropriate in the circumstances.

5. This proposal achieves the sustainable management purpose of the RMA under Part 2 because the proposed works seek to maintain amenity values and the quality of the environment and to avoid significant adverse environmental effects

2. Conditions

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

General conditions

1. The stormwater network discharges onto land or into water within the Catchment shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number DIS60313540:
 - Application Form and Assessment of Environmental Effects prepared by Chloe Trenouth and Karen Foster of Hill Young Cooper dated 12 December 2007 and Appendices 1-8.
 - Updated Stormwater Management Plan (v2) prepared by Tonkin & Taylor dated March 2018 and Appendices A-P.
 - Network Discharge Consent at Drury South – Request for Further Information and Response Table.

Advice note:

The following activities are not authorised under this consent:

- a. *Discharge of contaminants from sites with industrial and trades processes;*
 - b. *Sediment discharges from earthwork;*
 - c. *Wastewater discharges;*
 - d. *Private network discharges and any associated stormwater infrastructure that directly connect to a stormwater network that is not owned and operated by the Auckland Council, and / or are not subsequently vested to the Auckland Council;*
 - e. *Any diversion of overland flow paths and floodplains as a result of structures or land modification not authorised by the holder of this consent;*
 - f. *Physical works that give effect to the discharge consent.*
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
 3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$960 inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit 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, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

4. This consent shall expire 35 years from the date of commencement unless it lapses or is surrendered or cancelled beforehand in accordance with the RMA.

Stormwater Management

5. The management of stormwater shall be in accordance with the Drury South Precinct Stormwater Management Plan and in accordance with Table 1: Stormwater management outcomes.

Table 1: Stormwater management outcomes

| Precinct | | Stormwater management controls | Required retention volume | Required detention volume |
|--|---|--|---|--|
| Industrial | Catchment wide | Centralised wetlands | Retention volume to be taken up by detention | 0.036m ³ /m ² including retention volume |
| | | Green outfalls | N/A | N/A |
| | High Use Roads | Vegetated swales, tree pits, and/or raingardens | Retention volume is provided for by detention within centralised wetlands | Detention achieved within centralised wetlands |
| | On lot/private – roofs | Inert building materials Note 1 | N/A | N/A |
| Rain tanks on sites where water reuse is practicable | | 0.005m ³ /m ² (reuse) | 0.031m ³ /m ² | |
| | On lot/private – high contaminating generating carparks | Water quality achieved within centralised wetlands | Retention provided for within centralised wetlands | Detention achieved within centralised wetlands |
| Residential | Catchment wide | Green outfalls | N/A | N/A |
| | High Use Road | Vegetated swales, tree pits, and/or raingardens | 0.005m ³ /m ² | 0.023m ³ /m ² |
| | Local Roads | Vegetated swales, tree pits, and/or raingardens located in road verges | 0.005m ³ /m ² | 0.023m ³ /m ² |

| | | | | |
|--|----------------|---|---|-------------------------------------|
| | On lot/private | Rain tanks for residential roof areas | 0.005m ³ /m ² (reuse) | 0.023m ³ /m ² |
| | | Permeable paving, vegetated swales, tree pits, and/or raingardens for driveways | 0.005m ³ /m ² | 0.023m ³ /m ² |
| | | Inert building materials | N/A | N/A |

Advice notes:

Inert building materials are those which do not have an exposed surface made from contaminants of concern to water quality, i.e. zinc, copper, and lead.

Runoff from areas within the Drury South Industrial Precinct may also be required to obtain resource consent under the Auckland Unitary Plan Chapter 33 Industrial and Trade Activities.

All biofiltration devices should be designed to achieve the maximum infiltration achievable. If retention is not likely to be achieved for areas of the site due to the low potential for stormwater infiltration to ground, then the required detention volume shall be increased by the retention volume.

The implementation of hydrology mitigation bioretention devices(s) in the Drury South Residential Precinct is considered to achieve GD01 equivalent water quality treatment.

Any temporary stormwater management devices required to mitigate stormwater effects prior to the installation of catchment based stormwater management devices are required to achieve the stormwater outcomes in condition 5 above.

Design of roads to be agreed upon prior to construction at subdivision stage between Auckland Council – Healthy Waters Department and Auckland Transport.

6. In the event that alternative stormwater management is proposed which is not specified in Table 1, but which meets the outcomes within the Drury South Precinct Stormwater Management Plan and can be demonstrated to be the Best Practicable Option, the applicant shall seek certification of the approach from the Team Leader Compliance Monitoring South.
7. Wetlands located within the 1% AEP flood plain must be designed to accommodate flows from the flood plain in events greater than a 10 year flood event and up to the 100 year flood event to prevent re-suspension of sediments captured in the wetland.

Advice notes:

A separate resource consent is required for the construction of a wetland under Rule I451.4.3 (A13) Stormwater management devices in the Drury South Residential Precinct once specific design has been developed.

Rules E7.4.1 (A29)-(A35) relating to damming water should also be reviewed as consent may be required depending on the design.

Resource consent (Ref: BUN60305778) approves the bulk earthworks for development of the Drury South Precinct. Under conditions of the resource consent an annual approval process is required for earthworks that will detail the earthworks design for wetlands.

Land development

8. The Consent Holder shall ensure that the all subdivision applications in the sub-catchment addresses the full sub-catchment for the primary piped network and the secondary overland flow network and management devices.

Site Access

9. The Consent Holder shall ensure that access to relevant parts of the network is available at all reasonable times to the satisfaction of the Team Leader Compliance Monitoring South, to the extent that such access is within the Consent Holder's control, for the purpose of carrying out inspections, surveys, investigations, tests, measurements and to take samples

Operation and Maintenance Plan

10. An Operation and Maintenance Plan for the operation and maintenance of the stormwater network and management devices shall be prepared and implemented to ensure the effective operation of the stormwater network within 24 months of commencement of this consent.
11. At a minimum the Operation and Maintenance Plan required by condition 10 must include the following:
 - a. The establishment of a stormwater asset register which is made available to the public on request;
 - b. Updating the asset register following commissioning and vesting of any new major stormwater network infrastructure or management assets under this consent;
 - c. An inspection and maintenance programme for network infrastructure including outfalls to prevent or minimise erosion, obstructions to flows (including during on the - site construction period) and hazards;
 - d. Maintenance of centralised wetland forebays at least every 5 years to remove accumulated sediment;
 - e. Pre and post storm monitoring processes of critical or at risk components (specifically including wetlands in the floodplain) of the network to minimise blockages and flood risk;
 - f. An outline of the service standards to be achieved and how these give effect to the stormwater network objectives; and
 - g. Processes to ensure that the Operation and Maintenance Plan is updated following commissioning of any new major stormwater network infrastructure or management devices.
12. The Operation and Maintenance Plan may be prepared as part of a region-wide Operation and Maintenance Plan for the stormwater network and shall be submitted to the Team Leader Compliance Monitoring South within 12 months of the commencement of this consent. This copy of the Operation and Maintenance Plan shall include any amendments that have been made during the processing of the consent.
13. The consent holder shall review the Operation and Maintenance Plan as part of the region-wide Operations and Maintenance Plan review at least every six years. The reviewed

Operation and Maintenance Plan shall be submitted to the Team Leader Compliance Monitoring South within 12 months of the review undertaken.

Review

14. The conditions of this consent may be reviewed by the Council pursuant to section 128 of the RMA (with the costs of the review process being borne by the consent holder) by the giving of notice pursuant to section 129 of the RMA.
15. The review under condition 14 may only be for one or more of the following purposes:
 - a. To address any adverse effects on the environment, that in the opinion of the Council, is not contemplated by this consent which may arise from the exercise of the consent, or upon which the exercise of the consent may have an influence, including, but not limited to:
 - i. (modifying existing conditions, to require the consent holder to identify the character or nature of any discharges authorised by this Consent and to report the results of any monitoring or investigations to the Team Leader Compliance Monitoring South;
 - ii. consideration of the conditions of this consent that may relate to the matters contained in s.108(4) of the RMA or any Act in substitution thereof.
 - iii. inserting conditions, or modifying existing conditions, including Attachment A, related to the selection and/or implementation of the BPO to prevent or minimise any adverse effects on the environment resulting from the diversions and discharges authorised by this consent.
 - b. To insert conditions, or modify existing conditions to the extent necessary to give effect to or reflect any new RMA instruments including any National Policy Statement, National Environmental Standard and the Auckland Unitary Plan, where the Policies, Rules and Standards are material in the opinion of the Council.
 - c. To take account of changes in the outcomes of BPO of this consent, or changes in the science or engineering of stormwater discharges resulting in changes to stormwater best practice.

3. Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you as the applicant disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection*

pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*



Greg Hill

Duty Commissioner

2 July 2018

Appendix 1: Schedule of sites and legal descriptions of subject land

Drury South Limited
Property Details

| No. | Address | CT | Lot | DP | AC Property Parcel ID | Area (GIS) m ² * | Area inside DSSP (CAD) ** | Area outside DSSP (CAD) ** | Owner recorded on title | Amalgamated owner (where applicable) | Comments and Further Details |
|-----|---|----------------------|--|----------------------|-----------------------|-----------------------------|---------------------------|----------------------------|-------------------------------------|--------------------------------------|------------------------------|
| 1 | 196 Quarry Road | NA753/132 | Allotment 64 | PSH of Opaheke | 5057582 | 20234 | | | Drury South Limited | Drury South Limited | |
| 2 | 201 Quarry Road | NA35B/438 | Allotment 356 | PSH of Opaheke | 5186684 | 18424 | | | Drury South Limited | Drury South Limited | |
| 3 | 196 Quarry Road | NA753/132 | Allotment 66 | PSH of Opaheke | 5201285 | 36422 | | | Drury South Limited | Drury South Limited | |
| 4 | 230 Quarry Road | NA753/133 | Allotment 69 | PSH of Opaheke | 5135420 | 44515 | | | Drury South Limited | Drury South Limited | |
| 5 | 230 Quarry Road | NA753/133 | Allotment 71 | PSH of Opaheke | 5091304 | 20081 | | | Drury South Limited | Drury South Limited | |
| 6 | 411 Fitzgerald Road | NA126D/138 | Lot 2 | DP 197449 | 4800844 | 131034 | 121602 | 9432 | Drury South Limited | Drury South Limited | |
| 7 | 37 Harrison Road | NA28A/333 | Allotment 331 | PSH of Opaheke | 5006982 | 33288 | | | Drury South Limited | Drury South Limited | |
| 8 | 56 Harris Road | NA66B/859 | Lot 2 | DP 116776 | 5096409 | 28730 | | | Drury South Limited | Drury South Limited | |
| 9 | 76 Harrison Road | NA64D/990 | Pt Allotment 579 | PSH of Opaheke | 4949125 | | | | Drury South Limited | Drury South Limited | |
| 10 | 76 Harrison Road (incl land from lot above) | NA64D/990 | Pt Allotment 579, 224 | PSH of Opaheke | 5092150 | 86572 | | | Drury South Limited | Drury South Limited | |
| 11 | 49 Maketu Road | NA580/1 | Allotment 189 | Settlement of Maketu | 4919249 | 50333 | | | Drury South Limited | Drury South Limited | |
| 12 | 71 Maketu Road | NA74D/703 | Lot 2 | DP 128376 | 5149268 | 10657 | | | Colin Reddish Carol Reddish | | |
| 13 | 73 Maketu Road | 569670 | Lot 1 | DP 128376 | 5149268 | 10657 | | | Drury South Limited | Drury South Limited | |
| 14 | 75 Maketu Road | NA125C/98 | Lot 4 | DP 196298 | 4967501 | 8300 | | | Drury South Limited | Drury South Limited | |
| 15 | 150 Maketu Road | NA125C/96 | Lot 1 | DP 196298 | 4892751 | 3001 | | | Drury South Limited | Drury South Limited | |
| 16 | McEldownie Road | NA40C/922 | Pt Allotment 160 SBSC 2 | PSH of Opaheke | 4946416 | 125553 | | | Drury South Limited | Drury South Limited | |
| 17 | McEldownie Road | NA40C/922 | Pt Allotment 176 SBSC 2 | PSH of Opaheke | 4818096 | 19603 | | | Drury South Limited | Drury South Limited | |
| 18 | McEldownie Road | NA40C/922 | Allotment 159 SBSC 2 | PSH of Opaheke | 4833646 | 60703 | | | Drury South Limited | Drury South Limited | |
| 19 | McEldownie Road | 535341 | Allotment 46 | Settlement of Maketu | 5048051 | 20234 | | | Drury South Limited | Drury South Limited | |
| 20 | McEldownie Road | 535341 | Allotment 47 | Settlement of Maketu | 5106369 | 20234 | | | Drury South Limited | Drury South Limited | |
| 21 | McEldownie Road | 535341 | Allotment 48 | Settlement of Maketu | 4983387 | 20234 | | | Drury South Limited | Drury South Limited | |
| 22 | 51 McEldownie Road | NA40C/927 | Allotment 49 | Settlement of Maketu | 4818128 | 20234 | | | Drury South Limited | Drury South Limited | |
| 23 | 37 McEldownie Road | NA135C/688 | Lot 11 | DP 207377 | 4697418 | 20395 | | | Drury South Limited | Drury South Limited | |
| 24 | McEldownie Road | 557888/54453 | Lot 2 Lot 3 | DP 444593 DP 501183 | 7347245 | 1822235722 | | | Drury South Limited | Drury South Limited | |
| 25 | 23 McEldownie Road | NA41B/831 | Lot 52 | DP 85118 | 4997339 | 20618 | 9130 | 11470 | Drury South Limited | Drury South Limited | |
| 26 | 5B McEldownie Road | NA137B/707 | Lot 2 | DP 209433 | 4846272 | 10000 | 5028 | 4972 | Wilma Hogan Chantal Hogan | | |
| 27 | McEldownie Road | NA137B/706 | Lot 1 | DP 209433 | 4818300 | 3200 | | | Drury South Limited | Drury South Limited | |
| 28 | McEldownie Road | NA26C/558 | Pt Allotment 160 SBSC 2 | PSH of Opaheke | 4864779 | 7276 | | | Drury South Limited | Drury South Limited | |
| 29 | Ararimu Road | NA51D/817 | Allotment 208 SBSC 2 | PSH of Opaheke | 4967788 | 1357 | | | Drury South Limited | Drury South Limited | |
| 30 | 380 Quarry Road | NA32C/112 | Lot 4 | DP 76025 | 4834555 | 20092 | | | Stevenson Properties Limited | Drury South Limited | |
| 31 | 390 Quarry Road | NA32C/111 | Lot 3 | DP 76025 | 4709778 | 22174 | | | Drury South Limited | Drury South Limited | |
| 32 | 539 Fitzgerald Road | NA32C/110 | Pt Lot 2 | DP 76025 | 5116826 | 73920 | | | Stevenson Properties Limited | Drury South Limited | |
| 33 | Maketu Road | NA1156/75 | Allotment 184 SBSC 2 | PSH of Opaheke | 5190273 | 18843 | | | Stevenson Properties Limited | Drury South Limited | |
| 34 | Maketu Road | NA579/299 | Allotment 185 | Settlement of Maketu | 4822073 | 49564 | | | Stevenson Properties Limited | Drury South Limited | |
| 35 | Maketu Road | NA579/299 | Allotment 179 | Settlement of Maketu | 4985847 | 20234 | | | Stevenson Properties Limited | Drury South Limited | |
| 36 | Maketu Road | NA579/299 | Allotment 180 | Settlement of Maketu | 4876177 | 40469 | | | Stevenson Properties Limited | Drury South Limited | |
| 37 | Maketu Road | NA70/256 | Allotment 191 | PSH of Opaheke | 4705414 | 74867 | | | Stevenson Properties Limited | Drury South Limited | |
| 38 | Maketu Road | NA229/232 | Allotment 153 SBSC 2 | PSH of Opaheke | 4973864 | 42897 | | | Stevenson Properties Limited | Drury South Limited | |
| 39 | 60 Maketu Road | NA1119/130 | Allotment 154 SBSC 2 | PSH of Opaheke | 4871102 | 43421 | | | Stevenson Properties Limited | Drury South Limited | |
| 40 | 60 Maketu Road | NA1119/130 | Allotment 155 SBSC 2 | PSH of Opaheke | 4880849 | 41884 | | | Stevenson Properties Limited | Drury South Limited | |
| 41 | McEldownie Road | NA1079/68 | Lot 1 | DP 32653 | 4708334 | 80937 | | | Drury South Limited | Drury South Limited | |
| 42 | McEldownie Road | NA844/216 | Lot 2 | DP 32653 | 4923274 | 10117 | | | Drury South Limited | Drury South Limited | |
| 43 | 194 Maketu Road | NA136A/17 | Lot 1 | DP 207462 | 6577940 | 16673 | | | Drury South Limited | Drury South Limited | |
| 44 | 200 Maketu Road | NA136A/18 | Lot 2 | DP 207462 | 6577941 | 9560 | | | Drury South Limited | Drury South Limited | |
| 45 | McEldownie Road | NA924/191 | Lot 2 | DP 35941 | 6577942 | 12061 | | | Drury South Limited | Drury South Limited | |
| 46 | 110 Ramarama Road | NA523/175 | Allotment 156 | Settlement of Maketu | 4910108 | 40469 | | | Stevenson Properties Limited | Drury South Limited | |
| 47 | McEldownie Road | NA844/216 | Lot 3 | DP 32653 | 5198962 | 25293 | | | Drury South Limited | Drury South Limited | |
| 48 | 52 McEldownie Road | NA40C/923 | Allotment 10 | Settlement of Maketu | 4948563 | 20234 | | | Drury South Limited | Drury South Limited | |
| 49 | 38 McEldownie Road | NA135C/687 | Lot 10 | DP 207377 | 5102592 | 21970 | | | Drury South Limited | Drury South Limited | |
| 50 | 34 McEldownie Road | NA135C/686 | Lot 9 | DP 207377 | 4716677 | 20640 | | | Daryl SuaSua Davida White | | |
| 51 | Maketu Road | NA51D/1367 | Lot 63 | DP 119 | 4771693 | 141640 | 121869 | 19771 | Stevenson Properties Limited | Drury South Limited | |
| 52 | 425 Quarry Road | NA580/17 | Pt Allotment 148 SBSC 2 | PSH of Opaheke | 7392894 | 5666 | | | W.A. Stevenson Holdings Limited | Stevenson Group Limited | |
| 53 | 121 McWhinney Drive | NA73D/714 | Allotment 199 | PSH of Hunua | 4709886 | 497763 | 5564 | 492199 | Stevenson Properties (2015) Limited | | |
| 54 | 425 Quarry Road | NA1629/61 | Pt Allotment 148 SBSC 2 Pt Allotment 152 SBSC 2 | PSH of Opaheke | 7392899 | 368387 | 279605 | 88782 | Stevenson Properties (2015) Limited | | |
| 55 | 475 Quarry Road | NA58C/762 | Allotment 212 SBSC 2 | PSH of Opaheke | 5028015 | 27865 | 24625 | 3240 | Stevenson Properties (2015) Limited | | |

Drury South Limited
Property Details

| No. | Address | CT | Lot | DP | AC Property Parcel ID | Area (GIS) m ² * | Area inside DSSP (CAD) ** | Area outside DSSP (CAD) ** | Owner recorded on title | Amalgamated owner (where applicable) | Comments and Further Details |
|--------------------------|---------------------|------------|-------------------------|----------------|-----------------------|-----------------------------|---------------------------|----------------------------|---|--------------------------------------|------------------------------|
| 56 | Maketu Road | NA73/176 | Allotment 147 Section 2 | PSH of Opaheke | 5133731 | 40469 | | | Stevenson Properties Limited | Drury South Limited | |
| 57 | Maketu Road | NA2D/218 | Allotment 146 SBSC 2 | PSH of Opaheke | 4796616 | 40469 | | | Stevenson Properties Limited | Drury South Limited | |
| 58 | Maketu Road | NA2D/220 | Allotment 145 SBSC 2 | PSH of Opaheke | 5125342 | 40469 | | | Stevenson Properties Limited | Drury South Limited | |
| 59 | - | NA580/15 | Allotment 144 SBSC 2 | PSH of Opaheke | 5078482 | 40469 | | | Stevenson Properties (2015) Limited | | |
| 60 | 94 Ramarama Road | NA22A/1176 | Lot 1 | DP 66327 | 5031074 | 40469 | | | Stevenson Properties Limited | Drury South Limited | |
| 61 | Maketu Road | NA22A/1177 | Lot 2 | DP 66327 | 5035709 | 52280 | | | Stevenson Properties Limited | Drury South Limited | |
| 62 | 475 Quarry Road | NA580/15 | Allotment 150 SBSC 2 | PSH of Opaheke | 4737048 | 46210 | 11262 | 34948 | Stevenson Properties (2015) Limited | | |
| 63 | Maketu Road | NA22A/1178 | Lot 3 | DP 66327 | 4788541 | 66040 | | | Stevenson Properties Limited | Drury South Limited | |
| 64 | 475 Quarry Road | NA4A/229 | Allotment 138 SBSC 2 | PSH of Opaheke | 4990109 | 40469 | 31603 | 8866 | Stevenson Properties (2015) Limited | | |
| 66 | 79 Harrison Road | NA66B/858 | Lot 1 | DP 116776 | 4708718 | 109057 | | | Earl McEldowney Robert McEldowney Paul Fris Paul McEldowney | | |
| 67 | 65 Harrison Road | NA59D/931 | Lot 2 | DP 107430 | 4841122 | 8041 | | | Alfred McEldowney Maureen McEldowney | | |
| 68 | 49 Harrison Road | NA59D/930 | Lot 1 | DP 107430 | 5122120 | 8040 | | | Robert McEldowney Barbara McEldowney | | |
| 65 | 152 Maketu Road | NA125C/97 | Lot 2 | DP 196298 | 4984491 | 40430 | | | Roseline Chandra | | |
| 69 | McEldownie Road | | | | | | 8450 | | | | |
| STEVENSON TOTALS | | | | | | 3172441 | 673680 | 2498761 | Area within project (m2) | | |
| OTHER LAND OWNERS | | | | | | | | | | | |
| P1 | 95 Tegal Road | NA127A/327 | Lot 2 | DP 198060 | 5198929 | 34401 | | | Tegel Foods Limited | | |
| P2 | 85 Tegal Road | NA127A/326 | Lot 1 | DP 198060 | 5069925 | 6124 | | | Stuart Cable and Trustee Management Limited Debbie Cable | | |
| P3 | 73 Tegal Road | NA78C/36 | Lot 1 | DP 133234 | 4829959 | 3254 | | | William Turner Paula Campbell-Turner | | |
| P4 | 25 Tegal Road | NA85A/120 | Allotment 391 | PSH of Opaheke | 5057582 | 35744 | | | Worker Investments Limited | | |
| P5 | 88 Quarry Road | NA121C/170 | Lot 2 | DP 97499 | 4854799 | 88345 | | | Rex Peni Nancy Peni Rex Peni Nancy Peni | | |
| P6 | 130 Quarry Road | NA121C/170 | Lot 3 | DP 187312 | 4815334 | 47995 | | | J K Phillips Limited | | |
| P7 | 195 Quarry Road | NA106A/30 | Lot 2 | DP 172690 | 4755681 | 71510 | | | Robert Russell Thomson | | |
| P8 | 231 Quarry Road | NA68D/999 | Lot 2 | DP 120014 | 4879113 | 40472 | | | Suda Gibson Trevor Francis Gibson | | |
| P9 | 241 Quarry Road | NA68D/998 | Lot 1 | DP 120014 | 4838271 | 10000 | | | Transpower New Zealand Ltd | | |
| P10 | 261 Quarry Road | NA86D/916 | Pt Lot 2 | DP 62333 | 4883205 | 47345 | | | Transpower New Zealand Ltd | | |
| P11 | 261 Quarry Road | NA86D/916 | Pt Lot 1 | DP 62333 | 5057581 | 39115 | | | Shu-Hwa Dong | | |
| P12 | 263 Quarry Road | NA78D/876 | Allotment 393 | PSH of Opaheke | 4693500 | 78060 | | | Shu-Hwa Dong | | |
| P13 | 263 Quarry Road | NA78D/876 | Allotment 392 | PSH of Opaheke | 4839218 | 22021 | | | Terry Chewson Fong Roy Wilson Arnold Katherine Gale Arnold Roy Wilson Arnold Katherine Gale Arnold Francis Evelyn Siddle Gregor Neil Siddle | | |
| P14 | 309 Quarry Road | NA19C/214 | Section 59 | PSH of Opaheke | 4961837 | 24281 | | | Thomas Jack Callaghan | | |
| P15 | 355 Quarry Road | NA8D/930 | Allotment 60 | PSH of Opaheke | 4835243 | 32375 | | | Thomas Jack Callaghan | | |
| P16 | 375 Quarry Road | NA8D/930 | Allotment NW80 | PSH of Opaheke | 4706746 | 20234 | | | Dudley Charles Johnson Wendy Phyllis Johnson | | |
| P17 | 385 Quarry Road | NA53C/1000 | Lot 1 | DP 98449 | 5096409 | 28730 | | | Wilhelmina Johanna Adriana Wakefield David John Wakefield | | |
| P18 | 296 Quarry Road | NA77D/791 | Section 1 | SO 63692 | 5092575 | 1850 | | | Warwick Lyndon Bremner Kirsty Anne Bremner | | |
| P19 | 296 Quarry Road | NA77D/791 | Pt Allotment 245 | PSH of Opaheke | 4739424 | 22252 | | | | | |
| P20 | 296 Quarry Road | NA7D/799 | Pt Lot 2 | 21906 | 4705388 | 198 | | | | | |
| P21 | 497 Fitzgerald Road | NA490/259 | Lot 1 | DP 21906 | 4876509 | 59185 | | | | | |
| P22 | 529 Fitzgerald Road | NA32C/109 | Lot 1 | DP 76025 | 515775 | 107829 | | | | | |

**Drury South Limited
Property Details**

| No. | Address | CT | Lot | DP | AC Property Parcel ID | Area (GIS) m ² * | Area Inside DSSP (CAD)** | Area outside DSSP (CAD)** | Owner recorded on title | Amalgamated owner (where applicable) | Comments and Further Details |
|-------------------------------|---------------------|-----------------|--------------------------|--------------------------|-----------------------|-----------------------------|--------------------------|---------------------------|----------------------------|--------------------------------------|------------------------------|
| P27 | 35 McEldownie Road | NA528/831748112 | Allotment 51-SB5C-2Lot 1 | PSH of Opaheke DP 501183 | 5154975 | 2023412189 | | | Diane Maria Davies | | |
| P28 | 395 Fitzgerald Road | NA123C/912 | Lot 3 | DP 194356 | 5016799 | | | 27679 | Sin Hoon Lee Jeong Moon | | |
| P29 | Tegal Road | NA95C/66 | Section 2 | SO 66840 | 4734987 | 506 | | | Auckland Council | | |
| P30 | 95 Tegal Road | NA42C/345 | Allotment 366 | PSH of Opaheke | 5057326 | 118 | | | Tegel Foods Limited | | |
| OTHER LANDOWNER TOTALS | | | | | | 821944 | | | 821944 | | |

Note: * Areas sought from GIS and may not represent actual land areas which will be subject to survey
 ** Areas measured within DSSP if not all inclusive

| STRATEGIC LAND | | | | | | | | | | | |
|--|---------------------------|------------|--------------|----------------------|-----------------|-------------------------------------|---------------------|--|--|--|--|
| No. | Address | CT | Lot | DP | Area (Title) m2 | Owner | Contract Terms | | | | |
| S1 | 377 Fitzgerald Road | NA123C/910 | Lot 1 | DP 194356 | 16053 | Teresa Hislop Nicolaas De Visser | | | | | |
| S2 | 445 Fitzgerald Road | 295229 | Lot 2 | DP 372996 | 22510 | Theodorus Oostdam Joanna Oostdam | | | | | |
| S3 | Cnr Davies & Willow Roads | NA55B/350 | Allotment 19 | Settlement of Maketu | 20234 | Drury South Limited | Drury South Limited | | | | |
| S4 | 10 Willow Road | NA139A/200 | Lot 2 | DP 210784 | 12402 | Bruce Owen Diana Owen | | | | | |
| S5 | 5a McEldownie Road | NA79D/793 | Lot 1 | DP 135473 | 3680 | Drury South Limited | Drury South Limited | | | | |
| STRATEGIC LAND OUTSIDE PROJECT TOTALS | | | | | 74879 | | | | | | |

Decision on applications for resource consent under the Resource Management Act 1991



Non-complying activity

Application numbers: **BUN60305778** (Bundled number)
WAT60305793 (Groundwater Diversion)
DIS60305790 (Discharge of Contaminants to Land)
LUC60305779 (Landuse consent & NES)
LUS60305891 (Streamworks)

Applicant: Drury South Limited

Site address: Various – refer to Attachment 1 to this report

Legal description: Various – refer to Attachment 1 to this report

Proposal:

To undertake land development works including bulk earthworks, stream works (including stream reclamation and the diversion of surface water) and vegetation removal, disturbance of contaminated land and associated discharge of contaminants. Consent is sought to undertake these works over the entirety of the Drury South Industrial Precinct and Drury South Residential Precinct area in a staged manner, with an Annual Management Plan process in place to certify works on a year to year basis in accordance with the consent.

The resource consents are:

Auckland Unitary Plan (Operative in Part)

District land use consents (s9(3)) – LUC60305779

- District land use consent for development preceding a subdivision, which does not meet standard I410.6.3, as a **non-complying** activity pursuant to Rule I410.4.1 (A2). Standard I410.6.3 requires a range of infrastructure elements including roads to be installed and vested at subdivision, or when development precedes subdivision. The rule includes earthworks as ‘development’, and all required infrastructure is not being proposed.
- District land use consent for development preceding a subdivision, which does not meet standards contained at I451.6.6 and I451.6.7, as a **non-complying** activity pursuant to Rule I451.4.1 (A3). These standards require a range of infrastructure elements including roads, and landscaping, to be installed and vested at subdivision, or when development precedes subdivision. The rule includes earthworks as ‘development’, and all required infrastructure is not being proposed.
- District land use consent for earthworks exceeding 2500m² and 2500m³. This is a **restricted discretionary** activity pursuant to Rule E12.4.1 (A6 and A10). Approximately 9,900,000 m³ of earthworks is proposed over an area of 291 ha.
- District land use consent is proposed for earthworks that do not meet General Standards (1) and (11) of Rule E12.6.2, relating to earthworks within riparian margins,

and earthworks within the 1% AEP flood plain. As such, consent is required as a **restricted discretionary** activity, pursuant to Rule C1.9.

- District land use consent for vegetation alteration or removal within 10 metres of an urban stream. This is a **restricted discretionary** activity pursuant to Rule E15.4.1 (A19). Approximately 100 trees and stands of trees are proposed to be removed from the riparian margins of the Roslyn Stream (with one specimen/ stand to be removed from each of the Willow Stream and Quarry Stream margins), of which 26 are native.
- District land use consent for tree removal within a public road where the trees are greater than 4m in height or greater than 400mm in girth. This is a **restricted discretionary** activity pursuant to Rule E17.4.1 (A10). A total of 116 trees are proposed to be removed from within what are, currently, public road reserves. These are predominantly exotic, but also include 6 native specimens.

Regional land use consents (s9(2)) – LUC60305779

- Regional land use consent for earthworks over 50,000m² as a **restricted discretionary** activity, pursuant to Rule E11.4.1 (A5). Approximately 2,909,300 m² of earthworks is proposed.
- Regional land use consent for earthworks over 5m² / 5m³ within a Significant Ecological Area as a **restricted discretionary** activity pursuant to Rule E11.4.3 (A 28) and (A30) to allow for pest plant removal and riparian planting alongside the Hingaia Stream.

Regional streamworks consents (ss13 and 14) – LUS60305891

- Regional land use consent and water permit for diversion of streams to a new course, and associated disturbance and sediment discharge, as a **discretionary** activity pursuant to Rule E3.4.1 (A19). A total length of stream diversion of 3,513m is proposed, comprising Roslyn diversion 1,243m, northern diversion 2,057 m and Willow diversion 213m.
- Regional land use consent for new reclamation of a stream, as a **non-complying** activity pursuant to Rule E3.4.1 (A49). The total length of stream to be reclaimed is 7,927m, comprising 5,763 metres (permanent) and 2,164 metres (intermittent).
- Regional water permit for the diversion of surface water, not meeting the relevant permitted activity standards given at E7.6.1.2, as a **discretionary** activity pursuant to Rule E7.4.1 (A13).

Regional water permit (s14) WAT60305793

- Regional groundwater diversion consent for the diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards not otherwise listed, as a **restricted discretionary** activity pursuant to Rule E7.4.1 (A28). The permitted activity standards for the diversion of groundwater are not met as excavations below natural groundwater level exceed 1ha in total area; they exceed 6m depth below the natural ground level, and the natural groundwater level will be reduced by more than 2m on the boundary of an adjoining site.
- Regional water take consent for dewatering associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards, as a **restricted discretionary** activity pursuant to Rule

E7.4.1 (A20). The dewatering proposed is associated with a restricted discretionary groundwater diversion and does not meet standards as the water take will be for a period of more than thirty days.

Regional discharge consents (s15) – DIS60305790

- Regional discharge consent for the discharge of contaminants associated with the remediation of contaminated soil, not meeting controlled activity standard E30.6.2.1, as a **discretionary** activity pursuant to Rule E30.4.1 (A7). The standards are not met as a Detailed Site Investigation (DSI) does not exist for the site as a whole.

NES for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES CS”)

District land use consents (s9(1)) – LUC60305779

- District land use consent for soil disturbance in association with remediation of potentially contaminated land, and for a change of land use, on a HAIL site where permitted activity thresholds are not met and where a DSI does not currently exist, as a **discretionary** activity pursuant to Regulation 11.

Decision

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

Acting under delegated authority, under sections s104D, 104, 104B, 105 and 107 and 108 the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

- a. The proposal will result in adverse effects that are less than minor, and the proposal is not contrary to the objectives and policies of the Auckland Unitary Plan: Operative in Part. As such, as a non-complying activity, the proposal can be considered against s104 and s104B.
- b. The proposal demonstrates that adverse effects associated with earthworks and streamworks, contaminated land disturbance, groundwater diversion and vegetation removal will be appropriately managed. The proposal will not increase adverse effects associated with flooding to the extent that hazards to land, property or persons is increased. Adverse ecological effects will be adequately mitigated through restoration planting of riparian margins within the catchment. Overall, adverse effects will be less than minor, and when also noting the positive effects associated with enabling to future development of land for land-extensive industrial activities, for which there are limited resources within the Auckland Rural Urban Boundary and remediating contaminated land, the overall actual and potential effects of the activity will be acceptable.
- c. Overall, the proposal is considered to be consistent with the relevant provisions of the Auckland Unitary Plan: Operative in Part. In particular, the objectives and policies contained at Sections D1, D2, E1, E2, E3, E11, E12, E36, H16, H17, I410 and I451, in addition to Sections B1, B6, B7 and B10 of the Regional Policy

statement. The proposal incorporates suitable methodologies to ensure that the provisions relating to water quality and quantity, land disturbance and flooding risk are met. The proposal will also enable the aspirations of the zoning and precinct provisions to be realised through enabling industrial development of the site. Whilst it is acknowledged that the proposal results in the loss of permanent and intermittent streams, retention and enhancement of more significant watercourses within the catchment is proposed. Further, the precinct provisions anticipate that some stream loss will be required to facilitate the establishment of the industrial area, placing greater emphasis on retention and enhancement of more significant watercourses within the catchment, which is proposed. It is not practicable to maintain the existing watercourses on the site as this would frustrate the overall intent of the precinct and underlying zone.

- d. The proposal is consistent with the NES for Assessing and Managing Contaminants in Soil to Protect Human Health, the National Policy Statement for Urban Development Capacity 2016, the National Policy Statement for Freshwater Management, the New Zealand Coastal Policy Statement and the Hauraki Gulf Marine Park Act 2000.
- e. The proposal is considered to promote the sustainable management of natural and physical resources. In particular, although streams will be lost on the site, these are of a low ecological and amenity value, and the proposed restoration works for the Hingaia and Maketu Streams will maintain the overall life-supporting capacity and quality of the environment, and the subject catchment in particular. The natural character values of the streams on site are not significant, and the proposed development of the site is not therefore considered inappropriate, noting further that the enhancement of these values elsewhere within the catchment will balance any loss. Other adverse effects on the environment are avoided and mitigated through the implementation of appropriate management plans. The loss of the streams is necessary to enable an efficient use and development of a scarce land resource, in particular one that is required for land extensive industrial activities, for which there is an identified shortage within the city. The proposal will not adversely impact the relationship of Maori with the land and water, and will not impact on any historic heritage values. No matters of relevance to the Treaty of Waitangi are raised.

2. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

General Conditions (these apply to all consents)

1. The earthworks, stream works, vegetation alteration, contaminated land disturbance and discharge of contaminants activities shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers WAT60305793, DIS60305790, LUC60305779 and LUS60305891.
 - Application Form, and Assessment of Environmental Effects prepared by Osborne Hay dated August 2017;

- Drury South s92 Response dated 27/09/17, prepared by Osborne Hay;
- Section 92 correspondence (specifically including PDP letter 27 July 2017, PDP emails 8 and 27 September, PDP emails 28 September – 12 October 2017, PDP emails 30 October 2017);
- Drury South – Consent Sec 92 Response’, memo from Scott McIntyre (Land & Civil Engineering) to Stephen Hughes (Drury South Limited), dated 25 September 2017.
- Drury South Earthworks, Streamworks and Contamination Consent Applications – Section 92 Requests’, memo to Stephen Hughes (Drury South Limited) from Tim Fisher (Tonkin & Taylor), dated 26 September 2017;
- Drury South Structure Plan: Year 1 Temporary Bridge – Assessment of potential changes to flood water level’, memo to Scott McIntyre (Land & Civil Engineering) from Ajay Desai and Tim Fisher (Tonkin & Taylor), dated 8 August 2017.
- Drury South Earthworks, Streamworks and Contamination Consent Applications - Section 92 Requests [and attached SMP Section 5; and flood maps and long sections], From Tim Fisher of Tonkin and Taylor dated 3 November 2017.
- Drury South Bailey Bridge Permitted Activity Status’, memo to Hayden Taylor (Acting on behalf of Auckland Council) from Greg Osborne (Osbornehay) dated 14 September 2017.
- Re: Drury South – s92 requests 31/08/17: Freshwater Ecology matters’, letter to Greg Osborne (Osbornehay) from Eddie Sides (Boffa Miskell), dated 11 September 2017.
- Drury South Limited (DSL) – s92 Response to Council Request Dated 31 August 2017 (DCS Limited) – BUN60305778’, letter to Greg Osborne (Osbornehay) from Graeme Ridley (Ridley Dunphy Environmental Limited), dated 11 September 2017.
- Memorandum’, memo to Drury South Project Team from Mark Lewis (Boffa Miskell), dated 01 November 2017.
- Year 1 Earthworks 2017-2018 Confluence and Stream Bank Typical Section’, plan prepared by Land & Civil Engineering, Drawing No YR1-152, Revision A, Dated November 2017.
- Drury South Limited (DSL) – Cut 2M and Cut 5M Methodology Hingaia and Maketu Stream Excavations for Flood Management Purposes’, memo prepared by Ridley Dunphy Environmental Limited, Dated November 2017.
- Re: Drury South – Quarry Stream’, e-mail to Mark Lowe (Morphum Environmental acting on behalf of Auckland Council) from Eddie Sides (Boffa Miskell), e-mail sent Friday 10/11/15 at 2:35p.m.
- Drury South Earthworks, Streamworks and Contamination Consent Applications - Section 92 Requests, prepared by Tonkin and Taylor , dated 3 November 2017.
- Covering Memo for Drury South Groundwater Assessment prepared by Osborne Hay dated 31 October 2017.

| Report title and reference | Author | Rev | Dated |
|---|-------------------------------|------------|-------------------|
| Erosion and Sediment Control Plan | Ridley Dunphy | - | 11 September 2017 |
| Drury South Industrial Adaptive Environmental Monitoring and Management Response Plan | Ridley Dunphy | | September 2017 |
| Environmental Management and Monitoring Plan | Boffa Miskell | H | 13 December 2017 |
| Stream Environmental Compensation Plan | Boffa Miskell | F | 9 August 2017 |
| Assessment of Landscape And Visual Effects | Boffa Miskell | - | 24 January 2011 |
| Landscape Addendum | Boffa Miskell | - | 12 July 2017 |
| Ararimu Umbrella Consents Assessment of Ecological Effects | Boffa Miskell | - | 14 December 2017 |
| Cultural Heritage Assessment | Te Roopu Kaitiaki O Papakura | - | 20 April 2010 |
| Archaeological Assessment | Russell Foster and Associates | - | December 2010 |
| Geotechnical Earthworks Design Report | Gaia Engineers | 01 | September 2016 |
| Geotechnical Factual Report | Gaia Engineers | B | August 2016 |
| Assessment of Environmental Effects Contaminated Land Resource Consents | PDP Ltd | - | 14 August 2017 |
| Stage One Desk Study Drury South Business Project – Contaminated Land Assessment | Beca | - | 17 December 2010 |
| Ararimu Business Park - Preliminary Site Investigation 2015 Update Stage 1 | PDP Ltd | - | September 2015 |
| Ararimu Business Park - Preliminary Site Investigation 2015 Update Stage 2 | PDP Ltd | - | April 2016 |

| | | | |
|--|-----------------------|--------|-------------------|
| Ararimu Business Park - Detailed Site Investigation – Stage 1 Earthworks Area | PDP Ltd | - | December 2016 |
| Drury South Site-wide Contaminated Site Management Plan | PDP Ltd | 001 | 17 October 2017 |
| DRAFT Specifications for Vegetation Protection | - | - | - |
| Drury South – Consent Sec 92 Response | LCE | - | 25 September 2017 |
| Drury South Structure Plan: Year 1 Temporary Bridge – Assessment of potential changes to flood water levels | Tonkin and Taylor | - | 8 August 2017 |
| Freshwater s92 response | Boffa Miskell | - | 11 September 2017 |
| Drury South Limited (DSL) – s92 Response to Council Request Dated 31 August 2017 (DCS Limited) - BUN60305778 | Ridley Dunphy Limited | - | 11 September 2017 |
| Response letter regarding contamination | PDP Ltd | - | 27 July 2017 |
| Boffa assessment of amended floodplain earthworks A15051_Memo_Hingaia_Maketu_Confluence_20171101 | Boffa Miskell | - | 1 November 2017 |
| Email – Drury Overland Flow | LCE | - | 31/10/2017 |
| Memo re Drury South Groundwater Assessment | Osborne Hay | - | 31 October 2017 |
| Groundwater Effects Assessment – Drury South Development | PDP | Fina I | 30 October 2017 |
| Drury South Structure Plan - Updates to flood modelling to support Stormwater Management Plan | Tonkin and Taylor | - | 8 November 2017 |
| Ararimu Development: Groundwater Drawdown-Induced Settlement Assessment | Gaia Engineers | - | 19 October 2017 |
| Groundwater Permeability | Gaia Engineers | - | 5/9/17 |

Calcs

| Plan title and reference | Author | Rev | Dated |
|--|---------------|------------|------------------|
| 110-0 Proposed Finished Levels Overall Sheet Layout | LCE | B | 26/10/17 |
| 110-1 Proposed Finished Levels Sheet 1 of 3 | LCE | B | 26/10/17 |
| 110-2 Proposed Finished Levels Sheet 2 of 3 | LCE | B | 26/10/17 |
| 110-3 Proposed Finished Levels Sheet 3 of 3 | LCE | B | 26/10/17 |
| 270 Overall Stormwater Management Plan | LCE | B | 11.2017 |
| 270-1 Overall Stormwater Managementment Plan | LCE | B | 11.2017 |
| 120-0 Proposed Cut to Fill Plan Overall Sheet Layout | LCE | C | 26/10/17 |
| 120-1 Proposed Cut to Fill Plan Sheet 1 of 3 | LCE | C | 26/10/17 |
| 120-2 Proposed Cut to Fill Plan Sheet 2 of 3 | LCE | C | 26/10/17 |
| 120-3 Proposed Cut to Fill Plan Sheet 3 of 3 | LCE | C | 26/10/17 |
| 279 Catchment Plan | LCE | - | 04.2017 |
| 279 - 5 Overland Flow Paths Plan | LCE | - | 09.2017 |
| 670-1 Proposed Finished Levels with Transpower Access Sheet 1 of 2 | LCE | A | 11.8.17 |
| 670-2 Proposed Finished Levels with Transpower Access Sheet 2 of 2 | LCE | A | 11.8.17 |
| 670-3 Detail of Towers 142, 143, 144 | LCE | A | 11.8.17 |
| 60600-03-EW-110, Revision A Drury South Plan Change Slope Area Plan' | Ridley Dunphy | A | 11 February 2013 |
| SEV Stream Sites | Boffa Miskell | 0 | 11 August 2017 |
| Future Streams and Riparian Zones | Boffa Miskell | B | 11 August 2017 |

| | | | |
|---|-------------------|---------------|------------------|
| Stream Mitigation Plan | Boffa Miskell | 0 | 11 August 2017 |
| AMP Extent of Works Boundary | Boffa Miskell | 0 | 08 August 2017 |
| Other information | additional | Author | Rev Dated |
| Iwi correspondence (various – Appendix 11 to AEE) | | Various | - Various |
| Transpower correspondence (various – Appendix 12 to AEE) | | Various | - Various |
| Drury and Ramarama Protection Society and landowner correspondence; landownership schedule and map (various – Appendix 13 to AEE) | | Various | - Various |
| Proposed conditions of consent | | - | - 09/08/17 |
| Transpower written approval | | - | - 02/11/17 |
| Written approval of Peter Hector Luxford and Dianne Mary Davies | | - | - 08/12/17 |

Changes to any plans, designs or reports in the application which do not adversely affect the performance standards or environmental outcomes shall be presented to and approved in writing by the Team Leader, Southern Monitoring prior to such works taking place.

2. Under section 125 of the RMA, these consents lapse twenty years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The Consent Holder shall pay the council an initial consent compliance monitoring charge of \$5,000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the Project Area, 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, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further

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

Review condition

4. The conditions of these consents may be reviewed by the Auckland Council pursuant to Section 128 of the Resource Management Act 1991, (with the costs of the review process being borne by the Consent Holder), by giving notice pursuant to Section 129 of the Act, in one or more of the following times:
- Within one year of initiation of the activities;
 - And/or at two yearly intervals after that time;
 - Within six months after Completion of Dewatering and subsequently at intervals of not less than one year thereafter.

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

- i. To deal with any adverse effect on the environment which may arise from the exercise of this consent or upon which the exercise of the consent may have an influence and which becomes apparent, or is found appropriate, to deal with at a later stage, and in particular but without limiting the ambit of this clause to:
 - a) Insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this Consent and to report the results of that monitoring to the Auckland Council; and/or
 - b) Insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this consent on the local receiving environment and to report the results of that monitoring to the Auckland Council;
- ii. To insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the activities authorised by these consents, including remedying or mitigating any adverse effect on the environment which may arise from the exercise of these consents and which it is appropriate to deal with at a later stage.
- iii. With regard to groundwater, in order to vary the 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:
 - a. ground conditions
 - b. groundwater levels; and
 - c. ground surface movement

Seasonal Restrictions

5. No earthworks and/or streamworks on the subject site shall be undertaken between 1 May and 30 September of any year, without the prior written approval of the Team Leader – Compliance Monitoring South, at least two weeks prior to 1 May.

Revegetation/stabilisation of the works site is to be completed by 30 April in accordance with measures detailed in GD05, any updated version of this document or as specified within the Annual Management Plan as per Condition 6.

PRIOR TO COMMENCEMENT

Annual Management Plan

6. Prior to any earthworks or stream works commencing in any earthworks season (1 October – 30 April of any year), the Consent Holder shall prepare an Annual Management Plan for written approval by the Team Leader – Compliance Monitoring South. This plan shall be submitted prior to 31 July of each year (other than for the 2017/ 2018 season, details of which may be submitted any time following the issue of this consent) for each year of the Project implementation for the following period starting 1 October, and shall detail the proposed earthworks, streamworks and associated contaminated land disturbance, vegetation removal, and groundwater take/ diversion for that earthworks season.
7. The Annual Management Plan shall confirm details of how the implementation of the following plans will occur during the upcoming earthworks season will confirm any necessary amendments to those plans, and will confirm how the performance standards and outcomes detailed in those plans, and compliance with conditions of this consent will be achieved:
 - a. Erosion and Sediment Control Plan (ESCP);
 - b. Adaptive Environmental Management and Monitoring Response Plan (AEMMP);
 - c. Chemical Treatment Management Plan (CTMP);
 - d. Environmental Monitoring and Management Plan (EMMP);
 - e. Environmental Compensation Plan (ECP);
 - f. Nuisance Minimisation and Communication Plan (NMCP);
 - g. Detailed Site Investigations (DSI) and associated Remedial Action Plans (RAP);
 - h. Construction Noise and Vibration Plan (CNVMP).

The AMP shall also demonstrate that no property (other than 23 & 35 McEldownie Road and those within the ownership/control of the Consent Holder) will experience increased flooding effects beyond pre-development levels including, but not limited to: frequency, duration, extent and depth for all events up to the 100yr storm, unless written approval of the owners of that land is provided with the AMP, demonstrating that they understand and consent to the increased flooding effects.

The AMP shall also confirm whether earthworks proposed for that season will result in the diversion and take of groundwater, noting the requirement to comply with Condition 109 (Groundwater Settlement Monitoring and Contingency Plan) where this is proposed.

The AMP shall include, as a minimum:

- Details of potential native bird nesting habitat to be affected by the proposed work for that year along with details of the mitigation survey, including survey timing and effort and how adherence with the EMMP will be met
- Details of the potential bat roosting habitat to be affected by the proposed work for that year along with details of the mitigation survey, including survey timing and effort and how adherence with the EMMP will be met
- Details of the potential lizard habitat to be affected by the proposed work for that year along with details of how adherence with the EMMP will be met. This is to include adherence with the Lizard Management Plan and detail the timing of salvage works, methods of salvage, effort of salvage and proposed release site.
- How adherence with the Pest and Predator Control Plan of the EMMP will be met
- How the ECP will be implemented for the year in question such that the mitigation provided and details of Pest and Predator Control Plan to be undertaken for that year.
- How the success measures, monitoring methods and management triggers in the EMMP will be met (where applicable to the works being proposed for that year)
- How the ECP will be implemented for the year in question such that the mitigation provided in terms of riparian planting and stream enhancement equates with the mitigation required for the stream loss for that year.
- How the Erosion and Sediment Control Design Criteria in Condition 73 will be met (where applicable to the works being proposed for that year);
- Stream work construction methodologies, including stream assessments, fish species assessment, fish migration assessment and any required fish relocation provisions;
- Identification of areas susceptible to erosion and sediment generation and implementation of erosion and sediment control measures appropriate to each situation with particular emphasis on high-risk areas (including those identified within the flood plain);
- A schedule of current and planned open earthwork areas as applicable to that AMP and outlining the previous 12 months activity and expectation for the upcoming 12 months of activity;
- A plan showing the contours at 0.5m intervals, cut and fill operations, the specific location of all sediment and erosion control measures and catchment boundaries for the erosion and sediment controls proposed for the upcoming 12-month period including identification of the location of all discharge points to watercourses;
- Details of the sequencing of cut and fill operations, including modelling or alternative assessment, to demonstrate that no property (other than 23 & 35 McEldownie Road and those within the ownership/control of the Consent Holder) will experience increased flooding effects beyond pre-development levels including but not limited to: frequency, duration, extent and depth for all events up to the 100yr storm, unless written approval of the owners of that land is provided with the AMP, demonstrating that they understand and consent to the increased flooding effects. For the avoidance

of doubt, these flooding effects must also consider all major and minor overland flows that are modified by the proposed earthworks, and stream diversions.

- The existing flood plain to be considered when assessing the effects shall be based on the constructed and As-built contours from the latest previously certified AMP;
- Detailed design specifications for all erosion and sediment control measures including supporting calculations where appropriate, contributing catchment area, retention volume of structure (dead storage and live storage measured to the top of the primary spillway); shape of structure (dimensions of structure); safety and access, position of inlets and outlets; stabilisation of the structure, and maintenance provisions;
- Any detailed implementation of the Chemical Treatment Management Plan (see Condition 16 below) or the Nuisance Minimisation and Communication Plan (see Condition 32 below) for that year; and
- Identification of erosion and sediment control contingency measures to be employed;
- Details of contaminated land management as per conditions 22-26 below;
- Details of the GSMCP and associated surveys as required by conditions 109-112;
- An Electrical Clearance Assessment (ECA) where works are proposed, near Transpower Infrastructure, to ensure the protection of the HLY-OTA A National Grid transmission lines and transmission towers. The ECA must be given to Transpower for its certification at least 20 working days prior to being submitted to the Council as part of the Annual Management Plan certification process.
- The name, experience and qualifications of the person/s nominated by the consent holder to supervise the implementation of, and adherence to, the AMP.
- Details of the contractor's liability insurance held to cover any costs, direct or indirect, associated with any damage to the HLY-OTA A lines, directly or indirectly caused by works undertaken to give effect to this consent.
- Drawings, plans, procedures, methods and measures to demonstrate that all earthworks undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001) or any subsequent revision of the code; and the recommendations within the Electrical Clearance Report titled "Transpower 220kV Line Clearance Check -Drury" by Beca Limited, dated 8 September 2017; including but not limited to those relating to:
 - Excavations near Towers (Section 2);
 - Ground to Conductor clearances (Section 4);
 - Mobile Plant to conductor clearances (Section 5);
- Details of any areas that are "out of bounds" during earthworks and within which additional management measures are required, such as fencing off, entry and exit hurdles and the minimum height for any hurdles. Where a safety observer is required, it shall be at the consent holders' cost.

- Details of contractor training for those working near the HLY-OTA A transmission lines.
8. The AMP shall provide flood modelling verification that the earthworks certified under the previous AMP have been implemented and constructed as certified under the AMP and that the flood effects match those approved under the previous AMP.
 - a. The landform used shall be based on the As-Built contour/landform from the previous earthworks season.
 9. The Annual Management Plan shall include an Annual Report containing the results and an assessment of discharge compliance, confirming or otherwise that the actual effects are as anticipated as outlined in the documents referred to in condition 1 of this consent. The Annual Report shall also provide details on any observed effects and management actions taken.
 10. For the avoidance of doubt, the Erosion and Sediment Control Plan shall include:
 - a) Details on how the Erosion and Sediment Design Criteria, referred in condition 73, shall be met where applicable for that year;
 - b) Identification of areas more susceptible than others to erosion and sediment generation and implementation of erosion and sediment control measures appropriate to each situation with particular emphasis on high risk areas (including those identified within the floodplain).
 - c) Streamwork methodologies;
 - d) A plan showing the contours at suitable intervals, cut and fill operations, the specific location of all erosion and sediment control measures and catchment boundaries for the erosion and sediment controls proposed for the upcoming 12 month period including identification of all discharge points to watercourses;
 - e) Details of the sequencing of cut and fill operations within the floodplain, including modelling or alternative assessment, to demonstrate that no property (other than those within the ownership of the Consent Holder) will experience increased flooding effects beyond pre-development levels as a result of the earthworks;
 - f) Detailed design specifications for all erosion and sediment control measures including supporting calculations where appropriate, contributing catchment area, retention volume of structure (dead storage and live storage measured to the top of the primary spillway); shape of structure (dimensions of structure); details of all-weather access, position of inlets and outlets; stabilisation of the structure, and maintenance provisions, and;
 - g) Identification of erosion and sediment control contingency measures to be employed.
 11. For the avoidance of doubt, the Adaptive Environmental Management and Monitoring Response Plan shall include the monitoring provisions outlined in the Erosion and Sediment Control Plan during trigger events as follows:
 - a) Greater than 25mm of rainfall over any 24 hour period (as measured by the automatic onsite rainfall gauge devices);

- b) Greater than 15mm of rainfall within an hour period (as measured by the automatic onsite rainfall gauge devices);
 - c) Spillage/accidents that cause a discharge of sediment or contaminants to the receiving environment; or
 - d) Obvious degradation of the receiving environment immediately downstream of the sediment retention ponds, such as accumulation of sediment, conspicuous oil/grease, scums/foams, floatable matter, fish kills, discolouration of water or significantly increased growth of nuisance algae.
12. For the avoidance of doubt, the Environmental Monitoring and Management Plan shall detail how the success measures, monitoring methods and management triggers in the Environmental Monitoring and Management Plan will be met (where applicable to the works being proposed for that year), including stream assessments, fish species assessment, fish migration assessment and any required fish relocation provisions.
13. The Ecological Compensation Plan shall include, but is not limited to:
- a) Confirmation that the mitigation and offset provided in terms of riparian planting and stream enhancement equates with the mitigation and offset required for the stream loss or modification for that year, and;
 - b) Details on how the mitigation and offsetting required will be implemented and protected in perpetuity in accordance with condition 84.
14. Unless varied by the written permission of the Team Leader – Compliance Monitoring South, the Erosion and Sediment Control Plan, Adaptive Environmental Management and Monitoring Response Plan, Chemical Treatment Management Plan, Environmental Monitoring and Management Plan and Environmental Compensation Plan must be adhered to throughout the duration that this consent is exercised.
15. Any amendments to the management plans listed above shall only be implemented with the prior written approval of the Team Leader – Compliance Monitoring South.
16. Prior to the commencement of any earthworks at the site, and for inclusion in the Annual Management Plan as required by condition 6 above, a Chemical Treatment Management Plan shall be submitted to the Team Leader - Compliance Monitoring South for written approval. The Chemical Treatment Management Plan shall include as a minimum:
- a) Specific design details of the chemical treatment system based on a rainfall activated methodology for all 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; and

- f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system

17. The Chemical Treatment Management Plans shall be implemented on all Sediment Retention Ponds and Decanting Earth Bunds prior to earthworks commencing in their respective catchments.
18. The AMP shall outline the previous 12 months activities undertaken within the Project Area and shall provide the summarised outcomes of the monitoring undertaken and actions implemented in response to that monitoring programme. This monitoring includes that associated with all of the plans specified in Condition 7.

Vegetation removal and protection

19. Prior to the commencement of any vegetation removal authorised by the granting of consent, the Consent Holder shall provide to the Team Leader of Southern Monitoring, details regarding how the SEAs within the precinct shall be protected in perpetuity by land covenant or consent notice(s). The land covenant or consent notice(s) will include the requirement for weed control and pest and predator control as per the EMMP to be undertaken in perpetuity. No vegetation removal authorised by the granting of consent shall commence at the site until confirmation by the Team Leader has been provided which indicates that the protection of the mitigation site in perpetuity has been confirmed as appropriate.
20. Should an alternative lizard release site be deemed more appropriate given the population of lizards salvaged, the release site shall be protected in perpetuity by land covenant or consent notice(s). The land covenant or consent notice(s) will include the requirement for weed control and pest and predator control as per the EMMP to be undertaken in perpetuity.
21. Prior to commencement of vegetation removal or earthworks in the vicinity of retained vegetation, protection measures shall be implemented for retained vegetation in accordance with the Draft Specifications for Vegetation Protection as detailed in Condition 1. The protection measures shall be fully implemented for the duration of works.

Contamination

22. Prior to the commencement of land disturbance works at any individual property within either the Stage 1 Earthworks Area or the Stage 2 Earthworks Area, where a potentially contaminating activity as prescribed on the Ministry for the Environment's Hazardous Activities and Industries List, has been identified in one of the following reports:
- *Ararimu Business Park – Preliminary Site Investigation 2015 Update Stage 1*, dated September 2015 and prepared by Pattle Delamore Partners Ltd;
 - *Ararimu Business Park – Preliminary Site Investigation 2015 Update Stage 2*, dated April 2016 and prepared by Pattle Delamore Partners Ltd;

and has not yet been investigated as part of the detailed site investigation presented in the report *Ararimu Business Park – Detailed Site Investigation – Stage 1 Earthworks Area*, dated December 2016 and prepared by Pattle Delamore Partners Ltd, a

programme of soil sampling and analysis shall be undertaken to determine the contamination status of the site soils.

At least ten (10) working days prior to the commencement of any land disturbance works within the property, a Detailed Site Investigation Report shall be provided to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council for review. The Detailed Site Investigation Report shall be prepared by a suitably qualified and experienced contaminated land practitioner, in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, No. 1 Reporting on Contaminated Sites in New Zealand (revised 2011).

23. Prior to the commencement of land disturbance works at any individual property located in the Stage 1 Earthworks Area where additional soil sampling and analysis is required, as detailed in Sections 6.2.1 and 6.2.2 of the Contaminated Site Management Plan referenced in Condition 1, the additional soil sampling and analysis shall be undertaken. The additional sampling may include one or more of the following:
- i. The delineation of contamination identified in the report *Ararimu Business Park – Detailed Site Investigation – Stage 1 Earthworks Area*, dated December 2016 and prepared by Pattle Delamore Partners Ltd (DSI).
 - ii. Further investigation where composite samples have provided a result which either exceeds the PA soil acceptance criteria presented in Table E30.6.1.4.1 of the AUP (OP), or are determined to be at levels where one or more of the sub-samples that make up the composite sample could exceed the PA soil acceptance criteria.
 - iii. Assessment of the soil contamination associated with lead-based paint residues adjacent to the footprints of current and historical buildings.
 - iv. assessment of septic tanks and associated disposal fields

At least ten (10) working days prior to the commencement of any land disturbance works within the individual property, the results of the investigation shall be reported as an addendum to the DSI referenced in bullet point (i) above, and shall be provided to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council for review. The addendum to the Detailed Site Investigation Report shall be prepared by a suitably qualified and experienced contaminated land practitioner, in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, No. 1 Reporting on Contaminated Sites in New Zealand (revised 2011).

24. Prior to undertaking the Detailed Site Investigation (DSI) for the Stage 2 Earthworks Area, an Indicative Sampling and Analysis Plan shall be provided to the Team Leader Southern Monitoring, Resource Consents, Auckland Council for review. The DSI shall not be commenced until written approval is received from the Team Leader Southern Monitoring, Resource Consents, Auckland Council.
25. The Indicative Sampling and Analysis Plan shall be prepared by a suitably qualified and experienced contaminated land practitioner, in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, No. 1 Reporting on Contaminated Sites in New Zealand (revised 2011).
26. As part of the further investigations in the Stage 1 Earthworks Area proposed in the "Drury South – Site-wide Site Management Plan", prepared for Drury South Limited by Pattle,

Delamore Partners Ltd and dated October 2017 (SMP), at least two additional areas shall be included for further investigation for arsenic contamination. These are the areas of the composite samples SS70.17 – 70.20 and SS70.9 - SS70.12, as identified in the “Ararimu Business Park - Detailed Site Investigation – Stage 1 Earthworks Area”, prepared by Pattle, Delamore Partners Ltd and dated December 2016 (DSI).

Earthworks

27. Prior to the commencement of earthworks for each season, representatives from Ngati Tamaoho, Ngai Tai Ki Tamaki and Ngati Te Ata Waiohua shall be informed of the proposed commencement of topsoil removal activities and the opportunity be given for them to undertake cultural monitoring of these works.
28. Prior to the commencement of any earthworks or streamworks activity for any given earthworks season, the consent holder shall hold a pre-start meeting that:
 - is located on the subject site;
 - is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - includes Auckland Council Monitoring Advisor(s); and,
 - includes representation from the contractors who will undertake the works.

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

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- The certified Annual Management Plan;
- All plans and methodologies reference above in condition 1, updated as necessary, to ensure there is general understanding and agreement which can then be incorporated into the final documents

A pre-start meeting shall be held prior to the commencement of any earthworks or streamworks activity in each period between October 1 and April 30 that consent LUC60305779 or LUS60305891 is exercised.

Advice Note:

To arrange the pre-start meeting required by the above condition please contact the Team Leader – Compliance Monitoring South on monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. 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.

29. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced person shall be submitted to the Team Leader - Compliance Monitoring South, to certify that the erosion and sediment controls have been constructed in accordance with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and the

Erosion and Sediment Control Plan required for inclusion with the Annual Management Plan (condition 7).

30. Certified controls shall include the chemical treatment systems for the sediment retention ponds, sediment retention ponds, dirty water diversion channels/ bunds, clean water diversion channels bunds, decanting earth bunds, silt fences, super silt fences and stabilised construction entrances. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied, if applicable, shall include:
- a) Compliance with the design specified within this consent;
 - b) Contributing catchment area (if relevant);
 - c) Shape and dimensions of structure (if relevant);
 - d) Position of inlets/outlets (if relevant);
 - e) Stabilisation of the structure (if relevant); and,
 - f) Retention volume of structure including dead storage and live storage measured to the top of the primary spillway (if relevant).

Construction Noise and Vibration

31. The Annual Management Plan that is required by Condition 6 shall include a Construction Noise and Vibration Management Plan (CNVMP) describing the measures adopted to as far as practicable meet the requirements of the New Zealand Standard 6803:1999 Acoustics – Construction Noise and the noise and vibration conditions of this consent. The CNVMP must be prepared by an experienced acoustic consultant and shall refer to the noise management measures set out in Annex E of NZS 6803:1999. As a minimum, the CNVMP shall address the following:
- i. Applicable noise and vibration criteria.
 - ii. Construction sequence.
 - iii. Machinery/equipment to be used and methods of construction.
 - iv. Hours of operation, including times and days when noisy works would occur.
 - v. The design of noise mitigation measures such as temporary barriers or enclosures.
 - vi. Durations of exposure on specific neighbours.
 - vii. Consultation procedures.
 - viii. Complaints procedures.
 - ix. Education and training of workers in noise management.
 - x. Methods for monitoring and reporting construction noise and vibration.

Nuisance Minimisation and Communication Plan

32. Prior to earthworks / stream works commencing each year the Consent Holder shall prepare a Nuisance Minimisation and Communication Plan (NMCP) which describes the construction management and communication methods to be followed to minimise

nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period for that year. The NMCP shall contain sufficient detail to address the following matters (where relevant):

- Who the site or project manager is and contact details (phone, email address, 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 dust and removal of debris and construction materials from public roads or places
- 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).

Traffic

33. Prior to works commencing each year, the Consent Holder's representatives shall meet with Council Compliance officer(s) and Auckland Transport representatives and inspect and document the existing condition of any proposed public road crossing points for earthworks haul roads and agree the form of the proposed crossing.
34. A haul road and tipping head shall be established within the Project Area to ensure trucks do not need to traverse soil areas prior to crossing public roads.
35. In the event that any complaints are received by Council or Auckland Transport regarding the deposition of soil on public roads, and the Council Monitoring Officer considers that other conditions of consent that prohibit such deposition are not being met, a wheel wash shall be installed at the entrance and the wheels of all trucks are to be washed prior to entering the road reserve.
36. Prior to the works commencing in any given year, an on-site turning and parking area shall be formed to a metalled surface to accommodate 5 trucks waiting to use the tip area and car parking spaces for staff and visitors.
37. The Consent Holder shall obtain Corridor Access Request (CAR) approval from Auckland Transport prior to any operations commencing in any given year.
38. Signs (including advanced warning signs) shall be installed, at the Consent Holder's cost, to advise that trucks are crossing. The location and nature of the signage shall be in

accordance with approved CAR documents, and shall be established prior to commencement of the earthworks activity.

39. The Consent Holder shall create a Construction Zone at the road crossing point and strengthen the road with an overlay of structural asphalt, such that over-weight vehicle permits are not required. The crossing point shall be controlled by traffic management methods as approved in the CAR Approval.

DURING CONSTRUCTION

Vegetation alteration and replanting

40. All woody weeds are to be cut by hand and stem painted, rather than using a blanket spray approach.
41. Whakapapa sourced native plants are to be used for all riparian and wetland planting.
42. Prior to any Myrtaceae species being delivered to the site, a signed Myrtle Rust Nursery Management Declaration that certifies that the plant producer has implemented the New Zealand Plant Producers Incorporated Myrtle Rust Nursery Management Protocol must be obtained by the consent holder. A copy of the declaration must be provided to the Team Leader Monitoring within 5 days of being obtained.

Advice note:

The New Zealand Plant Producers Incorporated has developed a framework of supply chain biosecurity protocols that will satisfy the above condition. A copy of the Myrtle Rust Nursery Management Declaration and the New Zealand Plant Producers Incorporated Myrtle Rust Nursery Management Protocol can be found at the website (<http://nzppi.co.nz>). The website explains that a declaration signed by the plant provider will be proof that any Myrtaceae species have been grown and treated according to best practice protocols to reduce the spread of Myrtle rust.

Fish Capture

43. Fish capture is to be done manually, without the use of electric fishing, where possible.

No obstruction of access

44. There shall be no obstruction of access to private properties or public services/utilities resulting from the earthworks and stream works activity within the Project Area unless a written agreement is obtained from affected landowners or infrastructure providers /utility operators. All materials and equipment shall be stored within land owned by the consent holder.

Dust

45. There shall be no airborne or deposited dust beyond the Project Area as a result of the earthworks activity that, in the opinion of the Team Leader Southern Monitoring, is noxious, offensive or objectionable.

Advice Note:

In accordance with the condition above in order to manage dust within the Project Area consideration should be given to adopting the following management techniques:

- *stopping of works during high winds*
- *watering of haul roads, stockpiles and manoeuvring areas during dry periods*
- *installation and maintenance of wind fences and vegetated strips*
- *grassing or covering of stockpiles*
- *retention of existing shelter belts and vegetation*
- *positioning of haul roads, manoeuvring areas and stockpiles or the staging of works (in relation to sensitive receptors such as dwellings)*

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- *The frequency of dust nuisance events*
- *The intensity of events, as indicated by dust quantity and the degree of nuisance*
- *The duration of each dust nuisance event*
- *The offensiveness of the discharge, having regard to the nature of the dust*
- *The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

It is recommended that potential measures are discussed with the council’s monitoring officer. Please contact the Team Leader Southern Monitoring on monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to the Ministry for the Environment publication “Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions”.

Noise and vibration

46. Earthworks activities must be controlled to ensure any resulting vibration does not exceed:

(a) the limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured in accordance with that Standard on any structure not within the Project Area; and

(b) the limits in the table below for Vibration limits in buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.

Vibration limits in buildings

| Receiver | Period | Peak Particle Velocity Limit millimetres/second |
|--------------------------------------|------------------------|--|
| Occupied activity sensitive to noise | Night-time 10pm to 7am | 0.3 mm/s |
| | Daytime 7am to 10pm | 2 mm/s |
| Other occupied buildings | At all times | 2 mm/s |

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47. Noise from earthworks activities must not exceed the levels in the table below when measured 1m from the facade of any building that contains an activity sensitive to noise that is not in the ownership of the applicant and is occupied during the works:

| Time of week | Time Period | Maximum Noise Level (dBA) | |
|-----------------------------|-----------------|---------------------------|------------------|
| | | L _{eq} | L _{max} |
| Weekdays | 6.30am - 7.30am | 60 | 75 |
| | 7.30am– 6.00pm | 75 | 90 |
| | 6.00pm- 8.00pm | 70 | 85 |
| | 8.00pm -6.30am | 45 | 75 |
| Saturdays | 6.30am - 7.30am | 45 | 75 |
| | 7.30am– 6.00pm | 75 | 90 |
| | 6.00pm- 8.00pm | 45 | 75 |
| | 8.00pm -6.30am | 45 | 75 |
| Sundays and Public Holidays | 6.30am - 7.30am | 45 | 75 |
| | 7.30am– 6.00pm | 55 | 85 |
| | 6.00pm- 8.00pm | 45 | 75 |
| | 8.00pm -6.30am | 45 | 75 |

Protection of transmission lines and towers

48. The following conditions apply throughout the duration of the works in respect to the HLY-OTA A 220kV National Grid transmission lines, including Transmission Towers :
- a. The consent holder shall provide Transpower 10 working days' notice in writing prior to commencing works. Note: Written notice should be sent to: transmission.corridor@transpower.co.nz
 - b. The consent holder must ensure that access is maintained to the HLY-OTA A National Grid transmission lines (including support structures) for maintenance work (at all reasonable times) and for emergency works (at all times).
 - c. No excavation or disturbance of the land around the HLY-OTA A National Grid Towers; shall:
 - i. exceed a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
 - ii. exceed a depth greater than 3 metres between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or

- iii. create an unstable batter.
- d. No fill or construction material can be stockpiled or deposited under the HLY-OTA A National Grid transmission lines, that reduces the conductor to ground clearance to less than 7.5m.
- e. The consent holder must ensure that changes to the stormwater drainage patterns and runoff characteristics arising from the works do not result in any adverse effects on the foundations of the HLY-OTA A National Grid Towers.
- f. The consent holder shall ensure that earthworks are conducted in such a manner that does not create any dust hazard or nuisance to the National Grid transmission lines, including support structures. A dust nuisance will occur if:
 - i. There is visible evidence of suspended solids in the air; and/or
 - ii. There is visible evidence of suspended solids traceable from a dust source (from the site works) settling on the transmission lines and/or support structures.
- g. All machinery and mobile plant operated in association with the works shall maintain a minimum clearance distance of 4 metres from the conductors (wires) of the HLY-OTA A National Grid transmission lines at all times.
- h. A warning sign to be clearly displayed at the operator position on any mobile plant - "WARNING, KEEP 4M MINIMUM CLEARANCE FROM TRANSMISSION LINES AT ALL TIMES".
- i. All works/activities are to be undertaken in accordance with the approved AMP and ECA.

Traffic

- 49. The delivery of fill using or crossing public roads shall be restricted to a maximum of 400 construction vehicle loads of fill material (800 construction vehicle movements) in any one day, Monday to Saturday.
- 50. There shall be no trucks or vehicles associated with the earthworks operation parked and/or queued on Ramarama Road or Maketu Road.
- 51. All utility services shall be checked and protected at all times at the Consent Holder's cost and responsibility.
- 52. Surface water channels / overland flow paths are to be maintained through the truck crossing area at all times.
- 53. The consent holder shall monitor the line haul crossing points of the public road(s) by undertaking a RAMM visual assessment, high definition video recordings and FWD testing. This shall be undertaken at the end of each earthworks season that earthworks have been undertaken within. The outcome of the visual assessment shall be provided to Auckland Transport's Consent and Asset Management & Systems team and Council's Team Leader – Compliance Monitoring South by way of:
 - a. A written report of the road conditions; and

- b. Photographic & video evidence and NZTM coordinates of those parts of the road that have experienced surface damage.

If in the opinion of the Team Leader – Compliance Monitoring South, the road surface along the subject section(s) is damaged as a result of the earthwork activities associated with this consent approval, after reviewing the RAMM visual assessment and video, the consent holder shall arrange for repair of the road surface to its original state prior to works. Such repair shall be at the expense of the consent holder and undertaken no more than ten [10] working days after the damage has been indicated by written notice to the site manager as needing repair. Any appearance of potholes must be repaired within a reasonable time. The repair shall be to the satisfaction of Auckland Council in consultation with Auckland Transport.

Interface with other landowners within the Drury South Precinct

54. Where the works adjoin a boundary of land within the Drury South Precinct that is not within the ownership of the Consent Holder, earthworks must be graded down or up to that boundary with a grade of no more than 1 in 3 and must be re-vegetated following completion unless that landowner and the Consent Holder agree to another form of boundary treatment. No retaining walls are to be used on the common boundary between land in the ownership of the Consent Holder and other landowners' land without the consent of those landowners and any earthworks stockpiles are to be located further than 50 metres from that common boundary. Where fill levels on the Consent Holder's land within the Drury South Precinct are above land that is not within the ownership of the Consent Holder the toe of the fill shall be set back from the common boundary as follows:
 - a. A 10 metre setback then 1:3 batter when the fill is 0-3 metres above the other landowner's land;
 - b. A 15 metre setback then 1:3 batter when the fill is 3-5 metres above the other landowner's land; and
 - c. A 20 metre setback then 1:3 batter when the fill is 5-10 metres above the other landowner's land

Contamination

55. At least ten (10) working days prior to the commencement of any remedial works at an individual property where it has been determined that remediation is required, a Remediation-Specific Memo shall be provided to the Team Leader Compliance Monitoring South, Auckland Council for review. The Remediation-Specific Memo shall include:
 - i. The number and location of the delineation samples, and preliminary results;
 - ii. Details on the required remediation area, including lateral extent and depth of excavation, expected volume of contaminated soil to be removed, and a detailed figure showing the remediation area;
 - iii. The proposed number and location of the validation samples for the area to be remediated, including the proposed analytical suite;
 - iv. The remediation goals and validation criteria for the subject area, based on the future intended use of the land.

The Remediation-Specific Memo shall be prepared by a suitably qualified and experienced contaminated land practitioner, in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, No. 1 Reporting on Contaminated Sites in New Zealand (revised 2011) and as defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

56. The Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council, shall be notified in all instances that remediation is to be undertaken on a piece of land where elevated concentrations of contaminants have been identified, regardless of the volume of soil disturbance proposed.
57. All investigations, including sampling and testing, shall be undertaken by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines, No. 1 Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2011); No. 5 Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2011), and; and as defined in the NESCS.

Advice Note:

All testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5.

58. All disturbance works taking place within the land actually or potentially containing elevated levels of contaminants shall be overseen by a suitably qualified and experienced contaminated land practitioner and as defined in the NESCS, who shall ensure that all management options and contingency measures outlined in the Contaminated Site Management Plan (as required by Condition 1) and Remediation-Specific Memo (as required by Condition 55) and all other relevant consent conditions are adhered to.
59. At least ten (10) working days prior to the commencement of each annual earthworks season, a summary earthworks letter detailing each of the properties which are within the expected extent of earthworks during the forthcoming season shall be provided to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council at monitoring@aucklandcouncil.govt.nz. The letter will include:
 - i. Address and legal description of each property;
 - ii. The level of contamination investigation completed for the property;
 - iii. The contamination status of the site;
 - iv. The proposed works to be undertaken at the property over the coming season.
60. All soils and/or fill material identified for off-site disposal shall primarily be loaded directly into trucks and shall be covered during transportation off site. Stockpiling of the excavated material shall be avoided. If required, temporary stockpiles of material free from separate phase hydrocarbons or odorous petroleum hydrocarbons shall be located

on an impermeable surface within an area protected by erosion and sediment controls, and be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain. Stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons shall not take place. All soil removed from the land disturbance area shall be deposited at a disposal site that holds a consent to accept the relevant level of contamination.

Advice Note:

Where it can be demonstrated that the soil has been fully characterised and found to meet definition of 'Cleanfill material', set out in the Auckland Unitary Plan (Operative in Part), the removal to a consented disposal site is not required.

61. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal shall be considered potentially contaminated, and shall either:
- i. be allowed to soak into the ground, provided it is free from separate phase petroleum hydrocarbons; or
 - ii. be disposed of by a licenced liquid waste contractor; or
 - iii. pumped to sewer, providing the relevant permits are obtained; or
 - iv. discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) *Guidelines for Fresh and Marine Water Quality* (2000) for the protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level shall apply, and is free from petroleum hydrocarbons.
62. All imported fill shall:
- i. Comply with the definition of 'Cleanfill material', as described in the Auckland Unitary Plan (Operative in Part); and
 - ii. Be solid material of an inert nature; and
 - iii. Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Advice Note:

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

63. The removal procedures for septic tanks and associated disposal fields provided in the "Drury South – Site-wide Site Management Plan", prepared for Drury South Limited by Pattle, Delamore Partners Ltd and dated October 2017 (SMP), shall be adopted unless

suitable information is provided to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council demonstrating that the onsite wastewater disposal system does not pose a risk to human health.

64. During earthworks all necessary action shall be taken to prevent dust generation and sufficient water shall be available to dampen exposed soil, and/or other dust suppressing measures shall be available to avoid dust formation. The consent holder shall ensure that dust management generally complies with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, MfE (2001).
65. Where contamination that has not been anticipated by the application is identified, works in the area containing the unexpected contamination shall cease and be notified to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council. Relevant contingency procedures, outlined in the Contaminated Site Management Plan referenced in Condition 1 shall be implemented. Any unexpected contamination and contingency measures shall be documented in the Interim Site Validation Memo required by Condition 68, and the Seasonal Site Validation Report required by Condition 69.

Advice Note:

In accordance with the above condition, any unexpected contamination may include contaminated soil, perched water or groundwater. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Compliance Monitoring, South, Licensing and Regulatory Compliance, Auckland Council as to whether carrying out any further work in the area of the unexpected contamination is within scope of this consent.

FOLLOWING COMPLETION OF CONSTRUCTION

66. Upon abandonment or completion of the earthworks and/or stream works within the Project Area all areas of bare streambed and earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader – Compliance Monitoring South.

Advice Note:

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*
- *Channel stabilisation using cocofibre or geotextile*

The on-going 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, Southern Monitoring. Alternatively, please refer to Auckland Regional

Council, Technical Publication No. 90, Erosion & Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region.

Geotechnical completion

67. Following completion of works each year, a geotechnical completion report detailing the preparatory site works, earthworks carried out and the standard of the compaction for the earthworks shall be provided to the Team Leader – Compliance Monitoring South. As built plans of the finished works shall also be provided.
- a. The Geotechnical report shall also provide As-Built plans of all permanent subsoil drainage installed and operation and maintenance plans for the continued operation of these drains.

Advice Note;

It is accepted that there is an element of preload in the earthworks being carried out. This report needs to detail the earthworks carried out so that there is a record for future works

Contamination

68. Within six weeks of the completion of the soil disturbance activities in a specific area, where remedial works have been undertaken, an Interim Site Validation Memo shall be provided to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council. The Interim Site Validation Memo shall be prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2011) and as defined in the NESCS.

The Interim Site Validation Memo required shall contain sufficient detail to address the following matters:

- i. a summary of the works undertaken, including a statement confirming whether the remediation of the specific area has been completed in accordance with the Contaminated Site Management Plan referenced in Condition 1 and the Remediation-Specific Memo referenced in Condition 55.
- ii. the location and dimensions of the excavations carried out, including a relevant site plan.
- iii. a summary of testing undertaken, including tabulated analytical results, and interpretation of the results in the context of the contaminated land rules of the Auckland Unitary Plan (Operative in Part) and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health;.
- iv. an analysis of any contamination remaining onsite requiring ongoing management.
- v. copies of the disposal dockets for the material removed from the site.
- vi. evidence that all imported fill material complies with the definition of 'Cleanfill material', as described in the Auckland Unitary Plan (Operative in Part).
- vii. records of any unexpected contamination encountered during the works, if

applicable.

viii. details regarding any complaints and/or breaches of the procedures set out in the Contaminated Site Management Plan, and the conditions of this consent.

69. Within three months of the end of each annual earthworks season (three months after 30 April each year), a Seasonal Site Validation Report (SSVR) shall be provided to the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council. The SSVR shall be prepared by a suitably qualified and experienced contaminated land practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2011) and as defined in the NESCS.

The SSVR shall include, as a minimum:

- i. The address and legal description of each property where works were undertaken;
 - ii. A site plan showing areas that were remediated;
 - iii. Copies of the Interim Site Validation Memo for each remedial area.
 - iv. Information on properties not reached during the expected extent of the previous season' earthworks schedule.
 - v. Records of any unexpected contamination encountered during the works, if applicable.
 - vi. Details regarding any complaints, health and safety incidents related to contamination, and/or contingency events during the remediation, and/or breaches of the procedures set out in the Contaminated Site Management Plan referenced in Condition 1, and the conditions of this consent.
70. The processes for Auckland Council Notifications, and Remediation and Site Validation Reporting documented in the "Drury South – Site-wide Site Management Plan", prepared for Drury South Limited by Pattle, Delamore Partners Ltd and dated October 2017 (SMP), may be reviewed by the Team Leader Compliance Monitoring South, Licensing and Regulatory Compliance, Auckland Council, once the first annual Site Validation Report has been received by Council, to ensure that the process is appropriate for the protection of human health for the remaining consent period.

Specific conditions – regional earthworks consent LUC60305779

71. Under section 123, consent LUC60305779 shall expire twenty years from the date of issue unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.
72. Upon completion or abandonment of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of Team Leader – Compliance Monitoring South.

Advice Note:

In accordance with the above condition 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*

73. Unless otherwise agreed in writing with the Team Leader – Compliance Monitoring South, the Consent Holder shall design, construct and maintain all erosion and sediment control devices in accordance with GD05. For the avoidance of doubt:
- a) Pumping of all sediment laden runoff and groundwater during Construction Works shall be to Sediment Retention Ponds (SRP's), Decanting Earth Bunds (DEB's) or temporary sediment retention devices such as container impoundment systems;
 - b) All DEB's and SRP's shall be treated in accordance with the Chemical Treatment Management Plan, as required by condition 16 above;
 - c) All DEB's and SRP's shall have, as a minimum, a 3:1 length to width ratio;
 - d) All DEB volumes are to be designed based on 2% of their contributing catchment area and all SRP volumes are to be designed based on 3% of their contributing catchment area;
 - e) All SRP's and DEB's shall contain decant pulley systems (to allow flows to cease) and a forebay (SRP's only) with a volume of 10% of the pond volume; and
 - f) All dirty water diversion channels shall be designed and constructed with sediment sumps (at locations specified in the Annual Management Plan) with a minimum volume of 2m³ per sump.
74. Earthworks shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of sediment to surface water as earthworks are completed. If an area is not subject to earthworks activity for a 14 day period it shall be stabilised. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Erosion and Sediment Control Plan referred to in Condition 10 shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
75. 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.

76. Notwithstanding conditions 1, 7 and 11 above the Adaptive Environmental Management and Monitoring Response Plan shall be updated to include the automated monitoring of inlet flows and outlet flows from at least one Sediment Retention Pond within an active earthworks area, throughout the duration that this consent is exercised.
77. The sampling results of the Adaptive Environmental Management and Monitoring Response Plan monitoring programme shall be forwarded to the Team Leader – Compliance Monitoring South, within 10 days after a trigger event occurring, at three monthly intervals, annually by 31 July of any year that this consent is exercised or upon request from the Team Leader – Compliance Monitoring South from the date of commencement of this consent, or at an alternative date agree upon in writing with the Team Leader – Compliance Monitoring South.
78. Unless varied by the written permission of the Team Leader – Compliance Monitoring South, the area of exposed land disturbance within the 5% AEP floodplain on the subject site, shall be limited to no more than 5 hectares at any one time.
79. Notwithstanding condition 78, and unless varied by the written permission of the Team Leader – Compliance Monitoring South, the area of exposed land disturbance within all stream bank edges shall be limited to no more than 1 hectare and stabilised at the end of every work day. For the avoidance of doubt, the stream bank edge shall be defined as 20m either side of a given stream.
80. In the event of a failure of any erosion and sediment control device, where an uncontrolled discharge occurs to a permanent or intermittent freshwater body, wetland or estuarine/marine environment the Consent Holder shall:
 - a) Ensure that the Team Leader – Compliance Monitoring South is notified within 48hrs;
 - b) Engage a suitably qualified ecologist(s) to inspect the relevant receiving environment where the discharge occurred within 24 hours of the Consent Holder becoming aware of the discharge and monitor the ecological values in accordance with the Environmental Compensation Plan;
 - c) Cease all earthworks in the catchment contributing flows to the failed device and stabilise all exposed areas in said catchment, and either repair or replace the device prior to commencing earthworks in said contributing catchment;
 - d) Review the reasons for the failure and, as soon as practicable following the failure, carry out a review of, and any appropriate repair works on, all other erosion and sediment control and devices, and;
 - e) Where the ecologist considers there has been an adverse effect as described in the Environmental Management and Monitoring Plan, confirm an appropriate course of action in consultation with the Team Leader – Compliance Monitoring South and subject to certification shall implement the certified course of action.

Specific conditions – regional streamworks consents LUS60305891

81. Consent LUS60305891 shall expire thirty five years from the date of issue unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.
82. The Consent Holder shall undertake stream mitigation and offsetting work within the areas identified in the Environmental Compensation Plan required under condition 13 for that year. For the Project Area the mitigation and offsetting works shall:
 - a) Result in a total lineal length of at least 10,953 metres of stream riparian rehabilitation in a zone 20 metres wide (apart from the Transpower Stream which shall be 10 metres wide) on each stream bank measured from the respective edges of the stream, not the stream centreline.
 - b) Include riparian re-vegetation and rehabilitation along the Northern Roslyn and Willow diversions and the Hingaia and Maketu Streams and their tributaries which are to be retained in accordance with the Environmental Compensation Plan.
 - c) At completion of the maintenance period confirm compliance with the Regional Pest Management Strategy to ensure the area is free from pest plants and animals.
83. Prior to stream diversion or reclamation works commencing, a certificate signed (as built) by an appropriately qualified and experienced person shall be submitted to the Team Leader – Compliance Monitoring South, to certify that the temporary stream diversions are in accordance with conditions of this consent and have been constructed in accordance with GD05.
84. Prior to the commencement of any streamworks authorised by the granting of consent, the Consent Holder shall provide to the Team Leader – Compliance Monitoring South, details regarding how the mitigation site shall be protected in perpetuity by land covenant or consent notice(s), a Trust mechanism or similar, placed on the subject area of the land's title. The land covenant or consent notice(s) will include the requirement for weed control and pest and predator control as per the EMMP to be undertaken in perpetuity. No streamworks shall commence at the site until confirmation by the Team Leader – Compliance Monitoring South has been provided which indicates that the protection of the mitigation site in perpetuity has been confirmed as appropriate.
85. Plant maintenance in accordance with the Environmental Compensation Plan shall occur for a period of no less than 5 years or until canopy closure across the planted area has been achieved. The maintenance period shall commence once all the mitigation and offset (planting) works have been completed in that area.
86. If fish relocation is carried out, the Team Leader – Compliance Monitoring South shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of fish relocation.
87. The stream mitigation and offset works detailed under the annual Environmental Compensation Plan shall be completed within one year of the associated impact occurring.

88. No earthworks or streamworks shall commence in the following earthworks season, 1 October of any year, without the prior written approval of the Team Leader – Compliance Monitoring South to confirm that the consent holder has completed the previous stage of mitigation and offset works in accordance with the approved Environmental Compensation Plan.
89. For every year that the stream mitigation and offset works are not completed within one year of the associated impact occurring, as detailed in the approved Environmental Compensation Plan, a bond shall be provided to secure compliance with condition 87. In order to execute the bond, the consent holder shall:
- a) Contact Council's Team Leader – Compliance Monitoring South to organise the preparation and execution of the bond document;
 - b) Agree on a representative value for the outstanding mitigation and offset works for the bond with the Team Leader – Compliance Monitoring South; and,
 - c) Pay the bond to Auckland Council as a cash deposit or a bank guaranteed bond (and being a NZ registered bank).
90. All costs incurred by Auckland Council in the preparation, execution, variation, administration and release of the bond shall be paid by the consent holder.

Advice Note:

The purpose of the Team Leader – Compliance Monitoring South is to ensure the appropriateness of the bond to deliver the ecological enhancements required by the Ecological Compensation Plan for the associated impact and that the ecological enhancements are carried out in accordance with the approved Ecological Enhancement Plan.

91. All mitigation works associated with watercourse diversions are to be planted and stabilised, in accordance with the Environmental Compensation Plan and Erosion and Sediment Control Plan required under conditions 10 and 13 prior to the diversion being made 'live.'
92. All terrestrial planting shall be carried out between the months of May to August. Wetland and aquatic species are to be planted during the months of September to November or April to May. Written confirmation shall be provided to the Team Leader – Compliance Monitoring South, within 30 days of the stream mitigation works being completed confirming that all stream mitigation works have been completed in accordance with the Annual Management Plan.
93. Streamworks shall only be carried out during periods when all flows, normal for the time of year the works are undertaken can be diverted around the area of works and a two day weather forecast predicts no rainfall for the site location. During periods of flow greater than the capacity of the diversion, up to the flows expected during a 5% AEP rainfall event, a stabilised flow path shall be provided to ensure no scour or erosion occurs and so that flows can pass safely around or through the area of works with minimum nuisance and damage and with minimal sediment generation or discharge.

94. All temporary diversion structures at the site of the works shall be inspected within 24 hours after each rainstorm event that is likely to impair its function or performance. Any maintenance needs identified during the inspection, to ensure the devices continue to operate at full operational capacity, shall be carried out as soon as practical and prior to any works re-commencing on site.
95. The operational effectiveness and efficiency of all temporary stream diversions and associated measures specifically required as a condition of resource consent or by the erosion and sediment controls and streamworks methodologies referred to in the conditions of this consent shall be maintained throughout the duration of the streamworks activity, or until the site is permanently stabilised against erosion.
96. All temporary and permanent stream diversions authorised by the granting of this consent, must be stabilised and fenced from stock. If the temporary stream diversions are in place for longer than 5 years then they must be ecologically enhanced at the cost of the Consent Holder prior to the end of the 5 year period and approved in writing by the Team Leader – Compliance Monitoring South.
97. No machinery shall enter the wetted cross section of the bed of any stream on the subject site at any time. All machinery associated with the streamworks activity shall be operated (including maintenance, lubrication and refuelling) in a way, which ensures no hazardous substances such as fuel, oil or similar contaminants are discharged. In the event that any discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader – Compliance Monitoring South.
98. The sediment and erosion controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the control measure. A record shall be maintained of the date, time and any maintenance undertaken in association with this condition which shall be forward to the Team Leader – Compliance Monitoring South on request.

Specific conditions – Regional discharge consent – DIS60305790

99. The discharge from the land disturbance of contaminated soil at the site shall be carried out in accordance with the plans and all information submitted with the application referenced in condition 1, particularly the document titled Drury South – Site-wide Contaminated Site Management Plan Final Revised 001, dated October 2017, and prepared by Pattle Delamore Partners Ltd.

Advice Note:

The council acknowledges that the Contaminated Site Management Plan, is intended to provide flexibility of the management of the works and contaminated site discharge. Accordingly, this may need to be updated. Any updates should be limited to the scope of this consent and consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact Team Leader Compliance Monitoring, South, Licensing and Regulatory Compliance, Auckland Council on (09) 301 0101.

100. Resource Consent DIS60305790 shall expire twenty (20) years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

Specific conditions – Water permit – WAT60305793

Definitions

Words in the dewatering conditions have specific meanings as outlined in the table below.

| | |
|----------------------------|---|
| Alarm Level | Is defined by consent condition. |
| Alert Level | Is defined by consent condition. |
| Bulk Excavation | Includes all excavation that affects groundwater excluding minor enabling works. |
| Commencement of Dewatering | Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes. |
| Completion of Dewatering | Means, in the case of building or structure construction, the stage when all the external base slab and walls are essentially watertight, the structures internal support mechanisms, including basement floors have been completed, any temporary retention removed and no further groundwater is being taken/diverted for the construction of the basement in accordance with the design. Means, in the case of pipe infrastructure, the stage when all pipework and pipe seals (and where required trench stops (collars) have been installed and all back filling is completed within 50 metres of a building or structure and effectively no further groundwater is being taken for the construction of the network at that location. |
| Commencement of Excavation | Means commencement of Bulk Excavation or excavation to create perimeter walls. |
| Completion Construction | of Means when the Certificate of Completion is issued by Auckland Council |
| Completion Excavation | of Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed. |
| GSMCP | Means Groundwater and Settlement Monitoring and Contingency Plan |

Monitoring Station Means any monitoring point including a deformation pin, inclinometer, groundwater bore, deflection pin or other monitoring device required by this consent.

RL Means Reduced Level.

Seasonal Groundwater Level Low Means the annual lowest groundwater level – which typically occurs in summer.

Services Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.

Damage Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage.

| Category of Damage | Normal Degree of Severity | Description of Typical Damage <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i> | General Category <i>(after Burland – 1995)</i> |
|--------------------|---------------------------|--|---|
| 0 | Negligible | Hairline cracks. | Aesthetic Damage |
| 1 | Very Slight | Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1 mm. | |
| 2 | Slight | Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm. | |
| 3 | Moderate | Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm. | Serviceability Damage |

| | | | |
|---|-------------|---|-------------------------|
| 4 | Severe | Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks. | |
| 5 | Very Severe | Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks. | Stability Damage |

Table 1: Building Damage Classification

Note: ‘Description of Typical Damage’ applies to Masonry buildings only. The ‘General Category’ applies to all buildings.

Advice Note :

The consent holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulation, bylaw or discharge rule that may apply.

Duration of the consent

101. The take and groundwater diversion consent WAT60305793 shall expire on 18 December 2037 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Notice of Commencement of Dewatering

102. The Team Leader Compliance Monitoring Southern shall be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering for each earthworks season.

Design of Earthworks and Stream Works

103. The design and construction of the earthworks and stream works shall be undertaken in accordance with the specifications contained in the drawings entitled ‘Proposed Finished Levels plans – drawings 110-0 to 110-3 and Proposed Cut to Fill plans – drawings 120-0 to 120-3, prepared by Land and Civil Engineering Limited, dated August 2017”.

Excavation Limit

104. The Bulk Excavation shall not extend below the levels shown on the Proposed Finished Levels plans – drawings 110-0 to 110-3, prepared by Land and Civil Engineering Limited, dated August 2017.

Performance Standards

Damage Avoidance

105. All excavation, dewatering systems and works associated with the diversion or taking of groundwater, shall be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the site and adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

Alert and Alarm Levels

106. The activity shall not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule A: Alarm and Alert Levels

| Movement | Trigger Thresholds (+/-) | |
|---|-------------------------------------|-------------------------------------|
| | Alarm | Alert |
| a) Differential vertical settlement between any two Ground Surface Settlement Monitoring Stations (the Differential Ground Surface Settlement Alarm or Alert Level) | 1:300 | 1:500 |
| b) Total vertical settlement between the pre-excavation baseline level and subsequent measurements at any Ground Surface Settlement Monitoring Station (the Total Ground Surface Settlement Alarm or Alert Level) | 50 mm | 25 mm |
| c) Differential vertical settlement between any two adjacent Building Settlement Monitoring Stations (BS1 to BS16) (the Differential Building Settlement Alarm or Alert Level) | 1:750 | 1:1000 |
| d) Total vertical settlement between the pre-excavation baseline level and subsequent measurements at any Building Settlement Monitoring Station (the Total Building Settlement Alarm or Alert Level) (i) BS1 to BS8 (House at 377 Fitzgerald Road) (ii) BS9 to BS12 (Barn at 377 Fitzgerald Road) (iii) BS13 to BS16 (Pylon at McEldownie Road) | (i) 25mm (ii) 35mm (iii) 40mm | (i) 15mm (ii) 20mm (iii) 20mm |
| e) Distance below the pre-dewatering Seasonal Low Groundwater Level at any monitoring bore (the Groundwater Alert Levels 1 & 2) | N/A | (1) 4.0m (2) 4.5m |

These levels may be amended subject to approval by the Team Leader Compliance Monitoring Southern as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) approval process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a suitably qualified engineering professional, but only to the extent that avoidance of Damage to building, structures and services can still be achieved.

Advice Note:

There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a suitably qualified and engineering professional (SQEP).

Alert Level actions

107. In the event of any Alert Level being exceeded the consent holder shall:

- a) Notify the Team Leader Compliance Monitoring Southern within 24 hours.
- b) Re-measure all Monitoring Stations within 50 metres of the affected monitoring location(s) to confirm the extent of apparent movement.
- c) Ensure the data is reviewed, and advice provided, by a suitably qualified engineering professional (SQEP) on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures shall be implemented.
- d) Submit a written report, prepared by the suitably qualified engineering professional responsible for overseeing the monitoring, to the Team Leader Compliance Monitoring Southern within 5 working days of Alert Level exceedance. The report shall provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
- e) Measure and record all Monitoring Stations within 50 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Team Leader Compliance Monitoring Southern.

Alarm Level actions

108. In the event that the Alarm Level is exceeded at any ground or building deflection Monitoring Station the consent holder shall:

- a) Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a suitably qualified person to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
- b) Notify the Team Leader Compliance Monitoring Southern within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
- c) Take advice from the author of the Alert Level exceedance report (if there was one) or another suitably qualified engineering professional (SQEP) on actions required to avoid remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
- d) Not resume construction activities (or any associated activities), subject to any contrary recommendation made in accordance with paragraph (a), above, until mitigation measures have been implemented, to the satisfaction of a suitably qualified engineering professional (SQEP), that will avoid Damage, if this is considered likely.
- e) Report to the Team Leader Compliance Monitoring Southern on the mitigation measures implemented and any remedial works and or agreements with affected parties within 5 working days of recommencement of works.

Groundwater Settlement Monitoring and Contingency Plan (GSMCP)

109. At least 10 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a suitably qualified engineering professional (SQEP), shall be submitted to the Team Leader Compliance Monitoring Southern for written approval with the Annual Management Plan for each

earthworks season (condition 8). Any proposed amendment of the GSMCP shall also be submitted to the Team Leader Compliance Monitoring Southern for written approval.

The overall objective of the GSMCP shall be to set out the practices and procedures to be adopted to ensure compliance with the consent conditions and shall include, at a minimum, the following information:

- a) A monitoring location plan showing the location and type of all Monitoring Stations including the groundwater monitoring bore, ground movement pins, and building deformation pins. The monitoring plan should be based on the plans entitled 'Ararimu Development Project, Monitoring Instrumentation Plan, Parts 1 & 2, Drawing Nos. 2144-19-21 and 22, Rev 2 and Parts 3 to 5 Drawing Nos. 2144-19-23 to 25, Rev 3'. In any case where the location of a Monitoring Station differs substantively from that shown on the foregoing Drawings Nos. 2144-19-21 to 25, a written explanation for the difference shall be provided at the same time that the GSMCP is provided.
- b) Final completed schedules B to E (as per the conditions below) for the groundwater, ground surface and building monitoring programme (including any proposed changes to the monitoring frequency) as required by conditions below.
- c) All monitoring data, the identification of Services susceptible to Damage and all building/ Service condition surveys undertaken to date, and required by conditions below.
- d) A bar chart (such as a Gantt chart) showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and, a sample report template for the required 2 monthly monitoring.
- e) All Alert and Alarm Level triggers (including reasons if changes to such are proposed; for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring).
- f) Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

110. All construction, dewatering, monitoring and contingency actions shall be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities shall commence until the GSMCP is approved in writing by the Team Leader Compliance Monitoring Southern.

Pre-dewatering building and structure survey

111. Prior to the Commencement of Dewatering/ bulk excavation within 200m of each building/ structure specified in Schedule B, an external visual inspection or a detailed condition survey of buildings and structures as specified in Schedule B below and prepared by a suitably qualified engineering professional (SQEP) shall be submitted for certification by the Team Leader Compliance Monitoring Southern.

This condition does not apply where written evidence is provided to the Team Leader Compliance Monitoring Southern that the owner of a property has confirmed they do not require a condition survey.

The condition survey/s shall include:

- (a) Confirmation of the installation of deformation pins as required in Schedule B below

in the locations specified in the plans entitled 'Ararimu Development Project, Monitoring Instrumentation Plan, Parts 1 & 2, Drawing Nos. 2144-19-21 and 22, Rev 2 and Parts 3 to 5 Drawing Nos. 2144-19-23 to 25, Rev 3'.

- (b) A description of the type of foundations.
- (c) A description of existing levels of Damage considered to be of an aesthetic or superficial nature.
- (d) A description of existing levels of Damage considered to affect the serviceability of the building where visually apparent without recourse to intrusive or destructive investigation.
- (e) An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of the buildings/structures to further movement and Damage, to the extent predicted.
- (f) Photographic evidence of existing observable Damage.
- (g) A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.
- (h) An assessment of whether the monitoring frequency is appropriate.
- (i) An assessment of whether the location and density of existing deformation pins is adequate and appropriate for the effective detection of change to building and structure condition.

The external visual inspection/s shall include:

- a) A visual inspection of all exterior observable Damage.
- b) Photographic evidence of all exterior observable Damage.

Schedule B: Building/ Structure inspection and deformation pins

| Number | Address | Property known as | Type of survey | Number of Deformation pins required |
|--------|--|-------------------|----------------------------|--|
| 1 | 377 Fitzgerald Road, Drury (i) House (ii) Barn | Lot 1, DP194356 | External visual inspection | (i) 8 (BS1 to 8) (ii) 4 (BS9 to 12) |
| 2 | McEldownie Road, Drury (pylon) | Lot 1, DP32653 | External visual inspection | 4 (BS13 to 16) |

Pre-dewatering Services survey

- 112. Prior to the Commencement of Dewatering / Bulk Excavation within 200m, a condition survey of any potentially affected water, stormwater and wastewater services a condition survey shall be undertaken in consultation with the relevant service provider.

This condition does not apply to any service where written evidence is provided to the Team Leader Compliance Monitoring Southern that the owner of that service has confirmed they do not require a condition survey.

External visual inspections during dewatering

113. External visual inspections shall be undertaken of the surrounding ground and neighbouring buildings and structures (as listed in Schedule B and included in the GSMCP) for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections are to be carried out from the Commencement to Completion of Dewatering/ Bulk Excavation within 200m of each building/structure in accordance with the frequency specified in Schedule D (see condition below). A photographic record is to be kept of the time and date of each inspection and all observations made during the inspection, and shall be of a quality standard that is fit for purpose.
114. This condition does not apply to any land, building or structure where written evidence is provided to the Team Leader Compliance Monitoring Southern confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Completion of Dewatering Building, Structure and Services surveys

115. Between six and twelve months after Completion of Dewatering/ Bulk Excavation within 200m of each building/structure, a detailed condition survey of all previously surveyed buildings, structures and water, stormwater and wastewater services, shall be prepared by a suitably qualified engineering professional (SQEP).
116. The condition survey report shall report on those matters identified in the pre-dewatering condition survey. It shall also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.
117. This condition does not apply to any building, structure or service where written evidence is provided to the Team Leader Compliance Monitoring Southern confirming that the owner of that building, structure, or service does not require a condition survey to be undertaken.

Additional Surveys

118. Additional condition surveys of any building, structure, or service within the area defined by the extent of groundwater drawdown (as defined in the report entitled 'Groundwater Effects Assessment – Drury South Development, Pattle Delamore Partners Ltd, dated October 2017') shall be undertaken, if requested by the Team Leader Compliance Monitoring Southern, for the purpose of investigating Damage potentially caused by dewatering. The requirement for any such additional condition survey will cease 6 months after the Completion of Dewatering/ Bulk Excavation within 200m of each building/structure unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and services as a result of the dewatering is no longer present.

Groundwater monitoring

119. A Groundwater monitoring bore (BH201-P1) is to be installed at least two months before the Commencement of Dewatering / Bulk Excavation within 200m of the bore, and thereafter maintained, in the locations shown on the annotated plan entitled “Ararimu Development Project, Monitoring Instrumentation Plan, Parts 1 & 2, Drawing Nos. 2144-19-21 and 22, Rev 2 and Parts 3 to 5 Drawing Nos. 2144-19-23 to 25, Rev 3’ or in the approved GSMCP. Groundwater level monitoring is to be undertaken in accordance with Schedule C below:

Schedule C: Groundwater Monitoring Frequency

| Bore Name | Location | | Groundwater level monitoring frequency (to an accuracy of 10mm) | | |
|-----------|----------|----------|--|---|--|
| | | | From bore construction until one month before Commencement of Dewatering | One month before Commencement of Dewatering to Completion of Dewatering | From Completion of Dewatering until 3 months later |
| | Eastin g | Northing | | | |
| P1 | tbc | tbc | Monthly | Weekly | Monthly |

Note 1: Commencement and Completion of Dewatering relate to Bulk Excavation within 200m of BH201.

The monitoring frequency may be changed if approved by the Team Leader Compliance Monitoring Southern. Any change shall be specified in the GSMCP. In addition, the 3 month monitoring period post Completion of Dewatering may be extended, by the Team Leader Compliance Monitoring Southern, if measured groundwater levels are not consistent with inferred seasonal trends or predicted groundwater drawdown.

Advice Note: *If groundwater level measurements show an inconsistent pattern immediately prior to the Commencement of Dewatering then further readings may be required to ensure that an accurate groundwater level baseline is established before dewatering commences.*

Ground surface and building deformation monitoring

120. Ground surface and building deformation Monitoring Stations shall be established and maintained at the approximate locations shown on the plans entitled ‘Ararimu Development Project, Monitoring Instrumentation Plan, Parts 1 & 2, Drawing Nos. 2144-19-21 and 22, Rev 2 and Parts 3 to 5 Drawing Nos. 2144-19-23 to 25, Rev 3’. The Monitoring Stations will be monitored at the frequency set out in Schedule D. The purpose of the monitoring is to record any vertical or horizontal (including differential) movement. Benchmark positions shall be established no less than 80 metres away from each excavated area.

Schedule D: Ground Surface and Building Monitoring

| Monitoring Station | Frequency |
|--------------------|-----------|
|--------------------|-----------|

| name and type | Pre-Commencement of Dewatering | Commencement to Completion of Dewatering | Post-Completion of Dewatering |
|---|--|--|-------------------------------|
| Ground Settlement Marks (GS1 to GS57) and Building Settlement Marks (BS1 to BS16) | Twice to a vertical accuracy of +/-2mm | Weekly | Monthly for 6 months |

Note 1: Commencement and Completion of Dewatering relate to Bulk Excavation within 200m of the monitoring points.

The monitoring frequency may be changed, if approved by the Team Leader Compliance Monitoring Southern, through the GSMCP.

Access to third party property

121. Where any monitoring, inspection or condition survey in this consent requires access to property/s owned by a third party and access cannot reasonably be obtained, then a report prepared by a suitable qualified engineering professional identifying an alternative monitoring plan/methodology that provides sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or services shall be provided, for approval of Team Leader Compliance Monitoring Southern before any alternative monitoring options are implemented.

Contingency Actions

122. If the consent holder becomes aware of any Damage to buildings, structures or services potentially caused wholly, or in part, by the exercise of this consent, the consent holder shall:
- (a) Notify the Team Leader Compliance Monitoring Southern and the asset owner within 5 working days of the consent holder becoming aware of the Damage.
 - (b) Seek access permission from the building, structure or service owner for a suitably qualified engineering professional (engaged by the consent Holder at their cost), to prepare a report that: describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur; and describes actions that will be taken to avoid further Damage.
 - (c) Provide a copy of the report, prepared under (b) above, to the Team Leader Compliance Monitoring Southern and the asset owner within 10 working days of notification under (a) above.

Building, structure, and Services surveys and inspections

123. A copy of all pre-dewatering building, structure and service condition surveys and photographic records of external visual inspections required by this consent shall be submitted to the Team Leader Compliance Monitoring Southern with the GSMCP. All other condition surveys and photographic records required by this consent shall be provided to the Team Leader Compliance Monitoring Southern upon request.

Reporting of monitoring data

124. At two monthly intervals a report containing all monitoring data required by conditions of this consent shall be submitted to the Team Leader Compliance Monitoring Southern. The report shall include a construction progress timeline, a summary interpretation of the monitoring data recorded in that period, and, a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Notice of Completion

125. Team Leader Compliance Monitoring Southern shall be advised in writing within 10 working days of when excavation and dewatering has been completed.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "Project Area" refers to the area of land that is within the Drury South Industrial and Residential Precincts.*
3. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
4. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
5. *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 Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
6. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law.*
7. *If any archaeological features are uncovered within the Project Area, works should cease and the Team Leader Southern Monitoring and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. 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. Archaeological features' may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of*

archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101.

Asbestos advice

8. You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any asbestos.
9. Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.
10. If any asbestos is found, removal will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.
11. Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.

Advice to obtain all other consents, permits, or licences

12. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

On-site wastewater disposal systems

13. The consent holder is advised to consult Council's Regional Environmental Control team in the event that more sensitive land-uses (eg vegetable gardens) are proposed in the area of any remaining historical wastewater disposal fields.

Delegated decision maker:

Name: Quentin Budd
Title: Principal Project Lead
Premium Resource Consents
Auckland Council

Signed:



Date: 18th December 2017

Decision on applications for resource consent under the Resource Management Act 1991



Non-complying activity

| | |
|-----------------------------|---|
| Application numbers: | R/LUC/2016/4252 District and regional land use consent; R/REG/2016/4253 – Regional streamworks (Landuse consent, Water Permit and Discharge Permit) |
| Applicant: | Drury South Limited |
| Site address: | 60 Maketu Road, Drury |
| Legal description: | Part Allotment 148 Suburban Section 2 and Part Allotment 152 Suburban Section 2 Parish of Opaheke; Allotment 153 Suburban Section 2 Parish of Opaheke; Allotment 191 Settlement of Maketu; Lot 147 Section 2 Parish of Opaheke; Allotment 146 Suburban Section 2 Parish of Opaheke; Allotment 212 Suburban Section 2 Parish of Opaheke; Allotment 154-155 Suburban Section No.2 Parish of Opaheke; Lot 1 DP 32653 |

Proposal:

To establish an overburden disposal area (OBDA) on the site, involving approximately 500,000m³ of fill over 29.7 hectares, and reclamation of approximately 1,004 metres of permanent stream and 655 metres of intermittent stream and associated diversion and discharge of surface water.

The resource consents are:

Auckland Unitary Plan (Operative in Part)

District land use consents (s9) – R-LUC-2016-4252

- District land use consent for development preceding a subdivision, as a **restricted discretionary** activity pursuant to Rule I410.4.1 (A1).
- District land use consent for earthworks exceeding 2500m² and 2500m³. This is a **restricted discretionary** activity pursuant to Rule E12.4.1 (A6 and A10).
- The proposed earthworks do not meet General Standards (1) and (11), relating to earthworks within riparian margins, and earthworks within the 1% AEP flood plain. As such, consent is required as a **restricted discretionary** activity, pursuant to Rule C1.9.

Regional land use consents (s9) – R-REG-2016-4252

- Regional land use consent for earthworks over an area of approximately 23 hectares, as a **restricted discretionary** activity, pursuant to Rule E11.4.1 (A5).

Streamworks (landuse consent, water permit and discharge permit) (s13, s14 & s15) R-REG-2016-4253

- Regional land use consent and water permit for diversion of streams to a new course, and associated disturbance and sediment discharge, as a **discretionary** activity pursuant to Rule E3.4.1 (A19).
- Regional land use consent and water permit for new reclamation of a stream, as a **non-complying** activity pursuant to Rule E3.4.1 (A49).
- Regional water permit and discharge permit for the diversion of surface water, not meeting the relevant permitted activity standards given at E7.6.1.2, as a **discretionary** activity pursuant to Rule E7.4.1 (A13).

Decision

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

Acting under delegated authority, under sections s104D, 104, 104B, 105 and 107 and 108 the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

- a. The proposal will result in adverse effects are no more than minor, and the proposal is not contrary to the objectives and policies of the Auckland Unitary Plan: Operative in Part. As such, as a non-complying activity, the proposal can be considered against s104 and s104B.
- b. The proposal demonstrates that adverse effects associated with earthworks and streamworks, and associated traffic and construction effects will be adequately managed. The proposal will not increase adverse effects associated with flooding. Adverse ecological effects will be adequately mitigated through restoration planting of riparian margins within the catchment. Overall, adverse effects will be minor, and when considered in conjunction with positive effects associated with enabling to future development of land for land-extensive industrial activities, for which there are limited resources within the Auckland Rural Urban Boundary, the overall actual and potential effects of the activity will be acceptable.
- c. Overall, the proposal is considered to be broadly consistent with the relevant provisions of the Auckland Unitary Plan: Operative in Part. In particular, the objectives and policies contained at Sections E1, E2, E3, E11, E12, E36, H16, H17 and I410, in addition to Sections B2, B6, B7 and B10 of the Regional Policy statement. The proposal incorporates suitable methodologies to ensure that the provisions relating to water quality and quantity, land disturbance and flooding risk are met. The proposal will also enable the aspirations of the zoning and precinct provisions to be realised through enabling industrial development of the site. Whilst it is acknowledged that the proposal is not entirely consistent with provisions relating to streams as diversion and reclamation is not avoided, these provisions do not prohibit

such activities and the proposal is not considered contrary to the provisions. The precinct provisions clearly anticipate that some stream loss will be required to facilitate the establishment of the industrial area, placing greater emphasis on retention and enhancement of more significant watercourses within the catchment, which is proposed. It is not feasible to maintain the existing watercourses on the site as this would frustrate the overall intent of the precinct and underlying zone.

- d. The proposal requires a consent to discharge water under s15 and, as such, regard has been had to the matters detailed at s105(1)(a)-(c) of the RMA. The nature of the discharge (of diverted surface water) is such that the water being diverted will be discharged to the same catchment, albeit a different stream reach. The water being discharged will not result in adverse effects that are more than minor, with the diversion being appropriately designed to avoid erosion and scour, therefore maintaining water quality, and flood risks not being appreciably altered. The reasons for the discharge are to enable the industrial landuse proposed for the precinct, and there are no other practicable alternatives to this discharge that would still enable the efficient development of the land, nor are alternatives justified given the nature and scale of the resulting effects. The adverse effects of the discharge of water have been assessed and it has been found that the discharge is not likely to result in any of the effects identified in s107(c)-(g).
- e. The proposal has been assessed as being consistent with the National Policy Statement for Freshwater Management, the New Zealand Coastal Policy Statement and the Hauraki Gulf Marine Park Act 2000.
- f. The proposal is considered to promote the sustainable management of natural and physical resources. In particular, although streams will be lost on the site, these are of a low ecological and amenity value, and the proposed restoration works for the Hingaia and Maketu Streams will maintain the overall life-supporting capacity and quality of the environment, and the subject catchment in particular. The natural character values of the streams on site are not significant, and the proposed development of the site is not therefore considered inappropriate; furthermore, enhancement of these values elsewhere within the catchment will balance any loss. Other adverse effects on the environment are avoided and mitigated through the implementation of appropriate erosion and sediment control measures. The loss of the streams is necessary to enable an efficient use and development of a scarce land resource, in particular one that is required for land extensive industrial activities, for which there is an identified shortage within the city. The proposal will not adversely impact the relationship of Maori with the land and water, and will not impact on any historic heritage values. No matters of relevance to the Treaty of Waitangi are raised.

2. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

General Conditions (these apply to both earthworks and streamworks activities)

These conditions apply to all resource consents.

1. The earthworks and streamworks activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers R/LUC/2016/4252 and R/REG/2016/4253.
 - Application Form, and Assessment of Environmental Effects prepared by Graeme Ridley of Ridley Dunphy Environmental Ltd, dated September 2016.

| Report title and reference | Author | Rev | Dated |
|--|-------------------------------|-----|-------------------|
| Erosion and Sediment Control Design Calculations | Ridley Dunphy | - | - |
| Ararimu Stage 1 Earthworks Assessment of Ecological Effects | Boffa Miskell | C | 15 September 2016 |
| Drury South Business Project Archaeological Assessment | Russell Foster and Associates | - | December 2010 |
| Cultural Heritage Assessment Drury South Business Project | Te Roopu Kaitiaki o Papakura | - | 20 April 2010 |
| Geotechnical Earthworks Design Report for Ararimu Development, Drury, Auckland | Gaia Engineers | 01 | September 2016 |
| Flood modelling results – Map no. 49 and 50, sheets 1/4 - 4/4 | DHI Water and Environment Ltd | - | 27/09/16 |

| Plan title and reference | Author | Rev | Dated |
|--|----------------------------|-----|---------|
| Existing contour plan Stage 1A - 1A-EAST-100 | Land and Civil Engineering | - | 08.2016 |
| Existing contour plan Stage 1A – Borrow Area – 1A-EAST-101 | Land and Civil Engineering | - | 08.2016 |
| Final contour plan Stage 1A – East – 1A-EAST-110 | Land and Civil Engineering | - | 08.2016 |
| Final contour plan Stage 1A – Borrow Area – 1A-EAST-111 | Land and Civil Engineering | - | 08.2016 |

| | | | | |
|---|----------------------|-------|---|---------|
| Cut to fill plan Stage 1A – East – 1A-EAST-120 | Land and Engineering | Civil | - | 08.2016 |
| Cut to fill plan Stage 1A – Borrow area – 1A-EAST-121 | Land and Engineering | Civil | - | 08.2016 |
| Sediment Control Year 1 East Phase 1 – 1A-EAST-150-1 | Land and Engineering | Civil | A | 11.2016 |
| Sediment Control Year 1 East Phase 2 – 1A-EAST-150-2 | Land and Engineering | Civil | A | 11.2016 |
| Sediment Control Year 1 East Phase 3 – 1A-EAST-150-3 | Land and Engineering | Civil | A | 11.2016 |
| Sediment Control Year 1 East Phase 4 – 1A-EAST-150-4 | Land and Engineering | Civil | A | 11.2016 |
| Sediment Control Year 1 East Phase 5 – 1A-EAST-150-5 | Land and Engineering | Civil | A | 11.2016 |
| Sediment Control Year 1 East Phase 6 – 1A-EAST-150-6 | Land and Engineering | Civil | A | 11.2016 |
| Sediment Control Year 1 East Construction Details – 1A-EAST-160 | Land and Engineering | Civil | - | 08.2016 |
| Earthworks Standard Details – 1A-EAST-180 | Land and Engineering | Civil | - | 08.2016 |

Other information

additional

Author

Rev

Dated

| | | | | |
|---|--|---------------|---|------------------|
| S92 response | | Graeme Ridley | - | 2 November 2016 |
| Correspondence regarding lwi consultation | | Graeme Ridley | - | 15 November 2016 |

2. Under section 125 of the RMA, these consents lapse five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. 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 incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit 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, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Seasonal Restrictions

4. No earthworks and/or 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, Southern Monitoring at least two weeks prior to 30 April of any year. Unless otherwise approved by the Team Leader, Southern Monitoring, revegetation/stabilisation of the works site is to be completed by 30 April in accordance with measures detailed in TP90 and any amendments to this document

PRIOR TO COMMENCEMENT**Traffic**

5. Prior to bulk earthworks commencing on site, the consent holders representatives shall meet with Council Compliance officer(s) and Auckland Transport Representatives and inspect and document the crossing points existing condition and advise of the form of the proposed construction crossing. The consent holder's representatives shall supply details of the existing condition and proposed construction crossing to Council's Team Leader – Compliance Monitoring (south) and Auckland Transport Representatives, in the form of a visual and video assessment.
6. A haul road and tipping head shall be established within the site to ensure trucks do not need to traverse soil.
7. In the event that any complaints are received by Council or Auckland Transport regarding the deposition of soil on public roads, and the Council Monitoring Officer considers that other conditions of consent that prohibit such deposition are not being met, a wheel wash shall be installed at the entrance and the wheels of all trucks are to be washed prior to entering the road reserve.
8. Prior to the filling operation commencing, an on-site turning and parking area shall be formed to a metalled surface to accommodate 5 trucks waiting to use the tip area and adequate car parking spaces for staff and visitors so that no vehicles are required to park on public roads.
9. The consent holder shall apply for Corridor Access Request (CAR) approval from Auckland Transport prior to any operations commencing.
10. Signs (including advanced warning signs) shall be installed, at the consent holder's cost, to advise that trucks are crossing. The location and nature of signage shall be in accordance with approved CAR documents, and shall be established prior to commencement of the earthworks activity.

11. The consent holder shall create a Construction Zone at the road crossing point and strengthen the road with a reinforced concrete slabs, and in that case over-weight permits would not be required. The crossing point shall be controlled by traffic signals and sensors.

DURING CONSTRUCTION

No obstruction of access

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

Dust

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

Advice Note:

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

- *stopping of works during high winds*
- *watering of haul roads, stockpiles and manoeuvring areas during dry periods*
- *installation and maintenance of wind fences and vegetated strips*
- *grassing or covering of stockpiles*
- *retention of existing shelter belts and vegetation*
- *positioning of haul roads, manoeuvring areas and stockpiles or the staging of works (in relation to sensitive receptors such as dwellings)*

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- *The frequency of dust nuisance events*
- *The intensity of events, as indicated by dust quantity and the degree of nuisance*
- *The duration of each dust nuisance event*
- *The offensiveness of the discharge, having regard to the nature of the dust*
- *The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

It is recommended that potential measures as discussed with the council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring on monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Noise and vibration

14. Earthworks activities must be controlled to ensure any resulting vibration does not exceed:
 - (a) the limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and

(b) the limits in the table below 'Vibration limits in buildings' in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.

Vibration limits in buildings

| Receiver | Period | Peak Particle Velocity Limit millimetres/second |
|---|-------------------------------|--|
| Occupied activity sensitive to noise | Night-time 10pm to 7am | 0.3 mm/s |
| | Daytime 7am to 10pm | 2 mm/s |
| Other occupied buildings | At all times | 2 mm/s |

16. Noise from earthworks activities must not exceed the levels in the table below when measured 1m from the façade of any building that contains an activity sensitive to noise that is occupied during the works.

| Time of week | Time Period | Maximum noise level (dBA) | |
|------------------------------------|--------------------|----------------------------------|------------------------|
| | | L_{eq} | L_{max} |
| Weekdays | 6:30am - 7:30am | 60 | 75 |
| | 7:30am - 6:00pm | 75 | 90 |
| | 6:00am - 8:00pm | 70 | 85 |
| | 8:00pm - 6:30am | 45 | 75 |
| Saturdays | 6:30am - 7:30am | 45 | 75 |
| | 7:30am - 6:00pm | 75 | 90 |
| | 6:00am - 8:00pm | 45 | 75 |
| | 8:00pm - 6:30am | 45 | 75 |
| Sundays and public holidays | 6:30am - 7:30am | 45 | 75 |
| | 7:30am - 6:00pm | 55 | 85 |
| | 6:00pm - 8:00pm | 45 | 75 |
| | 8:00pm - 6:30am | 45 | 75 |

Traffic

17. The delivery of fill shall be restricted to a maximum of 250 truckloads of fill material (500 truck movements) in any one day, Monday to Saturday.
18. There shall be no trucks or vehicles associated with the filling operation parked and/ or queued on Ramarama Road or Maketu Rd.
19. All utility services within the road reserve shall be checked and protected from damage at all times at the consent holder's cost and responsibility.
20. Surface water channels / overland flow paths to be maintained through truck crossing area at all times.

FOLLOWING COMPLETION OF CONSTRUCTION

21. Upon abandonment or completion of the earthworks and/or streamworks on the subject site all areas of bare streambed and earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader, Southern Monitoring.

Advice Note:

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*
- *Channel stabilisation using cocofibre or geotextile*

The on-going 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, Southern Monitoring. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region.

Traffic

22. If, in the opinion of the Compliance Monitoring Officer, the road surface along the subject section(s) is damaged as a result of the clean fill activity, the consent holder shall arrange for repair of the road surface to the Council's satisfaction. Such repair shall at the expense of the consent holder and undertaken no more than 3 days after the damage has been indicated to the site manager as needing repair. The repair shall be to the satisfaction of Auckland Transport.

Geotechnical completion

23. Following completion of works, a geotechnical completion report detailing the preparatory site works, earthworks carried out and the standard of the compaction for the earthworks shall be provided to the Team Leader, Southern Monitoring. As built plans of the finished works shall also be provided.

Advice Note;

It is accepted that there is an element of preload in the earthworks being carried out. This report needs to detail the earthworks carried out so that there is a record for future works

Specific conditions – regional land use consent R-REG-2016-4252

Duration

24. Resource consent R-REG-2016-4252 shall expire five years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRIOR TO COMMENCEMENT

25. Prior to earthworks commencing a, finalised erosion and sediment control plan and chemical treatment management plan shall be prepared and submitted to the Team Leader, Southern Monitoring for approval. No earthworks activity on the subject site shall commence until confirmation from the Team Leader is provided that the above plans are satisfactory.

Advice note:

For the purpose of the erosion and sediment control plans and the earthwork methodologies, the details within the application documents, as per condition above, can be utilised to fulfil this condition in part if acceptable by the Team Leader, Southern Monitoring.

26. Prior to the commencement of earthworks at the site, the consent holder shall submit the Adaptive Environmental Monitoring and Management Response Plan (AEMMRP), for written approval of the Team Leader, Southern Monitoring for approval. For the avoidance of doubt, the proposed monitoring regime and shall include but not be limited to:
- Installation of an onsite rain gauge or utilisation of an existing rain gauge in close proximity of the site that is assessed as appropriate by the Team Leader Southern Monitoring;
 - Qualitative on site monitoring of all erosion and sediment controls pre, during and post any rainfall event;
 - Sediment discharge monitoring – collecting a manual sediment sample of all inlets and outlets of sediment retention ponds within 24 hours of the trigger event as specified in conditions below.
27. Prior to earthworks commencing, a certificate signed (asbuilt) by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, Southern Monitoring, to certify that the erosion and sediment controls required in accordance with condition of this consent have been constructed in accordance with TP90.

Certified controls shall include the sediment retention ponds, dirtywater diversion channels and cleanwater diversion channels. The certification (asbuilt) 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;
- d. Stabilisation of the structure;
- e. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway – if applicable).

DURING WORK REQUIREMENTS

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

Advice Note:

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

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

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, Southern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

29. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Erosion and Sediment Control Plans or earthwork methodologies referred to in conditions of this consent shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
30. The site shall be progressively stabilised against erosion on completion or during earthworks and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Stabilisation measures may include:

- a. *the use of waterproof covers, geotextiles, or mulching*
- b. *top-soiling and grassing of otherwise bare areas of earth*
- c. *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, Southern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

31. The approved Chemical Treatment Management Plan shall be implemented onsite for the duration of earthworks or until the site is considered stabilised. The Chemical Treatment Management Plan must be updated during the works period if the composition of the overburden changes.
32. The monitoring regime outlined in the AEMMRP should be undertaken during trigger events as follows:
 - a. Greater than 25mm of rainfall over any 24 hour period (as measured by the installed rain gauge)
 - b. Greater than 15mm of rainfall within an hour period
 - c. Spillage/accidents that cause a discharge of sediment or contaminants to the aquatic environment; or
 - d. Obvious degradation of the receiving environment immediately downstream of the sediment retention ponds, such as accumulation of sediment, conspicuous oil/grease, scums/foams, floatable matter, fish kills, discolouration of water or significantly increased growth of nuisance algae.
33. The AEMMRP in the condition above must be implemented onsite until the site is considered stabilised.
34. The results of the sampling programme shall be forwarded to the Team Leader, Southern Monitoring, after each trigger event, at three monthly intervals or upon request from the Team Leader, from the date of commencement of this consent, or at an alternative date agree upon with the Team Leader Southern Monitoring.
35. The consent holder shall submit to the Team Leader Southern Monitoring an Annual Report containing the results and an assessment of the erosion and sediment control measures no later than the end of June each year. The Annual Report shall also provide details on any triggers exceeded, the outcomes of the AEMMRP monitoring programme and management actions taken.
36. Amendments to the AEMMRP, including cessation of any further monitoring, are required to be approved by the Team Leader, Southern Monitoring in writing and may be applied for after a period of monitoring which provides a series of agreed conclusions.
37. In the event of a failure of any erosion and sediment control device, where an uncontrolled discharge occurs to a permanent or intermittent freshwater body, wetland or estuarine/marine environment the consent holder shall:
 - a. ensure that the Team Leader, Southern Monitoring is notified immediately;
 - b. engage a suitably qualified ecologist(s) who shall inspect the relevant area within 24 hours of the consent holder becoming aware of the discharge and monitor the ecological values where and when appropriate;

- c. either repair or replace the device as soon as practicable;
 - d. review the reasons for the failure and, as soon as practicable following the failure, carry out a review of, and any appropriate repair works on, all other erosion and sediment control and devices; and
 - e. where the ecologist considers there has been an adverse effect that is more than minor and is not temporary, confirm an appropriate course of action in consultation with the Team Leader, Southern Monitoring and subject to approval shall implement the certified course of action.
38. The active bulk earthworks area shall be restricted to a single phase of earthworks as per the consented drawings at any one time, and stabilised to the satisfaction of the Team Leader, Southern Monitoring prior to starting the next phase of bulk earthworks. In the event that preparatory works are required to establish the next phase of earthworks (for example establishment of erosion and sediment controls) then these may be undertaken with the prior agreement of the Team Leader, Southern Monitoring.

Specific conditions – regional streamworks consent R-REG-2016-4253

Duration

39. Resource consent R-REG-2016-4253 shall expire five years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA. In the event that the temporary stream diversions on site are required for longer than 5 years, then the duration of the consent shall extend to allow the additional ecological enhancement works required by conditions of this consent to be undertaken.

PRIOR TO COMMENCEMENT

40. Prior to streamworks commencing a, finalised stream diversion methodology, native fish relocation plan, updated stream mitigation SEV's and detailed temporary stream diversion plans and detailed restoration plans shall be prepared and submitted to the Team Leader, Southern Monitoring for approval. No streamworks activity on the subject site shall commence until confirmation from the Team Leader is provided that the above plans are satisfactory.

Advice note:

For the purpose of the streamwork methodologies, the details within the application documents, as per the condition above, can be utilised to fulfil this condition in part if acceptable by the Team Leader, Southern Monitoring.

41. Prior to the commencement of the earthworks and/or streamworks activity, the consent holder shall hold a pre-start meeting that:
- is located on the subject site;
 - is scheduled not less than five days before the anticipated commencement of earthworks and streamworks;
 - includes an Auckland Council Monitoring officer, and;

- includes representation from the contractors who will undertake the works.

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

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

- Timeframes for key stages of the works authorised under this consent.
- Resource consent conditions.
- All draft plans and methodologies listed in the conditions above for discussion purposes to ensure there is general understanding and agreement which can then be incorporated into the final documents.

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

Advice Note:

To arrange the pre-start meeting required by the above condition please contact the Team Leader, Southern Monitoring on monitoring@aucklandcouncil.govt.nz or 09 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

DURING WORK REQUIREMENTS

42. The consent holder must undertake off site stream mitigation work within the area identified as E06 and E04 within the Ecological Report (Prepared by Boffa Miskell, dated 15 September 2016) and in accordance with information submitted in support of the application and as required by other conditions of this consent. The environmental mitigation shall:
 - a. Result in a length of 1,308m (E6) and 644m (E4) lineal metres equating to a streambed area of 8,434m² (E6) and 3,380m² (E4).
 - b. Result in 78,080m² of riparian planting area which equates to 20m riparian width on each stream bank measured from the wetted margin of the stream not the stream centre line.
 - c. If the review of the updated SEV and other associated material for the mitigation site as required by conditions of this consent results in a higher quantum of mitigation then specific detail must be changed with (a) above.

43. A Stream Mitigation Plan, shall be prepared and submitted and certified by the Team Leader Southern Monitoring prior to the mitigation works being undertaken. The stream mitigation plan shall contain but not be limited to:
 - a. Plans identifying riparian planting zones as referred to in the condition above. Plans must clearly depict the widths of all riparian margins and the length of stream proposed to be restored.

- b. All riparian planting shall be in accordance with the Auckland Regional Council Riparian Zone Management Strategy for the Auckland Region, Technical Publication 148, June 2001 (TP148): riparian planting plans, methodologies, timing of works and maintenance schedules (“the mitigation plan”).
 - c. Appropriate species list including planting densities.
 - d. Protection covenants for all mitigation areas.
 - e. A monitoring and maintenance plan for a period of three years to ensure plant densities and 90% survival rate are maintained.
44. Plant maintenance in accordance with the Stream Mitigation Plan required by the condition above shall occur for 3 years or until canopy closure. The 3 year period shall commence once all the mitigation (planting) works have been completed.
45. All stream diversions can only be carried out after native fish relocation has been successfully carried out in accordance with the fish relocation plan submitted and approved in accordance with conditions of this consent.
46. A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required by the condition above and be on site during dewatering to rescue and relocate any native fish present.
47. If fish relocation is carried out, the Team Leader, Southern Monitoring shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.
48. The stream mitigation works detailed under the conditions above shall be completed within one year after completion of the stream diversions and dewatering of onsite streams. All planting shall be carried out between the months of May to August. Written confirmation shall be provided to the Team Leader, Southern Monitoring, within 30 days of the stream mitigation works being completed confirming that all stream mitigation works have been completed in accordance with the Stream Mitigation Plan in condition
49. Streamworks shall only be carried out during periods when all flows, normal for the time of year the works are undertaken can be diverted around the area of works and a two day weather forecast predicts no rainfall for the site location. During periods of flow greater than the capacity of the diversion, up to the 100 year flood event, a stabilised flow path shall be provided to ensure no scour or erosion occurs and so that flows can pass safely around or through the area of works with minimum nuisance and damage and with minimal sediment generation or discharge.
50. All temporary diversion structures at the site of the works shall be inspected within 24 hours after each rainstorm event that is likely to impair its function or performance. Any maintenance needs identified during the inspection, to ensure the devices continue to operate at full operational capacity, shall be carried out as soon as practical and prior to any works commencing on site.
51. The operational effectiveness and efficiency of all temporary stream diversions and associated measures specifically required as a condition of resource consent or by the erosion and sediment controls and streamworks methodologies referred to in conditions of

this consent shall be maintained throughout the duration of the streamworks activity, or until the site is permanently stabilised against erosion.

52. All machinery shall be operated in a way that ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during stabilisation and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so it does not enter the watercourse associated with this consent. The use of grouts and concrete products shall also be limited adjacent to the watercourse with all mixing of products carried out outside the 100 year floodplain area such that any spillage can be contained so it does not enter the watercourses, associated with this consent.
53. All temporary stream diversions (Figure 3 Ecology Report, Prepared by Boffa Miskell, dated 15 September 2016) must be stabilised and fenced from stock. In addition the Willow Stream diversion shall also have rock clusters installed every 5m for native fish habitat and have fast growing shade trees planted within the riparian margin to provide appropriate channel shading. If the temporary stream diversions are in place for longer than 5 years then they must be ecologically enhanced at the cost of the consent holder prior to the end of the original 5 year period and certified by a suitably qualified Auckland Council ecologist. All details must be submitted and approved by the Team Leader Southern Monitoring. The details shall include a legal protection mechanism.
54. Prior to stream diversion or reclamation works commencing, a certificate signed (asbuilt) by an appropriately qualified and experienced engineer shall be submitted to the Team Leader, Southern Monitoring, to certify that the temporary stream diversions are in accordance with conditions of this consent have been constructed in accordance with TP90.
55. Certified controls shall include the temporary stream diversions, the pile boards or clay plugs and the diversion outlets. The certification (asbuilt) for these subsequent measures shall be supplied immediately upon completion of construction of those measures. If the stream diversion become permanent then an additional asbuilt will be required with further detail as per the condition above.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law.*

6. *If any archaeological features are uncovered on the site, works should cease and the Team Leader Southern Monitoring and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. 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. Archaeological features' may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101.*

Delegated decision maker:

Name: Quentin Budd

Title: Project Manager

Resource Consent Project Management Resource Consents

Signed:



Date:

12th December 2016

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



Restricted discretionary activity for a subdivision consent

Controlled activity for a land use consent

Application numbers: SUB60311999 and LUC60319074
Applicant: Drury South Ltd
Site address: Various – Ararimu Road, Quarry Road, Maketu Road, Ramarama Road, McEldownie Road
Legal description: Various – refer Appendix 1

Proposal:

To subdivide the subject land by way of boundary adjustment, in two stages, and to construct and vest a high use road in a new lot formed through the subdivision.

The resource consent required is:

Subdivision consents (s11) – SUB60311999

Auckland Unitary Plan (Operative in part)

Subdivision (operative plan provisions)

- a. To subdivide the subject land located within the Drury South Residential Precinct, in compliance with standards I451.6.6 and I451.6.7, as a **restricted discretionary** activity pursuant to Rule I451.4.1. Proposed Lots 100, 101, 102, 103, 201, 202, 300, 1000, 1003-1008, 2000 and 2001 are in or form part of Sub-precincts A-C of the DSRP. The application confirms that the standards given at I451.6.6 and I451.6.7 will be met by the proposal.
- b. To subdivide by way of boundary adjustment a portion of the subject land which is located within the Drury South Industrial Precinct (DSIP) including Lot 1003 which forms part of Sub Precinct C of the DSIP and to amalgamate a number of titles within the remainder of the DSIP including those shown as within proposed Lots 1001, 1002 and a portion of Lot 1003. .

Land use consents (s9) – LUC60319074

Auckland Unitary Plan (Operative in part)

Land use (operative plan provisions)

- District land use consent to develop impervious surfaces for a high use road greater than 5000m² in area, as a controlled activity pursuant to Rule E9.4.1 (A7). Relevant standards are met.

Decision

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

Acting under delegated authority, under sections 104, 104C, 106 and Part 2 of the RMA, the resource consent(s) are **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

E9.7.1 (2)

- a. the effectiveness of the stormwater management device(s) in meeting Standard E9.6.2.2(2);
- b. the potential for adverse effects from the discharge of contaminants on the receiving environment;
- c. the proposed methods for operating and maintaining the stormwater treatment processes and devices to ensure their continued and ongoing effectiveness in meeting Standard E9.6.2.2(2);
- d. the proposed methods for monitoring and reporting on the effectiveness of the treatment process;
- e. the duration of the consent and the timing and nature of reviews of consent conditions; and
- f. the treatment of stormwater runoff from existing high use road impervious areas discharging to the same network.

I410.8.1.(1) and I451.7.1 (1)

Any subdivision or any development of land that is a restricted discretionary activity

- a. the relevant council and Auckland Transport development code or codes of practice
 - b. geotechnical and seismic;
 - c. servicing and development sequencing;
 - d. earthworks;
 - e. transportation network improvements;
 - f. ecology;
 - g. Counties Power 110 Kv sub-transmission lines; and
 - h. stormwater management.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
- a. The overall number of titles will be reduced from 44 to 11, and the subdivision will not alter the use of the site or result in any physical change, other than that associated with the formation of the Spine Road. The proposed subdivision of 5A McEldownie Road serves only to separate the split zoned land within this site, being that located within the DSRP, and that outside of it. This rationalises the land parcels to enable the formation of the Spine Road. The balance land (proposed Lot 1007) is of sufficient size to accommodate the existing dwelling, access and wastewater disposal, as confirmed by the application.
 - b. The bulk earthworks required for the road construction have been consented under BUN60305778, and no further earthworks are required. As such, any effects associated with the consented earthworks (including erosion and sediment movement/discharge, land stability, noise, vibration, dust and construction traffic, form part of the receiving environment.
 - c. The proposed road construction will involve the generation of noise and vibration, however these effects will be managed to ensure compliance with relevant construction noise and vibration standards and to minimise the effects of heavy traffic movements, such that any associated effects are less than minor.
 - d. Aside from during construction activities, the proposal will not generate any additional traffic as no new activities are proposed on the land. Notwithstanding this, consideration has been given to the design of the proposed road and associated footpaths and cycleways, and connections with existing infrastructure, to ensure that the proposed road achieves the intent of the Precinct provisions, and is appropriately designed and constructed to provide safe and efficient movement of the various transport modes. This has been done in consultation with NZTA and Auckland Transport, taking into account the anticipated development of the precincts and associated type and level of vehicle, cycle and pedestrian movement. Upgrade of the Ramarama interchange is also proposed in accordance with precinct standards.
 - e. As part of the construction of the proposed Spine Road, comprehensive landscaping works will be undertaken within the road corridor. These are proposed both to provide

an appropriate level of amenity to the road corridor, and also to provide for a balance of landscape amenity and views when viewed from SH1.

- f. Stormwater runoff from the proposed spine road is proposed to be captured and treated through a treatment train approach prior to being discharged to the adjacent Hingaia River via a green outfall. On this basis, it is considered that the stormwater runoff from the proposed spine road (being a high contaminant generating high-use road) will be appropriately treated prior to discharge, ensuring that any adverse effects on the receiving freshwater environment as a result of this runoff will be acceptable.
 - g. The new Spine Road will result in additional traffic noise once it becomes operational. The application demonstrates that the road will meet the applicable standards in respect of noise sensitive receivers. Therefore adverse effects associated with the operation of the proposed Spine Road, in respect of traffic noise, would be mitigated and acceptable from an effects perspective.
 - h. The proposed Spine Road and stormwater infrastructure will be constructed in accordance with the relevant Council and Auckland Transport development code or codes of practice, with this being determined primarily through the detailed design and EPA process. It is noted that the EPA for the Spine Road has been granted, subject to conditions. The construction of the Spine Road will enable access to and servicing of adjacent residential land, noting that this is not proposed as part of the current subdivision. The proposed Spine Road will not adversely affect the existing Counties Power 110 Kv sub-transmission lines, and it is noted that a separate process is underway for Counties Power to relocate a section of their lines away from the residential precinct.
 - i. In terms of positive effects, the proposed subdivision and roading will enable the delivery of the Drury South Residential and Industrial precincts, to provide much needed developable residential and industrial land.
 - j. 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) of the RMA the proposal is consistent with the relevant statutory documents. In particular the assessment criteria contained at sections E9.8.2, I410.8.2 and I451.7.2 because:
- a. The stormwater management approach proposed is the best practicable alternative and potential adverse effects (including cumulative effects) are appropriately minimised or mitigated, taking into consideration the nature of the contaminants associated with the spine road and the proposed discharge to the sensitive receiving environment of Hingaia Stream;
 - b. The stormwater solution has been developed to avoid incremental and cumulative adverse effects on receiving environments and has been developed in consultation with iwi to ensure Mana Whenua uses and values are preserved;
 - c. The proposed subdivision does not involve any additional earthworks, with geotechnical stability and other outcomes sought by the precinct provisions delivered through the existing earthworks consents;

- d. The subdivision to create and vest the southern portion of the Spine Road, and associated works to upgrade the Ramarama Interchange, will enable the remainder of the precinct to develop in a logical sequence. The Spine Road and associated cycle and pedestrian facilities are located and designed in accordance with the outcomes anticipated by the precinct provisions.
 - e. Other infrastructure works including servicing and upgrades to McEldownie Road, will be progressed as part of future subdivision of the new lots, as detailed in the Infrastructure Report prepared by LCE. Servicing is not necessary at this stage of development as no residential or other development is proposed, and no lots are being created that can be practicably used for such development.
 - f. The proposal does not compromise the Counties Power electricity lines, with relocation of these lines agreed between Counties Power and the applicant, and being progressed under a separate application.
 - g. The proposed landscaping, both within the Spine Road corridor and between the Spine Road and the motorway, is appropriate and is consistent with the outcomes anticipated by the precinct provisions. This includes providing a landscaping screen to the motorway, maintaining open space fingers providing views through the precinct, maintaining a landscape buffer to neighbouring properties on McEldownie Road and designing landscape planting to avoid conflict with electricity infrastructure.
 - h. New planting in riparian areas (for green outfalls) will be eco-sourced from as close to the development site as practicable.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c) of the RMA.
 5. 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. Accordingly council is able to grant this subdivision consent subject to the conditions below.
 6. Overall the proposal is acceptable from a resource management perspective.

Conditions

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

General conditions

1. The subdivision and road construction activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers SUB60311999 and LUC60319074.
 - Application Form and Assessment of Environmental Effects prepared by Neale Faulkner of Yeomans Survey Solutions, dated 23 November 2017;

- S92 response prepared by Neale Faulkner of Yeomans Survey Solutions, dated 5 March 2018;
- S92 response prepared by Neale Faulkner of Yeomans Survey Solutions, dated 23 April 2018;

| Report title and reference | Author | Rev | Dated |
|--|---------------|------------|--------------|
| Spine Road Acoustic Assessment | Marshall Day | - | 26/10/2017 |
| Landscape Assessment | Boffa Miskell | - | 08/11/2017 |
| Stage 1 Transport Infrastructure - Transport Assessment | Beca | 5.0 | 14/11/2017 |
| Transport letter | Beca | - | 14/11/2017 |
| Infrastructure Report | LCE Ltd | - | 31/10/2017 |
| Spine Road Stormwater Management | LCE Ltd | - | 09/04/2018 |

| Drawing title and reference | Author | Rev | Dated |
|---|-------------------|------------|--------------|
| Proposed residential precinct subdivision Stage 1 Drawing 1 | Yeomans | E | Mar 2018 |
| Proposed subdivision of Lot 1008 (Stage 1) Stage 2 Drawing 1 | Yeomans | B | Mar 2018 |
| Layout Plan 0010 | Tonkin and Taylor | A | 09/02/2018 |
| Stormwater Long Section 0020 | Tonkin and Taylor | A | 09/02/2018 |
| Outfall Details - 1 0030 | Tonkin and Taylor | A | 09/02/2018 |
| Outfall Details - 2 0031 | Tonkin and Taylor | A | 09/02/2018 |
| Typical Sections (Sheet 1) 0041 | Tonkin and Taylor | A | 09/02/2018 |
| Typical Sections (Sheet 2) 0042 | Tonkin and Taylor | A | 09/02/2018 |
| Location Plan 4500 | Boffa Miskell | B | 14/05/18 |
| Planting Schedule 4510 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4511 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4512 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4513 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4514 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4515 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4516 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4517 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4518 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4519 | Boffa Miskell | B | 14/05/18 |

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|--|---------------|---|----------|
| Planting Plan 4520 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4521 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4522 | Boffa Miskell | B | 14/05/18 |
| Planting Plan 4523 | Boffa Miskell | B | 14/05/18 |
| Planting Details 6190 | Boffa Miskell | B | 14/05/18 |
| Planting Details 6191 | Boffa Miskell | B | 14/05/18 |
| Planting Details 6192 | Boffa Miskell | B | 14/05/18 |
| Existing Services Plan 100 | LCE | - | Nov 2017 |
| Works Extents – CH2800-CH3400 105-1 | LCE | - | Nov 2017 |
| Works Extents – CH3400-CH4000 105-2 | LCE | A | Nov 2017 |
| Finished Contour Plan – CH2800-CH3300 110-1 | LCE | - | Nov 2017 |
| Finished Contour Plan – CH3000-CH3700 110-2 | LCE | - | Nov 2017 |
| Finished Contour Plan – CH3400-CH4000 110-3 | LCE | - | Nov 2017 |
| Stormwater Design Plan – 1 200-1 | LCE | B | Nov 2017 |
| Stormwater Design Plan – 2 200-2 | LCE | B | Nov 2017 |
| Stormwater Design Plan – 3 200-3 | LCE | C | Nov 2017 |
| Stormwater Design Plan – 4 200-4 | LCE | B | Nov 2017 |
| Stormwater Longsections Line K 210-1 | LCE | A | Nov 2017 |
| Stormwater Longsections Line K 210-2 | LCE | A | Nov 2017 |
| Stormwater Longsections Line K 210-3 | LCE | A | Nov 2017 |
| Stormwater Longsections Line P and Line L 210-4 | LCE | - | Nov 2017 |
| Stormwater Longsections Line M and Line S 210-5 | LCE | - | Nov 2017 |
| Stormwater Standard Details 280 | LCE | - | Nov 2017 |
| Proposed Road Layout Plan 400-2 | LCE | A | Nov 2017 |
| Road Plan – CH2800 - CH3300 400-5 | LCE | - | Nov 2017 |
| Road Plan – CH3000 - CH3700 400-6 | LCE | - | Nov 2017 |
| Road Plan – CH3400 - CH4000 400-7 | LCE | A | Nov 2017 |
| Spine Road Stage 1 CH2900 – CH4000 LongSection 410 | LCE | A | Nov 2017 |
| Spine Road Proposed Intersection 4 Plan E-420 | LCE | C | Nov 2017 |

| | | | |
|---------------------------------------|-----|---|----------|
| Proposed Intersection 4 Layout 421 | LCE | B | Nov 2017 |
| Proposed Intersection 3 422 | LCE | A | Nov 2017 |
| Proposed Roadmarking Plan 423 | LCE | - | Nov 2017 |
| Proposed Road Signage and Marking 430 | LCE | D | Dec 2017 |
| Proposed Roadmarking 431 | LCE | A | Nov 2017 |
| Typical Cross Sections 450 | LCE | B | Nov 2017 |
| Pavement Details 451 | LCE | A | Nov 2017 |
| Typical Sections Through Berm 452 | LCE | B | Nov 2017 |
| Typical Cross Sections 453 | LCE | - | Feb 2018 |
| Services Trenches 480 | LCE | | Nov 2017 |
| Road Standard Details 481 | LCE | | Nov 2017 |

| Other additional information | Author | Rev | Dated |
|---|---------------|------------|--------------|
| Email Correspondence – Ngati Tamaoho | Greg Osborne | - | 13/02/2018 |
| Email Correspondence – Auckland Transport | Stuart Bracey | - | 22/02/2018 |
| Proposed Residential Precinct Subdivision (Precincts Overlay) | Yeomans | - | March 2018 |
| Proposed Residential Precinct Subdivision (Zones and Precincts Overlay) | Yeomans | - | March 2018 |
| Response to Auckland Transport Queries Part 1 | - | - | - |
| Response to Auckland Transport Queries Part 2 | - | - | - |

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 244 of the RMA; or
 - An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Specific consent conditions for LUC60319074 for stormwater quality

Stormwater management works

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

| Works to be undertaken | Catchment area: impervious | Design requirement(s) |
|---|-----------------------------------|--|
| <i>Grassed swales with tree pits and collection sumps</i> | ~18,500m ² | <ul style="list-style-type: none"> • In accordance with GD01 • Planting plan in accordance with GD01 |
| <i>Raingarden</i> | ~8,100m ² | <ul style="list-style-type: none"> • In accordance with GD01 • Planting plan in accordance with GD01 |
| <i>Kerbs and channel</i> | - | Avoid infiltration of potential contaminants to the ground and stormwater runoff. |
| <i>Outfall(s) : Green Outfall and rock armoured culvert</i> | - | Erosion protection to minimise bed scour and bank erosion, to be approved at engineering approval stage. |

Advice Note:

This condition does not authorise the diversion and discharge of stormwater under Chapter E8 of the AUP (OP) for the proposed Stage 2 development and associated stormwater management works and should be either sought prior to commencement of any physical works or until such time the Drury South NDC DIS60313540 is granted.

Modifications approval

4. In the event that any modifications to the stormwater management system are required, that will not result in an application pursuant to Section 127 of the RMA, the following information shall be provided:
- a. Plans and drawings outlining the details of the modifications; and
 - b. Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information shall be submitted to, and approved by the Team Leader Compliance Monitoring South, **prior to implementation.**

Advice Note:

All proposed changes must be discussed with the Team Leader Compliance Monitoring South, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to Council pursuant to Section 127 of the RMA. An example of a minor modification can be a change to the location of a pipe or slight changes to the site layout. If there is a change of device type (even proprietary), the consent will have to be varied (s127 under the RMA).

Construction meetings

5. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite, that:
 - a. is arranged five working days prior to 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 Compliance Monitoring South;
 - d. includes representation from the site stormwater engineer or contractors who will undertake the works and any other relevant parties.
6. The following information shall be made available prior to, or at the pre-construction meeting:
 - a. timeframes for key stages of the works authorised under this consent;
 - b. contact details of the site contractor and site stormwater engineer; and
 - c. construction plans approved (signed/stamped) by an Auckland Council Development Engineer.
7. A post-construction meeting shall be held by the consent holder, within 20 working days of completion of the stormwater management works, that:
 - a. is located on the subject area;
 - b. includes representation from the Team Leader Compliance Monitoring South; and
 - c. includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

Advice Note:

To arrange the construction meetings required by this consent, please contact the Team Leader Compliance Monitoring South via monitoring@aucklandcouncil.govt.nz.

Certification of stormwater management works (As-Built Plans)

8. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, shall be provided to the Team Leader Compliance Monitoring South for approval 5 days prior to the post-construction meeting required by this consent.
9. The As-Built plans shall display the entirety of the stormwater management system, and shall include :
 - 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 overland flowpaths including cross sections and long sections;
 - c. plans and cross sections of all stormwater management devices;
 - d. documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

Operation and Maintenance

10. An Operation and Maintenance Plan shall be provided to the Team Leader Compliance Monitoring South 5 days prior to the post-construction meeting required by this consent.

11. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include:
 - a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
 - b. a programme for regular maintenance and inspection of the stormwater management system;
 - c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - d. a programme for post storm inspection and maintenance;
 - e. a programme for inspection and maintenance of the outfall; and
 - f. general inspection checklists for all aspects of the stormwater management system, including visual checks.
12. The stormwater management system shall be managed in accordance with the approved Operation and Maintenance Plan.
13. The Operation and Maintenance Plan shall be updated and submitted to the Team Leader Compliance Monitoring South for approval, upon request.

Maintenance Report

14. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained.
15. A maintenance report shall be provided to the Team Leader Compliance Monitoring South on request.
16. The maintenance report shall include the following information:
 - a. details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - b. details of any maintenance undertaken; and
 - c. details of any inspections completed.

Advice Note:

It is intended that the stormwater management system for the 'Spine Road' (as a high use road, to which the Operation and Maintenance Plan and Maintenance Report relates) is to be vested in Auckland Transport, at which time the stormwater quality consent and the requirement to comply with the consent conditions will transfer to Auckland Transport.

Specific consent conditions for SUB60311999

Staging of Consents

For the purposes of the s223 and s224 conditions set out below, the subdivision staging is proposed as follows:

Stage 1

- Lots 101, 102 and 103 with areas of 10.23ha, 2.43ha and 0.56ha respectively and are proposed to be amalgamated and held in one title by way of amalgamation condition.
- Lot 201 will have an area of 9.41ha with access at this stage from McEldownie Road via proposed Rights-of-way labelled A and B on the Stage 1 scheme plan.
- Lot 202 will have an area of 9.68ha and will also have access via right-of-way A, B and C.
- Lot 300 will have an area of 17.25ha and has access from Harrison Road.
- Lot 1008 will have an area of 6.39ha and comprises the proposed new Spine Road together with its associated curtilage area. It has access from Ararimu Road.
- Lot 1000 will have an area of 0.95ha and is a balance lot as a result of the precinct boundary not following the lot boundary in this location. It has frontage to Harrison Road and is proposed to be amalgamated with the adjoining land to the north (Allot 331) by way of amalgamation condition.
- Lot 1001 is an amalgamation of 9 underlying titles. It has an area of 79.86ha and has existing access to several legal roads.
- Lot 1002 is also an amalgamation of 5 titles. It has an area of 35.11ha and legal access to several existing roads.
- Lot 1003 is a combination of balance land resulting from the proposed boundary adjustment to create the residential land and the amalgamation of 7 existing titles. It has an area of 22.85ha and has access to Maketu Road.
- Lot 1004 is a combination of balance land resulting from the proposed boundary adjustment to create the residential land and the amalgamation of 5 existing titles. It has an area of 17.47ha and has access to various legal roads.
- Lots 1005, 1006 and 1007 are a combination of balance land resulting from the proposed boundary adjustments to create the residential land, having areas of 4.89ha, 1.06ha and 0.5ha respectively. All lots have access to McEldownie Road.

Stage 2

- Stage 2 is a further subdivision of Lot 1008 created by the Stage 1 subdivision. This will create a section of road to vest within the proposed Lot 1008 which will be subdivided into 3 lots with Lot 100 to be Road to Vest.
- Lot 100 has an area of 3.89ha, and will contain the proposed Spine Road. This road will provide access to the two proposed Lots 101 and 201 detailed above, with Right-of-way D replacing those labelled A, B and C in the Stage 1 Scheme Plan.
- Lots 2000 and 2001, having areas of 1.73ha and 0.77ha respectively, are to be land held by the developer in the short term but ultimately vested in a joint Council/ Drury South Limited Trust as part of the publicly available open space shown as Sub precinct B on I451.9.1 Drury South Residential – Precinct Plan 1.

17. The Survey Plan shall be in accordance with the following plans:

| Plan title and reference | Author | Rev | Dated |
|---|---------------|------------|--------------|
| Proposed residential precinct subdivision Stage 1 Drawing 1 | Yeomans | E | Mar 2018 |
| Proposed subdivision of Lot 1008 (Stage 1) Stage 2 Drawing 1 | Yeomans | B | Mar 2018 |

All referenced by Council as SUB60311999 and the information submitted with the application (including further information).

- (a) Provide right of way and services easements for private services that pass through adjacent lots to protect the existing or proposed private drains and water supply mains in a Memorandum of Easements endorsed on the survey plan.

18. The applicant shall notify the Council when the survey plan is lodged with Landonline for approval under Section 223 of the Act. The plan will be approved if it is in accordance with this consent.

Survey Plan Approval (s223) Conditions

19. The consent holder shall submit survey plans in general accordance with the approved resource consent subdivision for the relevant stage.
20. The survey plan shall be in accordance with the following plans titled:

| Drawing title and reference | Author | Rev | Dated |
|---|---------------|------------|--------------|
| Proposed residential precinct subdivision Stage 1 Drawing 1 | Yeomans | E | Mar 2018 |
| Proposed subdivision of Lot 1008 (Stage 1) Stage 2 Drawing 1 | Yeomans | B | Mar 2018 |

Stage 1 Conditions

Amalgamation Conditions

21. Pursuant to Section 220(1)(iv) of the Act, provide for the following conditions of amalgamation to be shown in the Section 223 approval on the survey plan:
 - That Lot 1000 Hereon To Be Held In the Same Ownership as Allotment 331 Parrish Of Opaheke (CFR: NA28A/333) and an Individual Computer Freehold Register Be Issued In Accordance Therewith.
 - That Lots 101, 102 and 103 Hereon Are To Be Held In the Same Ownership and an Individual Computer Freehold Register Be Issued In Accordance Therewith.

Stage 2 Conditions

22. Lot 100 shall be vest as Road in the Council at no cost to the Council.
23. The consent holder shall ensure all unnecessary easements are cancelled.

Section 224(c) Compliance Conditions

24. **Stage 1:**

There are no s224(c) conditions for Stage 1.

Stage 2:

25. That certificates pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 1 – 16 of the storm-water consent and 27 to 37 specific for subdivision stage 2 listed below have been met to the satisfaction of the Council and at the applicant's expense.

Engineering Plans – during construction

26. Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall provide the following required in respect to this subdivision, to the satisfaction of the Team Leader– Development Engineering (South).
- a. A detailed as-built plan of the road works (including roundabouts, walking and cycling provisions) and the proposed road reserve boundaries, or
 - b. A plan showing the proposed works within the road reserve at a time when there is sufficient construction complete to confirm that the completed construction works will be contained within the proposed road reserve; and
 - c. Certification that the proposed road and services are contained fully within the proposed road reserve.

Road Markings and NSAAT – Development in Progress

27. That Road Markings and No Stopping At All Times (NSAAT), as shown on the approved plans, shall be provided in accordance with the New Zealand Transport Agency's "Manual of Traffic Signs and Markings" (MOTSAM).

Advice Note:

The Consent holder shall engage an Auckland Transport nominated contractor to undertake the consultation with the affected landowners (if any) and prepare the resolution report for the Traffic Control Committee (TCC) approval in order to legalise the road markings. The applicant will need to contact Auckland Transport, to initiate the resolution process, at least 6 weeks prior to the installation of the broken yellow lines. No installation of any road markings will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC).

Signage – Development in Progress

28. The consent holder shall be responsible for the installation of all street signs (in accordance with the street names approved by a Resolution of the Local Board), road signs in accordance with the NZTA Guidelines for Street Name Signs.

Street Lighting – Pre Development

29. The consent holder shall provide street lighting plans, including Lux diagrams, complying with the relevant safety standards AS/NZS 1158 & NZS6701, and ATCOP, to the satisfaction of Council's Development Engineering Team Leader (South).

Power and Telecommunication Servicing – Development in Progress

30. Power and telecommunication services shall be installed underground within the road berm. Ducts shall be installed (to the service provider's specifications) to allow for future power and telecommunication cable installation.

Landscaping – Pre Development

31. Prior to commencement of any works the consent holder shall prepare a finalised set of Landscape Plans. These plans shall be prepared by a landscape architect or suitably qualified professional and submitted to the Council for written certification by the Team Leader Monitoring (south). The finalised plans shall be consistent with the approved Planting Plan and Plant Species Schedule (prepared by Boffa Miskell, dated 14.05.2018) and shall include;
- a. Detailed landscape plan and specifications for the development; and
 - b. Planting schedule, detailing the specific plant species, the number of plants provided, locations, height at time of planting and grade / Pb sizes.

The consent holder shall ensure the soft landscape treatment as detailed on the landscape plans prepared by Boffa Miskell is implemented within the first planting season (late April to early September) following the completion of the works on the site to the satisfaction of the Team Leader, Monitoring - South.

32. The consent holder shall prepare a landscape management plan. This plan shall be provided to Council prior to any planting occurring and shall include or consider (but not be limited to):
- a. Plant species to be used;
 - b. Where practicable plants selected shall be indigenous, locally native and eco-sourced;
 - c. A maintenance regime including timeframes for monitoring and maintenance;
 - d. Requirements for any replacement planting;
 - e. Irrigation; and
 - f. Pest and weed control measures.

Landscaping – Development in Progress

33. Street trees shall be planted in general accordance with the approved planting plan and maintained until the area is vested as road (when the trees become the responsibility of Council).
34. The street gardens shall be planted in accordance with the approved plans and maintained until the area is vested as road (when the trees become the responsibility of Council).

Landscaping – Post Development

35. The consent holder shall confirm to the satisfaction of Team Leader, Monitoring – South, in consultation with the Parks Planning Team Leader that all road planting and landscaping has been established in accordance with the landscape and maintenance plans referred to in conditions 32 & 33.

As-built Plans & Certification – Post Development

36. At the completion of works, certifications and as-built plans of all new public assets (including but not limited to those listed in conditions 28 – 36), to be vested in the Council, (including associated documentation) shall be provided, in accordance with Auckland Council's Engineering Quality Assurance Manual and ATCOP standards.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*

2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact XX [insert unit specific detail and/or general council #] on [insert phone number or email address or monitoring@aucklandcouncil.govt.nz] to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you as the applicant disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), [where the nature of the activity necessitates the reference of another act (i.e. the Prostitution Reform Act) the advice note should be expanded to include this reference] regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *In terms of Development contributions, Council and the consent holder have agreed that 33 HUE credits will result from the subdivision. The developer will keep a record of these credits and distribute where appropriate in consultation with Council. Credits cannot be transferred to other site.*

Delegated decision maker:

Name: Quentin Budd
Title: Principal Project Lead - Premium
Signed:



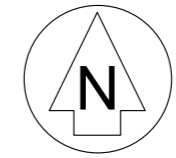
Date: 18th May 2018

Appendix 1 – Legal descriptions of subject land

- NA59D/930 – Lot 1 DP 107430 (29)
- NA59D/931 – Lot 2 DP 107430 (30)
- NA66B/859 – Lot 2 DP 116776 (31)
- NA64D/990 – Pts Allot 579 and Pt Allot 224, Psh of Opaheke (32)
- NA66B/858 – Lot 1 DP 116776 (43)
- NA40C/922 – Allot 159, Pt Allot 160 and Pts Allot 176, Psh of Opaheke (44)
- 535341 – Allots 46-48, Psh of Opaheke (45)
- NA40C/927 – Allot 49, Settlement of Maketu (46)
- NA135C/688 – Lot 11 DP 307377 (47)
- 754453 – Lot 3 DP 501183 (83)
- NA135C/687 – Lot 10 DP 207377 (56)
- NA40C/923 – Allot 10, Settlement of Maketu (57)
- NA844/216 – Lots 2 and 3 DP 32653 (58)
- NA135C/686 – Lot 9 DP 207377 (55)
- NA137B/707 – Pt Lot 2 DP 209433 (51)
- NA137B/706 – Lot 1 DP 209433 (52)
- NA26C/558 – Pt Allot 160, Sub Sec 2, Psh of Opaheke (53)
- NA51D/817 – Allot 208, Sub Sec 2, Psh of Opaheke (54)

- 779144 – Lot 1 LT 509893 [R/SUB/2014/4966 – to be issued] (formerly 69)
- 779145 – Lot 2 LT 509893 [R/SUB/2014/4966 – to be issued] (formerly 70, 71, 72)
- 779146 – Lots 3 and 7 LT 509893 [R/SUB/2014/4966 – to be issued] (frmly 73,76, 81)
- NA73/176 – Allot 147, Sec 2, Psh of Opaheke (74)
- NA2D/218 – Allot 146, Sub Sec2, Psh of Opaheke (75)
- NA2D/220 – Allot 14, Sub Sec 2, Psh of Opaheke (77)
- NA22A/1177 – Lot 2 DP 66327 (78)
- NA22A/1178 – Lot 3 DP 66327 (80)
- NA22A/1176 – Lot 1 DP 66327 (79)
- NA1156/75 – Allot 184, Sub Sec 2, Psh of Opaheke (68)
- NA579/299 – Allots 179, 180 and Pt 185, Settlement of Maketu (67)
- NA70/256 – Allot 191, Settlement of Maketu (66)
- NA229/232 – Allot 153, Sub Sec 2, Psh of Opaheke (65)
- NA1119/130 – Allots 154 and 155, Sub Sec 2, Psh of Opaheke (64)
- NA1079/68 – Lot 1 DP 32653 (59)
- NA136A/17 – Lot 1 DP 207462 (61)
- NA136A/18 – Lot 2 DP 207462 (62)
- NA924/191 – Lot 2 DP 35941 (60)
- NA523/175 – Allot 156 Settlement of Maketu (63)
- NA53C/1000 – Lot 1 DP 98449 (36)
- NA580/1 – Allot 189, Settlement of Maketu (37)
- NA74D/703 – Lot 2 DP 128376 (38)
- 569670 – Lot 1 DP 128376 (39)
- NA125C/98 – Lot 4 DP 196298 (40)
- NA125C/96 – Lot 1 DP 196298 (41)
- NA125C/97 – Lot 2 DP 196298 (42)


| Road Stopping Dates Schedule | |
|-----------------------------------|---------|
| Roads to be Stopped | Date |
| Section 100 - McEldownie Rd | May-18 |
| Section 101 - Maketu Rd E-W | May-18 |
| Section 102 - Maketu Rd N-S | May-18 |
| Section 103 - Harrison Rd S | May-18 |
| Section 104 - Ramarama Rd S | Apr-20 |
| Section 105 - Ramarama Rd N | Aug-21 |
| Section 106 - Ramarama Rd Central | Apr-20 |
| Section 107 - Willow Rd | Sept-19 |



- NOTES:
- 1)The information shown on this drawing is the sole purpose of supporting a subdivision consent application, under the Resource Management Act 1991 to the Auckland Council. The information must not be used for any other purpose. This is an integral part of this drawing.
 - 2)Areas and measurements are SUBJECT TO SURVEY.
 - 3)JOAL - Jointly Owned Access Lot
 - 4)Areas labelled (A) & (B) are to be subject to a Restrictive Land Covenant (Planting).
 - 5)Lots 102, 103, 104 and 205 are to be vested in Auckland Council.
 - 6)Lots 200-204 & 206-207 are roads to be vested in Auckland Council.

| Schedule of Easements in Gross | | | |
|--|---------------|--------------------------------|------------------|
| Purpose | Shown | Servient Tenement | Grantee |
| Overland Flowpath. | F | Lot 107 | Auckland Council |
| | G, N & W | Lot 108 | |
| | Y | Lot 26 | |
| | U | Lot 27 | |
| | V | Lot 28 | |
| | X | Lot 9 | |
| Right of Way | K | Lot 108 | Watercare |
| | O, S, T | Lot 102 | |
| Right to Drain Sewage, Right to Convey Water, Electricity & Telecommunications | D | Allot 60 PSH of Opaheke SBSC 2 | Watercare |
| | E, H, L, O, T | Lot 102 | |
| Right to Drain Sewage | M & N | Lot 108 | Watercare |
| Right of Way | H, T | Lot 102 | |
| Right of Way, Right to Convey Electricity & Telecommunications | K | Lot 108 | Watercare |
| | | | |

| Schedule of Easements | | | |
|-------------------------|-------|-----------------------------|-------------------|
| Purpose | Shown | Servient Tenement | Dominant Tenement |
| Right of Way & Services | J | Allotment 19 PSH of Opaheke | Lot 2 DP 210784 |



SUB60325513
Approved Resource Consent Plan
20/08/2019

Ze) Stage added - 31/07/2019

PREPARED FOR
Drury South Ltd

PROPOSED SUBDIVISION OF DRURY SOUTH INDUSTRIAL PRECINCT

- AMALGAMATION CONDITIONS**
- 1.That Lot 109 hereon be transferred to the owner of Lot 6 DP 509893 (Bdy Adj) and that one record of title be issued to include both parcels.
 - 2.That Lots 105, 106, 107 and 108 hereon be held in the same record of title.
 - 3.That Lots 110 hereon and Lot 1006 DP 526686 (Stage 1 - Residential Precinct Subdivision) be held in the same record of title.
 - 4.That Lot 27 hereon (JOAL) be held as to 5 undivided one-fifth shares by the owners of Lots 7-10 & 24 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
 - 5.That Lot 28 hereon (JOAL) be held as to 5 undivided one-fifth shares by the owners of Lots 16, 19-21 & 23 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
 - 6.That the balance land resulting from each stage of subdivision be held in one record of title by amalgamation condition if necessary.

| | |
|-------------|-----------|
| SCALE | DATE |
| 1:7500 (A3) | July 2019 |
| SURVEYED | DRAWN CDP |



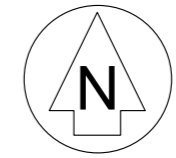
Yeomans Survey Solutions Limited
Unit 1C Level 1 29 Karaka St Newton
PO Box 7184 Auckland
p:(09) 309 0880 f:(09) 369 9210
e: info@yeomanssurvey.co.nz

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|----------------|---------------|
| FILE | Drawing |
| 7769/PS | 1 |
| | of 1 Drawings |



R:\Jobs\7769-DRURY SOUTH LTD-QUARRY ROAD-DRURY1201224 Scheme Plan Job\Residential Super Lot Scheme Residential Super Lot Scheme Thu Aug 1 10:20:06 2019

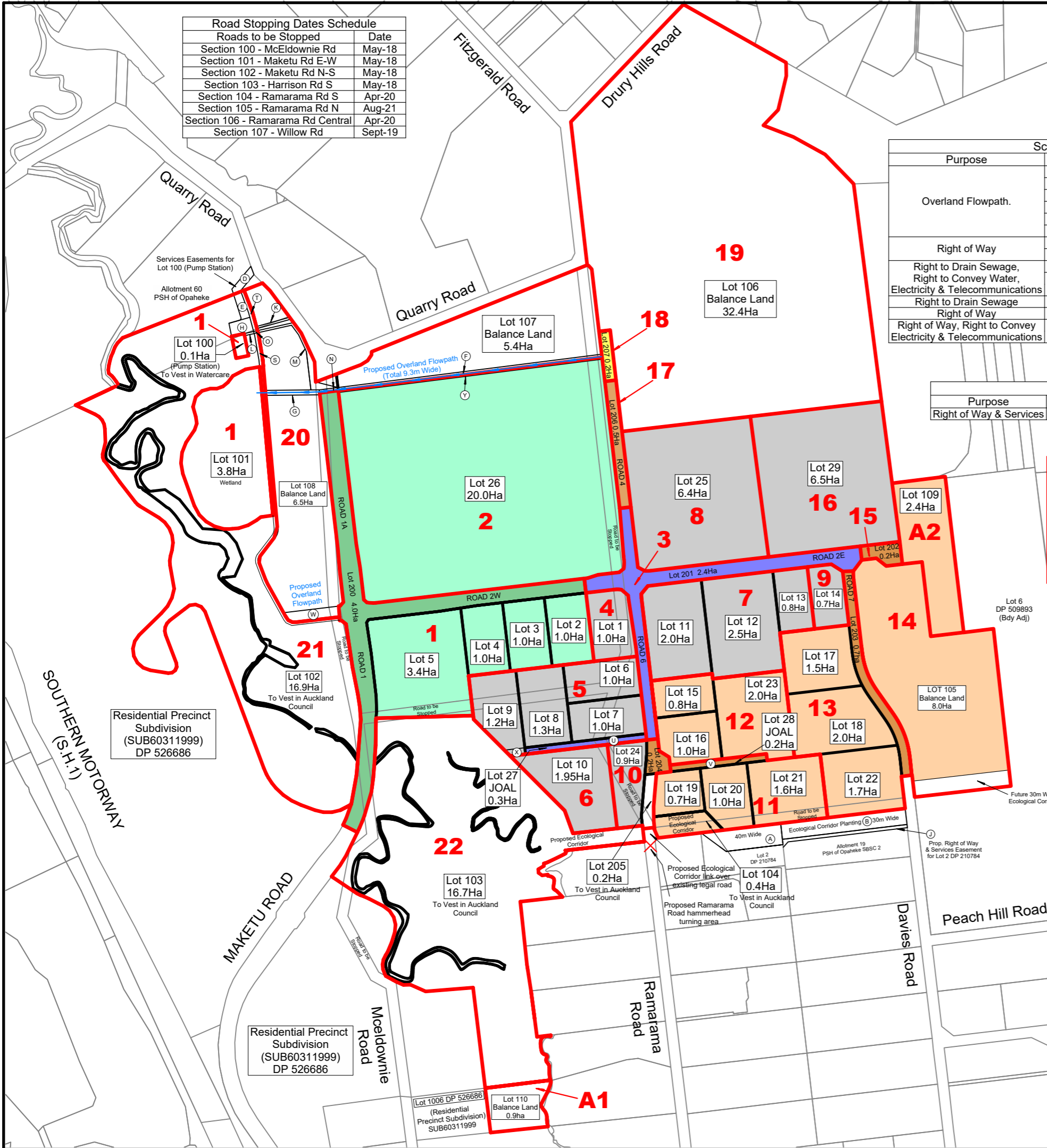
| Road Stopping Dates Schedule | |
|-----------------------------------|---------|
| Roads to be Stopped | Date |
| Section 100 - McEldownie Rd | May-18 |
| Section 101 - Maketu Rd E-W | May-18 |
| Section 102 - Maketu Rd N-S | May-18 |
| Section 103 - Harrison Rd S | May-18 |
| Section 104 - Ramarama Rd S | Apr-20 |
| Section 105 - Ramarama Rd N | Aug-21 |
| Section 106 - Ramarama Rd Central | Apr-20 |
| Section 107 - Willow Rd | Sept-19 |



- NOTES:
- 1) The information shown on this drawing is the sole purpose of supporting a subdivision consent application, under the Resource Management Act 1991 to the Auckland Council. The information must not be used for any other purpose. This is an integral part of this drawing.
 - 2) Areas and measurements are SUBJECT TO SURVEY.
 - 3) JOAL - Jointly Owned Access Lot
 - 4) Areas labelled (A) & (B) are to be subject to a Restrictive Land Covenant (Planting).
 - 5) Lots 102, 103, 104 & 205 are to be vested in Auckland Council.
 - 6) Lots 200-204 & 206-207 are roads to be vested in Auckland Council.
- = Staging Boundaries.

| Schedule of Easements in Gross | | | |
|--|---------------|--------------------------------|------------------|
| Purpose | Shown | Servient Tenement | Grantee |
| Overland Flowpath. | F | Lot 107 | Auckland Council |
| | G, N & W | Lot 108 | |
| | Y | Lot 26 | |
| | U | Lot 27 | |
| | V | Lot 28 | |
| | X | Lot 9 | |
| Right of Way | K | Lot 108 | Watercare |
| | O, S, T | Lot 102 | |
| Right to Drain Sewage, Right to Convey Water, Electricity & Telecommunications | D | Allot 60 PSH of Opaheke SBSC 2 | Watercare |
| | E, H, L, O, T | Lot 102 | |
| Right to Drain Sewage | M & N | Lot 108 | Watercare |
| Right of Way | H, T | Lot 102 | |
| Right of Way, Right to Convey Electricity & Telecommunications | K | Lot 108 | Watercare |
| | | | |

| Schedule of Easements | | | |
|-------------------------|-------|-----------------------------|-------------------|
| Purpose | Shown | Servient Tenement | Dominant Tenement |
| Right of Way & Services | J | Allotment 19 PSH of Opaheke | Lot 2 DP 210784 |



SUB60325513
 Approved Resource Consent Plan
 20/08/2019

Ze) Stage added - 31.07.2019

PREPARED FOR
Drury South Ltd

**PROPOSED SUBDIVISION
 OF DRURY SOUTH
 INDUSTRIAL PRECINCT
 (STAGING)**

- AMALGAMATION CONDITIONS**
1. That Lot 109 hereon be transferred to the owner of Lot 6 DP 509893 (Bdy Adj) and that one record of title be issued to include both parcels.
 2. That Lots 105, 106, 107 and 108 hereon be held in the same record of title.
 3. That Lots 110 hereon and Lot 1006 DP 526686 (Stage 1 - Residential Precinct Subdivision) be held in the same record of title.
 4. That Lot 27 hereon (JOAL) be held as to 5 undivided one-fifth shares by the owners of Lots 7-10 & 24 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
 5. That Lot 28 hereon (JOAL) be held as to 5 undivided one-fifth shares by the owners of Lots 16, 19-21 & 23 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
 6. That the balance land resulting from each stage of subdivision be held in one record of title by amalgamation condition if necessary.

| | |
|-------------|-----------|
| SCALE | DATE |
| 1:7500 (A3) | July 2019 |
| SURVEYED | DRAWN CDP |

YEOMANS
 survey solutions

Yeomans Survey Solutions Limited
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 e: info@yeomanssurvey.co.nz

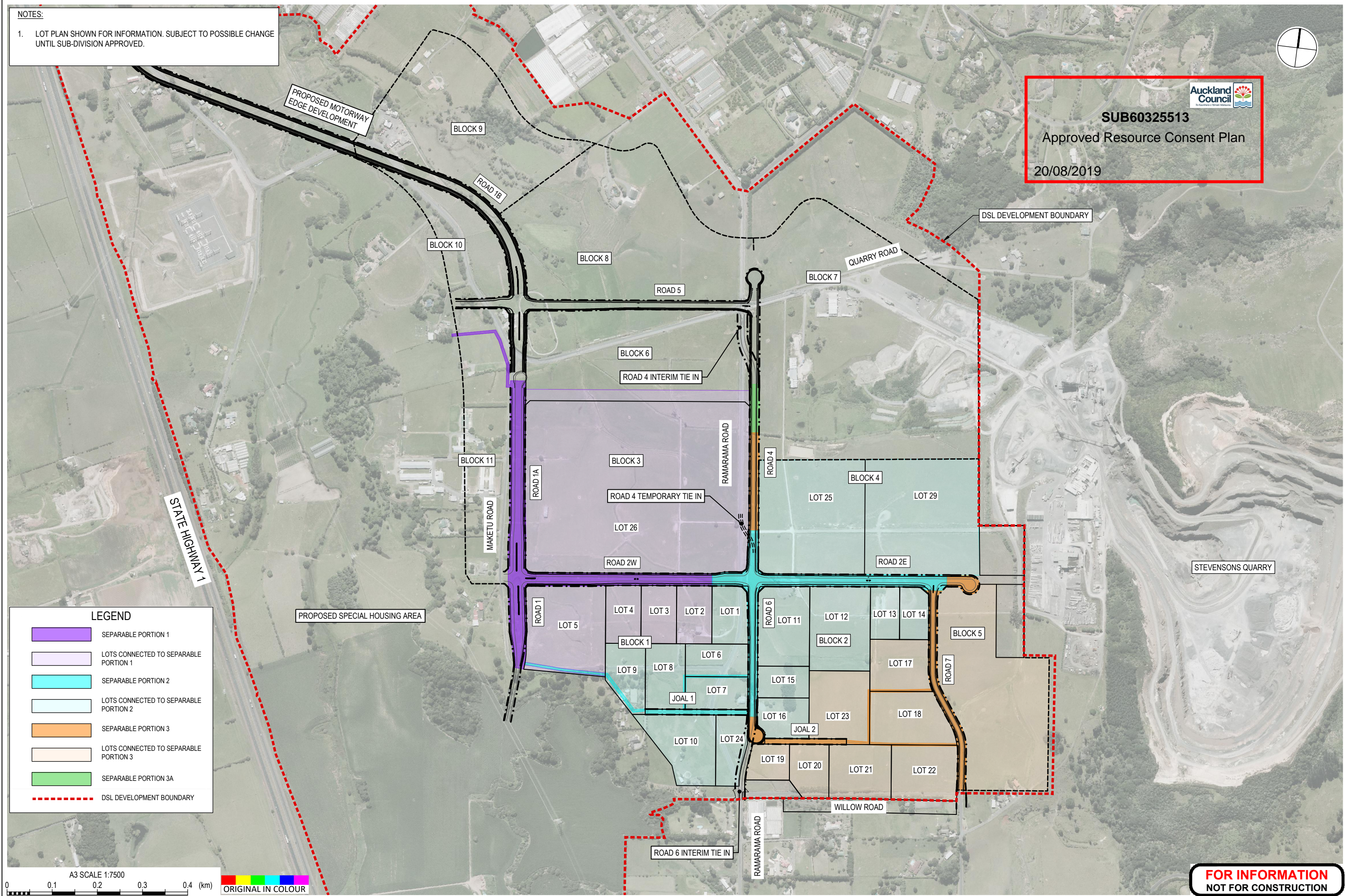
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|----------------|---------------|
| FILE | Drawing |
| 7769/PS | 1 |
| | of 1 Drawings |

R:\Jobs\7769-DRURY SOUTH LTD-QUARRY ROAD-DRURY120124 Scheme Plan Job Residential Super Lot Scheme Residential Super Lot Scheme Thu Aug 1 10:21:35 2019

NOTES:
 1. LOT PLAN SHOWN FOR INFORMATION. SUBJECT TO POSSIBLE CHANGE UNTIL SUB-DIVISION APPROVED.

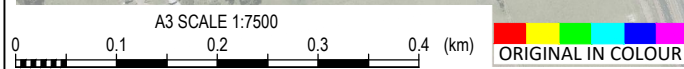


Auckland Council
SUB60325513
 Approved Resource Consent Plan
 20/08/2019



LEGEND

| | |
|--|---------------------------------------|
| | SEPARABLE PORTION 1 |
| | LOTS CONNECTED TO SEPARABLE PORTION 1 |
| | SEPARABLE PORTION 2 |
| | LOTS CONNECTED TO SEPARABLE PORTION 2 |
| | SEPARABLE PORTION 3 |
| | LOTS CONNECTED TO SEPARABLE PORTION 3 |
| | SEPARABLE PORTION 3A |
| | DSL DEVELOPMENT BOUNDARY |



FOR INFORMATION
NOT FOR CONSTRUCTION

| No. | Revision | By | Chk | Appd | Date |
|-----|--|-----|-----|------|----------|
| A | ISSUED FOR INFORMATION | MKV | CJC | PDN | 13.06.19 |
| B | ISSUED FOR INFORMATION - SEPRABLE PORTION 3A ADDED | MKV | CJC | PDN | 01.08.19 |

| | |
|---------------------|----------|
| Original Scale (A3) | 1:7500 |
| Design | CJC |
| Drawn | MKV |
| Dwg Verifier | |
| Dwg Check | MKV |
| Date | 01.08.19 |
| Approved For Tender | N/A |
| Date | |

Client: **DRURY SOUTH LIMITED**

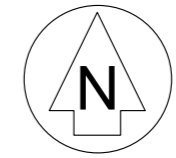


DRURY SOUTH

| | |
|----------|--------------------------------|
| Subject: | CIVIL - GENERAL |
| Title: | PHASE 1 SEPARABLE PORTION PLAN |

| | |
|--------------|--------------------|
| Discipline: | CIVIL |
| Drawing No.: | DSL-DWG-CV-GB-0050 |
| Rev.: | B |


| Road Stopping Dates Schedule | |
|-----------------------------------|---------|
| Roads to be Stopped | Date |
| Section 100 - McEldownie Rd | May-18 |
| Section 101 - Maketu Rd E-W | May-18 |
| Section 102 - Maketu Rd N-S | May-18 |
| Section 103 - Harrison Rd S | May-18 |
| Section 104 - Ramarama Rd S | Apr-20 |
| Section 105 - Ramarama Rd N | Aug-21 |
| Section 106 - Ramarama Rd Central | Apr-20 |
| Section 107 - Willow Rd | Sept-19 |

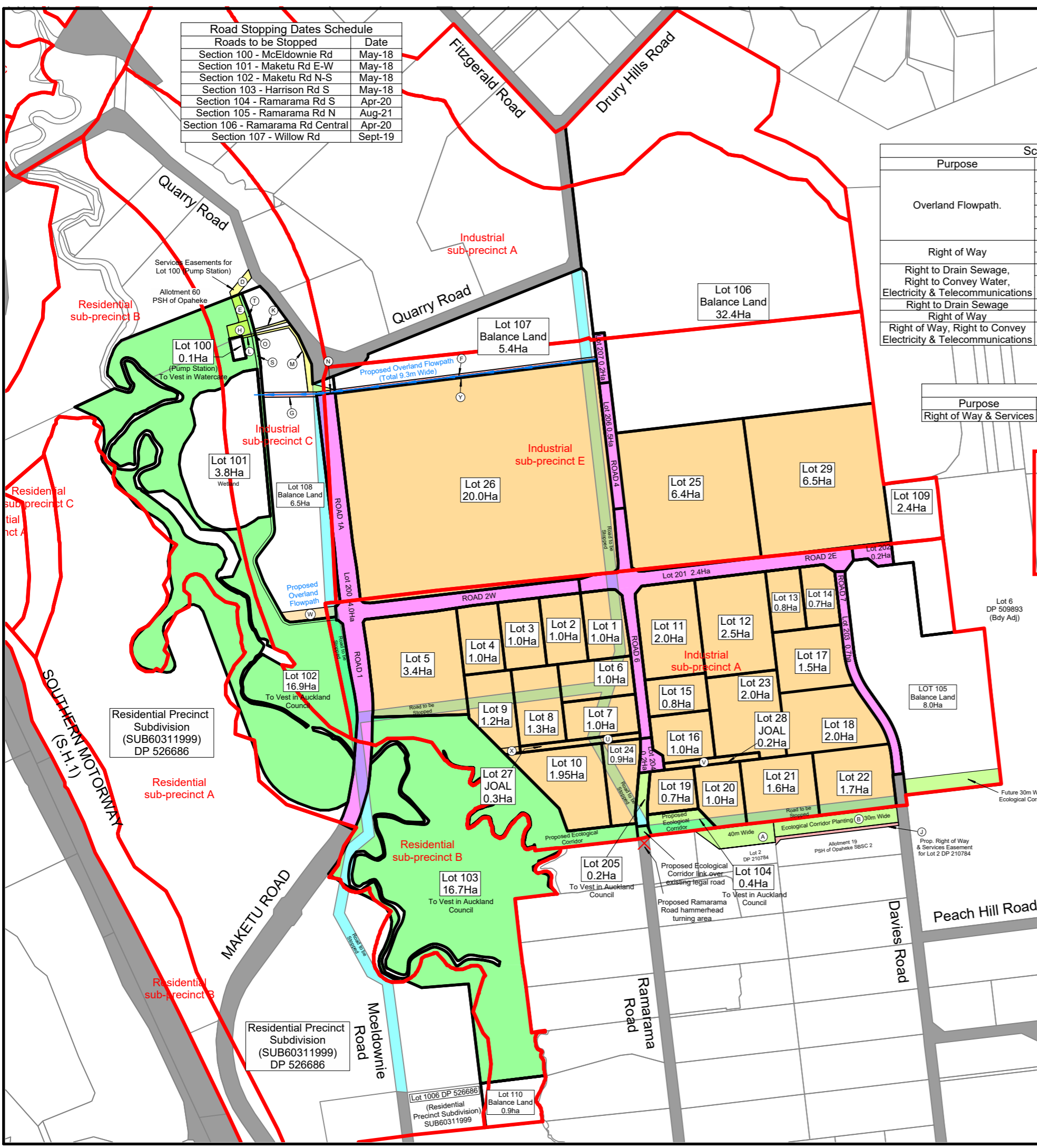


- NOTES:
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 - 2)Areas and measurements are SUBJECT TO SURVEY.
 - 3)JOAL - Jointly Owned Access Lot
 - 4)Areas labelled (A) & (B) are to be subject to a Restrictive Land Covenant (Planting).
 = Precinct Boundaries - sourced from the Auckland Council GIS Database.
 - 5)Lots 102, 103, 104 & 205 are to be vested in Auckland Council.
 - 6)Lots 200-204 & 206-207 are roads to be vested in Auckland Council.

| Schedule of Easements in Gross | | | |
|--|---------------|--------------------------------|------------------|
| Purpose | Shown | Servient Tenement | Grantee |
| Overland Flowpath. | F | Lot 107 | Auckland Council |
| | G, N & W | Lot 108 | |
| | Y | Lot 26 | |
| | U | Lot 27 | |
| | V | Lot 28 | |
| | X | Lot 9 | |
| Right of Way | K | Lot 108 | Watercare |
| | O, S, T | Lot 102 | |
| Right to Drain Sewage, Right to Convey Water, Electricity & Telecommunications | D | Allot 60 PSH of Opaheke SBSC 2 | Watercare |
| | E, H, L, O, T | Lot 102 | |
| Right to Drain Sewage | M & N | Lot 108 | Watercare |
| Right of Way | H, T | Lot 102 | |
| Right of Way, Right to Convey Electricity & Telecommunications | K | Lot 108 | Watercare |
| | | | |

| Schedule of Easements | | | |
|-------------------------|-------|-----------------------------|-------------------|
| Purpose | Shown | Servient Tenement | Dominant Tenement |
| Right of Way & Services | J | Allotment 19 PSH of Opaheke | Lot 2 DP 210784 |


SUB60325513
 Approved Resource Consent Plan
 20/08/2019



Ze) Stage amends 31.07.19

PREPARED FOR
Drury South Ltd

**PROPOSED SUBDIVISION
 OF DRURY SOUTH
 INDUSTRIAL PRECINCT
 (PRECINCT OVERLAY)**

- AMALGAMATION CONDITIONS**
1. That Lot 109 hereon be transferred to the owner of Lot 6 DP 509893 (Bdy Adj) and that one record of title be issued to include both parcels.
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 6. That the balance land resulting from each stage of subdivision be held in one record of title by amalgamation condition if necessary.

| | |
|-------------|-----------|
| SCALE | DATE |
| 1:7500 (A3) | July 2019 |
| SURVEYED | DRAWN |
| | CDP |



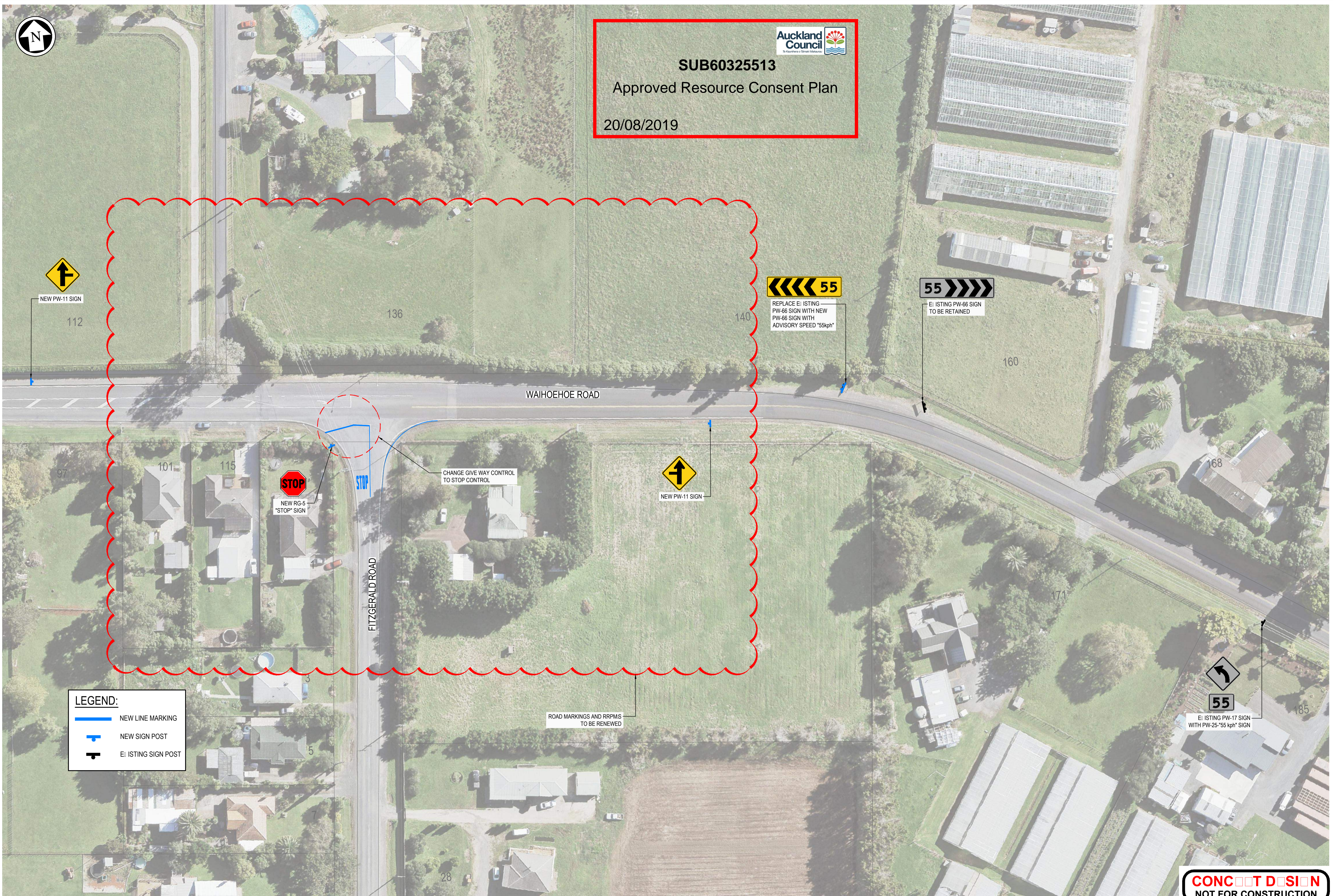
Yeomans Survey Solutions Limited
 Unit 1C Level 1 29 Karaka St Newton
 PO Box 7184 Auckland
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 e: info@yeomanssurvey.co.nz

| | |
|----------------|---------------|
| FILE | Drawing |
| 7769/PS | 1 |
| | of 1 Drawings |

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SUB60325513
 Approved Resource Consent Plan
 20/08/2019



LEGEND:

| | |
|--|--------------------|
| | NEW LINE MARKING |
| | NEW SIGN POST |
| | EXISTING SIGN POST |

CONCEPT DESIGN
 NOT FOR CONSTRUCTION

| No. | Revision | By | Chk | Appl | Date |
|-----|---------------------------------------|----|-----|------|----------|
| C | REVISED CONCEPT DESIGN FOR CONDITIONS | RG | JP | JP | 22.07.19 |
| B | CONCEPT DESIGN AMENDED | RG | DB | JP | 03.12.18 |
| A | CONCEPT DESIGN | RG | DB | JP | 16.10.18 |

Drawing Originator:

| Original Scale (A1) | Design | DB | 17.10.18 |
|---------------------|--------------|----|----------|
| 1:500 | Drawn | RG | 17.10.18 |
| Reduced Scale (A3) | Dwg Verifier | JP | 17.10.18 |
| 1:1000 | Dwg Check | JP | 17.10.18 |

Client:
 DRURY SOUTH LIMITED

Project:
 DRURY SOUTH
 WAIHOEHOE ROAD / FITZGERALD ROAD
 INTERSECTION

Title:
 CONCEPT DESIGN

| Discipline | TRANSPORT |
|-------------|-----------------|
| Drawing No. | 3820130-TA-1004 |
| Rev. | C |



SUB60325513
 Approved Resource Consent Plan
 20/08/2019



RELOCATE RG-1 "60/70" kph SPEED LIMIT SIGNS FROM EXISTING LOCATION ON WESTERN ABUTMENT OF MOTORWAY OVERBRIDGE (SEE NOTE 1 AND 2).

NEW ADVANCE DIRECTIONAL SIGN FOR RAMARAMA INTERCHANGE

NEW "GATEWAY" TREATMENT WITH SIGNAGE AND ROADMARKINGS.

NEW FLUSH MEDIAN

NEW PW-68 CHEVRON SIGNS : 2

NEW WIDE CENTRELINE MARKINGS

NEW CONTINUITY LINE

RELOCATE LIMIT LINE

NEW ROUNDABOUT COMPLETED (NOT IN SCOPE)

EXISTING RG-1 "70 kph" SPEED LIMIT SIGNS CHANGED TO "60 kph" SIGNS (SEE NOTE 1).

LEGEND:

| | |
|--|--------------------|
| | NEW LINE MARKING |
| | NEW SIGN POST |
| | EXISTING SIGN POST |

- NOTES:**
- SPEED LIMIT SIGN CHANGES TO BE IMPLEMENTED FOLLOWING SPEED LIMIT BYLAW APPROVALS BY AUCKLAND TRANSPORT AND THE NEW ZEALAND TRANSPORT AGENCY.
 - SPEED LIMIT SIGNAGE WILL NOT BE REQUIRED IF AUCKLAND TRANSPORT IN ADVANCE IMPLEMENTS A 60 kph SPEED LIMIT ON ARARIMU ROAD WEST TO GREAT SOUTH ROAD (AS INDICATED IN ITS SPEED LIMITS BYLAW 2019 CONSULTATION).

| No. | Revision | By | Chk | Appl | Date |
|-----|--|----|-----|------|----------|
| D | REVISED CONCEPT DESIGN FOR CONDITIONS | RG | JP | JP | 22.07.19 |
| C | REVISED CONCEPT DESIGN INCLUDING NZTA FEEDBACK | RG | JP | JP | 01.03.19 |
| B | REVISED CONCEPT DESIGN | RG | JP | JP | 18.02.19 |
| A | CONCEPT DESIGN | RG | DB | JP | 16.10.18 |



| Original Scale (A1) | Design | DB | Date |
|---------------------|--------------|----|----------|
| 1:500 | Drawn | RG | 16.10.18 |
| 1:500 | Dwg Verifier | JP | 16.10.18 |
| 1:1000 | Dwg Check | JP | 16.10.18 |

Client: **DRURY SOUTH LIMITED**

Project: **DRURY SOUTH ARARIMU ROAD / RAMARAMA NORTH OFF-RAMP INTERSECTION UPGRADE**

Title: **INDICATIVE CONCEPT DESIGN**

CONCEPT DESIGN NOT FOR CONSTRUCTION

| | |
|-------------|------------------------|
| Discipline | TRANSPORT |
| Drawing No. | 3820130-TA-1001 |
| Rev. | D |

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



Non-complying activity for a subdivision consent

| | |
|-----------------------------|--|
| Application numbers: | SUB60325513 |
| Applicant: | Drury South Ltd |
| Site address: | Various, but recorded as 'Ramarama Road Drury Auckland 2579' |
| Legal description: | Various – refer Appendix 3 of the Application AEE |

Proposal:

Consent is sought for the staged subdivision of 26 industrial lots. The subdivision also includes the vesting of roads, a wetland, stormwater, waste-water, water-supply infrastructure, and land for drainage purposes. The subdivision also includes easements for overland flow paths, rights of way, and temporary access. Balance land from the subdivision (Lots 105, 106, 107 and 108 on the scheme plan) is to be held in one title and a consent notice is to attach to these titles preventing further development on that land until such time as additional road infrastructure (agreed with the Council) is in place to the north of the Drury South Precinct and a further subdivision consent has been granted on that basis.

The resource consent required is:

Subdivision consents (s11) – SUB60325513

Auckland Unitary Plan (Operative in part)

- Rule I401.4.1 (A2) *Subdivision or any development of land which precedes a subdivision being undertaken which does not comply with Standard I410.6.3 below, or results in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the Structure Plan area is a **non-complying activity**.*
- Rule I451.4.1 (A1) *Subdivision or any development of land which complies with Standards I451.6.6 and I451.6.7 below is a **restricted discretionary activity**.*

Decision

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

Acting under delegated authority, under sections 104, 104D, 104B, 106 and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal passes the tests under s104D for non-complying activities. The proposal is assessed as being consistent with the relevant objectives and policies and will have less than minor effects.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The proposed subdivision of land can be safely and efficiently provided for from a transportation perspective. The subdivision of land generally accords with and does not preclude the outcomes sought by the Drury South Precinct from a transport perspective. Consent notices will be applied to balance lots 105 – 108 requiring further transportation assessment before any further development of the Balance Lots occurs. Adverse transport effects on the surrounding transport network can also be appropriately mitigated and managed through the proposed conditions
 - b. Consideration has been given to the design of the proposed roads and associated footpaths and cycleways, to ensure that the proposed roads achieve the intent of the Precinct provisions and are appropriately designed and constructed to provide safe and efficient movement of the various transport modes. This has been done in consultation with NZTA and Auckland Transport, taking into account the anticipated development of the precincts and associated type and level of vehicle, cycle and pedestrian movement. Upgrade of the Ramarama interchange is also proposed in accordance with the precinct.
 - c. The proposed landscape design will deliver the anticipated landscape environment planned for the precinct and will provide a good quality landscape with high amenity.
 - d. The proposal adequately caters for ecological values by providing a corridor of by way of covenanted areas.
 - e. The stormwater runoff from the proposed roads will be appropriately treated prior to discharge, ensuring that any adverse effects on the receiving freshwater environment as a result of this runoff will be acceptable.
 - f. Consultation has occurred with Transpower, Counties Power and Chorus regarding the future relocation of their high voltage electricity and communications infrastructure and the First Gas natural gas pipeline (Designation 9104) is unaffected by this application.
 - g. In terms of positive effects, the proposed subdivision and roading will enable the delivery of the Drury South Industrial precinct, to provide much needed developable industrial land.
 - h. 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) of the RMA the proposal is consistent with the relevant statutory documents because:
 - a. The proposal is considered to be consistent with the anticipated outcomes of the National Policy Statement for Freshwater Management (NPS-FW). In particular, it is considered that the application addresses how the works will be managed to avoid,

wherever possible, any potential contaminants (including sediment) entering water. Overall, it is considered the works are consistent with the NPS-FW as the overall quality of fresh water within the region will be maintained, with the health of people and communities safeguarded;

- b. The proposal is considered to be consistent with the anticipated outcomes of the National Policy Statement on Urban Development Capacity. In particular, the subdivision facilitates the industrial subdivision of land within the rural urban boundary and in a manner provided for under the AUP process.
- c. In terms of the overarching urban growth objectives and policies of the Regional Policy Statement (RPS) the subject land lies within the rural urban boundary and has been zoned through the AUP process to accommodate the demand for industrial development in the southern sector of Auckland. The current subdivision consent application, in facilitating the development of the DSIP for this purpose, is consistent with these objectives and policies. The consent application is also consistent with the promotion of the efficient use of industrial land. The application and wider development of Drury South has been designed and managed so that any risks of natural hazards to people and property are not increased in more than a minor way and the proposal is considered to be consistent with the RPS Environmental Risk objectives and policies.
- d. In terms of the objectives and policies in Chapter E36: Natural Hazards and Flooding, the proposed subdivision will enable the construction and maintenance of flood mitigation works to reduce flood risks to people, property, infrastructure and the environment overall and will maintain the function of overland flow paths to convey stormwater runoff safely from the area to be subdivided to the receiving environment. The subdivision has been designed to ensure that any changes to overland flow paths will retain their capacity to pass stormwater flows safely without causing damage to property or the environment.
- e. The proposed subdivision does not involve any additional earthworks, with geotechnical stability and other outcomes sought by the precinct provisions delivered through the existing earthworks consents.
- f. The proposed subdivision of land can be safely and efficiently provided for from a transportation perspective. The subdivision of land generally accords with and does not preclude the outcomes sought by the Precinct from a transport perspective. The transport upgrades identified within the Assessment Criteria (I410.8.2(1)(f)) comply where relevant and based on the level of development being enabled through this subdivision. A further transport assessment is required once development of the Balance Lots occur, with the Balance Lots being amalgamated. Adverse transport effects on the surrounding transport network can be appropriately mitigated and managed through the proposed conditions or through future development stages.
- g. The proposed development is in keeping with the objectives and policies of the chapters I410 Drury South Industrial Precinct. In that the proposed landscape design will provide a good quality landscape with high amenity.
- h. Chapter I451 Drury South Residential Precinct Objective 4 and a part of Policy 11 relates to providing open space for active and passive recreation for residents of the DSRP. While the vesting of Lot 102 and lot 103 will provide for this in part, it is

expected that when the DSRP is subdivided and developed for residential purposes further Public Open Space areas will be vested and developed in accordance with the DSRP Precinct Plan 1 to provide for the recreational needs of the future residents and to provide areas for riparian planting between residential development and the Hingaia Stream where this is not already provided for in the current subdivision.

4. There are no other relevant matters to be considered under s104(1)(c) of the RMA.
5. Overall, the proposal achieves the purpose of the RMA as it results in acceptable effects on the environment while providing for the sustainable management of resources.

Conditions

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

1. The subdivision shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers SUB60325513.
 - Application Form and Assessment of Environmental Effects prepared by Osborne Hay Limited, dated August 2018;
 - S92 responses prepared by Osborne Hay (South) Limited, dated 17 October 2018, Beca Limited dated 4 December 2018 and 1 August 2019;
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Finalised landscape design drawings and specifications

3. A finalised set of detailed landscape design drawings and supporting written documentation which has been prepared by a landscape architect or suitably qualified professional in relation to the road landscaping shall be submitted for certification prior to the commencement of the construction of the respective road lot (e.g Lot 200, 201, 202, 203, 204, 206 or 207 and in relation to the respective planted areas on the land for drainage purposes (e.g. Lots 2000 and 2001 from SUB60311999, Lots 102, 103, 104 and 205). The submitted information shall be consistent with the consented landscape concept plans prepared by Boffa Miskell, 'Road Planting', dated 24.07.2018 ~~and~~ or 'POS Landscape Management Plan', dated August 2018 and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements including:
 - An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant). Specifically, this planting plan should also include the following;

- Require a row of Karaka trees along the southern boundary for lots that front the northern side of the JOALS (Lots 7, 8, 16, and 23). These trees should be a minimum size of 45l and planted at 12m spacing.
- The planting of trees to the eastern edge of lot 26. These trees should be Titoki species, planted at minimum size of 45l and 12m spacings.
- Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds.
- A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity.
- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- 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.

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

Survey Plan Approval (s223) Conditions

4. Survey plans must be submitted that comply with the following requirements:
 - (a) For the purposes of the s223 and s224 conditions set out below, the subdivision staging is proposed as follows:
 - Stages A1 & A2 (being amalgamations of land) can occur at any time. No conditions are required to be met for Stages A1 or A2.
 - Stage 1 must be completed first;
 - Stages 2, 3, & 20 can occur in any order following Stage 1;
 - Stages 4, 5, 7, 8, 9, 10, 13, 15, 16, & 17 can occur in any order following Stage 3;
 - Stage 6 can only occur following Stage 5;
 - Stage 11 can only occur following Stage 10;
 - Stage 12 can only occur following Stage 11;
 - Stage 14 can only occur following either Stages 13 or 15;
 - Stage 19 can only occur following Stage 17;
 - Stages 21 and 22 must occur at the time conditions 53 and 54 require lots 102 and 103 to be planted and vested in the Council;
 - (b) All lots must have frontage to a public road or COAL.

5. The consent holder shall submit survey plans to the Council for approval in accordance with the 'Yeomans' staging plan '7769/PS' Revision Ze Dated 31.07.2019.
6. Any existing public roads within a proposed lot must be stopped.
7. Stages 1, 3, 10, 13, 15 & 17: The proposed public roads shown as Lots 200, 201, 202, 203, 204, 206 and 207 on the submitted scheme plan shall vest in the Council as a public road. The consent holder shall meet all costs associated with the vesting of the road.
8. Stage 1: Lot 101 (containing the public infrastructure storm-water Wetland 1) is shown to vest in Council for utility purposes.
9. Stage 1: Lot 100 containing the public infrastructure wastewater pump station (Quarry Road Pump Station) is shown to vest in Watercare Services Limited for utility purposes.
10. Stages 10, 11, 21 & 22: Lots 102, 103, 104 and 205 are shown to vest in Council for drainage purposes.
11. Survey plans shall include the following as applicable to its respective stage:
 - (a) Stage 1: Easements D, E, H, L, O, K, M, N and T on the scheme plan to provide for rights of way, and rights to convey water, electricity and communications and a right drain sewage to the pump station (Lot 100) in favour of Watercare Services Limited;
 - (b) Stage 1: Easements K, O, S and T on the scheme plan to provide a temporary right of way to access the storm-water wetland (Lot 101) in favour of Auckland Council until Lot 102 on the scheme plan is vested in Council;
 - (c) Stages 1, 2, 5 & 11: Easements F, G, N, W, Y, U, V and X on the scheme plan to provide for overland flow paths noting that F and Y are intended to be temporary easements until a future road is located in that position as a permanent overland flow path. The easement document will be prepared by Council's Solicitor at the consent holder's cost and shall advise the owner of their responsibility to maintain the overland flow path in its approved state, and to keep it unobstructed by buildings, earthworks, solid walls or fences, or any other impediments to the free flow of water through the easement area;
 - (d) Stage 13: Easement J on the scheme plan to provide legal and physical access to Lot 2 DP 210784 once Willow Road is stopped.

Amalgamation Conditions

12. Survey plans shall include the following as applicable to its respective stage:
 - (a) Lots 105 (Stage 14), 106 (Stage 19), 107 and 108 (Stage 20) shall be held together in the same computer register and not disposed of separately without the prior consent of council. (Land Registry Reference Number to be provided by LINZ).
 - (b) Stage A2: Lot 109 is to be transferred to the owner of Lot 6 DP 509893 and one computer register be issued to include both parcels.
 - (c) Stage A1: Lot 110 is to be transferred to the owner of Lot 1006 DP 526686 and one computer register be issued to include both parcels.
 - (d) Stages 5, 6 & 10: That Lot 27 (COAL) be held as to 5 one fifth shares by the owners of Lots 7-10 and 24 as tenants in common in the said shares and that individual records of title be issued in accordance therewith;

Or if Stages 5, 6 & 10 occur separately:

Stage 5: That Lot 27 be held as to 3 one-fifth shares by the owners of Lots 7, 8, 9 and 2 one-fifth shares by the owner of the balance lot as tenants in common in the said shares and that individual records of title be issued in accordance therewith;

Stage 6: That Lot 27 be held as to 1 one-fifth share by the owners of Lot 10 and 1 one-fifth share by the owner of the balance lot as tenants in common in the said shares and that individual records of title be issued in accordance therewith;

Stage 10: That Lot 27 be held as to 1 one-fifth share by the owner of Lot 24 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

- (e) Stages 11 & 12: That Lot 28 (COAL) be held as to 5 one fifth shares by the owners of Lots 16,19-21 and 23 as tenants in common in the said shares and that individual records of title be issued in accordance therewith;

Or if Stages 11 & 12 occur separately:

Stage 11: That Lot 28 be held as to 3 one-fifth shares by the owners of Lots 19, 20 & 21 and 2 one-fifth shares by the owner of the balance lot as tenants in common in the said shares and that individual records of title be issued in accordance therewith;

Stage 12: That Lot 28 be held as to 2 one-fifth shares by the owners of Lots 16 and 23 as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

13. All Stages: That the balance land resulting from each stage of the subdivision be held in one record of title.

Section 224(C) Conditions

14. Prior to the release of a section 224(c) certificate submitted for the respective lots to which the request relates to, the consent holder shall comply with the following conditions to the satisfaction of Council:

Public Roads

15. Stage 1: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road shown as Lot 200 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60324013.

16. Stage 3: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road shown as Lot 201 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60324013.

17. Stage 10: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road (cul-de-sac turning head) shown as Lot 204 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60328862.

18. Stage 13: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road shown as Lot 203 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60324013.

19. Stage 15: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road (cul-de-sac turning head) shown as Lot 202 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60324013.

20. Stage 17: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road shown as Lot 206 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60324013.

21. Stage 18: Prior to seeking the release of a s224(c) certificate for this stage the consent holder shall construct the proposed new road shown as Lot 207 on the scheme plan to Auckland Council standards including the provision of kerbing and channelling, cesspits, and footpaths.

Advice note: Detailed engineering plans are approved under ENG60324013.

22. Stage 1: Prior to the issue of a s224C certificate for Lot 200 on the scheme plan the consent holder shall design and construct the stormwater swales located in the berms on both sides of Road 1 and Road 1A in accordance with the standards of Auckland Council Guidance Document for Stormwater Management Devices in the Auckland Region (GD01).

23. Stages 1, 3, 10, 13, 15, 17 & 18: Prior to seeking the release of a section 224(c) certificate applicable to its respective stage, the consent holder shall undertake and complete the works in accordance with the approved streetscape plans for Lots 200, 201, 202, 203, 204, 206 and 207 and the relevant Auckland Council Code of Practice or Specification at its sole cost, to the satisfaction of the Team Leader, Monitoring and Compliance in consultation with the Parks Planning Team Leader.

24. Stages 1, 3, 10, 13, 15, 17 & 18: Prior to seeking the release of a section 224(c) certificate applicable to its respective stage, street lighting, road signage and street name signboards are to be installed for Lots 200, 201, 202, 203, 204, 206 and 207 by the consent holder to Auckland Council requirements in the case of any public roads to be vested prior to seeking the release of a s224(c) certificate for that public road.

Advice Notes:

The consent holder shall be responsible for the installation of all street signs, in accordance with the street names approved by a Resolution of the Local Board, and road signs in accordance with the NZTA Guidelines for Street Name Signs.

25. Stages 1, 3, 10, 13, 15, 17 & 18: The consent holder shall submit an Engineering Completion Certificate certifying that the proposed roading and the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with the approved Engineering Plans shall be provided in support of each respective section 224(c) certificate application.

Advice notes:

Detailed engineering plans were lodged and approved under ENG60324013 and ENG60328862.

Consent Notices Relating to Streetscape

26. Stages 5 & 12: The consent holder shall have registered against the certificate of title for Lots 7 & 8 (Stage 5) and Lots 16 and 23 (Stage 12), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 recording the following condition which is to be complied with on a continuing basis:

A row of karaka trees shall be planted prior to the issue of the s224c certificate and maintained in perpetuity along the southern boundary of Lots 7, 8, 16, and 23 with frontage to the Joint Ownership Access Lots 27 and 28. These trees shall be a minimum size of 45l and planted at 12m spacing.

27. Stage 2: The consent holder shall have registered against the certificate of title for Lot 26 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 recording the following condition which is to be complied with on a continuing basis:

A row of Titoki trees shall be planted prior to the issue of the s224c certificate and maintained in perpetuity at 12-metre spacings along the eastern boundary of Lot 26 to compensate for the loss of trees on the eastern side of Road 4 due to the Counties Power transmission lines being relocated within that road reserve. These trees shall be a minimum size of 45l.

Restrictive Covenants

28. Stage 11: Concurrently with Stage 11, the consent holder shall have registered against the titles to Lot 2 DP 210784 and Allotment 19 Parish of Opaheke SBSC2 restrictive covenants over areas A and B on the scheme plan to provide the basis of a 30-40 metre wide planted ecological corridor along the southern boundary of the DSIP through to bush within the Quarry Zone in accordance with Rule I410.8.2(1)(g)(iii). The areas protected by the restrictive land covenants shall be planted, fenced and kept free of pest animals and plants.

Power and Telecommunications

29. Stages 1, 2, & 4 - 16: The consent holder shall ensure individual underground telecommunications and power cables are available at the road frontage of each lot for which a s224(c) certificate is sought. These services shall be installed and suitably marked within the road reserve and the lot service connection location provided to the specification and satisfaction of the relevant authority and Auckland Council. Certification from the relevant utility provider is required to verify satisfactory completion of works.

Public Storm-water - Wetland 1

30. Stage 1: Prior to seeking the release of a s224(c) certificate for any lots on the scheme plan the consent holder shall construct Wetland 1 (Lot 101 on the scheme plan) to provide water quality treatment and extended detention for stormwater runoff from the lots shown on the

scheme plan. Lot 101 on the scheme plan shall be planted in accordance with the standards of Auckland Council Guidance Document for Stormwater Management Devices in the Auckland Region (GD01). Lot 101 is to be vested in the Council as a drainage reserve and temporary maintenance access to the stormwater wetland and forebays within Lot 101 is to be provided via easements K, S, T and O shown on the scheme plan pursuant to s243 of the Resource Management Act 1991. Lot 101 shall be provided with legal access to a public road via Lot 102 once Lot 102 vests in the Council.

31. Stage 1: Prior to seeking the release of a s224(c) certificate for any lots on the scheme plan, all hard and soft landscape works within the Wetland (Lot 101) shall be implemented in accordance with the approved plans to the satisfaction of the Team Leader, Monitoring and Compliance in consultation with the Parks Planning Team Leader.
32. Stage 1: Prior to seeking the release of a s224(c) certificate for any lots on the scheme plan, the consent holder will provide to the Development Engineer and Parks Consents Planning Team Leader as built plans for landscape works (hard and soft) within Wetland 1 (Lot 101) in CAD and pdf form.
33. Stage 1: Prior to seeking the release of a s224(c) certificate for any lots on the scheme plan the consent holder shall submit an Engineering Completion Certificate certifying that Wetland 1 has been constructed in accordance with the Engineering Plan Approval.

Advice Notes:

Detailed engineering plans were lodged and approved under ENG60329197.

Overland Flow Paths

34. Stage 1: The consent holder shall submit an Engineering Completion Certificate certifying that overland flow path within area 'W' on the scheme plan has been constructed in accordance with the Engineering Plan Approval and the 'Auckland Council Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater' and is fully operational in support of the section 224(c) certificate application for Lot 201 (Road 1 and 2) on the scheme plan.
35. Stages 5, 6 & 10: The consent holder shall submit an Engineering Completion Certificate certifying that overland flow path within areas 'U' and 'X' on the scheme plan has been constructed in accordance with the Engineering Plan Approval and the 'Auckland Council Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater' and is fully operational in support of the section 224(c) certificate application for Lots 6, 7, 8, 9 & 27 (Stage 5), Lot 10 (Stage 6) and Lot 24 (Stage 10) on the scheme plan.
36. Stages 11 & 12: The consent holder shall submit an Engineering Completion Certificate certifying that overland flow path within area V on the scheme plan has been constructed in accordance with the Engineering Plan Approval and the 'Auckland Council Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater' and is fully operational in support of the section 224(c) certificate application for Lots 19, 20, 21 & 28 (Stage 11) and Lots 16 & 23 (Stage 12) on the scheme plan.
37. Stages 2, 18 and 20: The consent holder shall submit an Engineering Completion Certificate certifying that overland flow path within areas F, G, N, and Y on the scheme plan have been constructed in accordance with the Engineering Plan Approval and the 'Auckland Council Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater' and is

fully operational in support of the section 224(c) certificate application for Lots 26 (Stage 2), Lot 206 (Road 4) and Lot 108 (Stage 20) on the scheme plan.

38. All Stages, except 3, 17, 18 21, & 22 (i.e. Consent Notice to apply to Lots 1 – 26, 105 – 109): The consent holder shall have registered against the certificate of title for all of the lots that will be offered for sale and development (including balance lots) a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 recording the following condition which is to be complied with on a continuing basis:

The overland flows on the respective lot are to be maintained as designed and constructed in accordance with the Tonkin & Taylor technical memo – –31559.2000-TM-OLFP and its associated figures and overland flow configuration in addition to complying with the standard regulatory design criteria for overland flows.

Public Stormwater

39. Stages 1 – 18: The consent holder shall submit Engineering Completion Certificates (for all or some of the above stages) certifying that all public stormwater pipes, stormwater management devices and individual stormwater connections have been constructed in accordance with the Engineering Plan Approval and the 'Auckland Council Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater' and are fully operational in support of the section 224(c) certificate application.

Public Wastewater

40. Stage 1: Prior to seeking s 224(c) certificate for any lots on the scheme plan the consent holder shall design and construct a new pump station on Lot 100 on the scheme plan and connect to the nearest wastewater discharge manhole in Fitzgerald Road, Drury to the certification of Council unless temporary services are provided by Watercare Services Limited (WSL) in accordance with the agreement between the consent holder and WSL dated 18 January 2018.
41. Stages 1 – 18: The consent holder shall submit Engineering Completion Certificates (for each respective stage) certifying that all public wastewater pipes and individual wastewater connections included in the relevant infrastructure phase shown on plan DSL-DWG-CV-G8-0050-RevB have been constructed in accordance with the Engineering Plan Approval and the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited in support of the 224(c) application.

Advice note:

Detailed engineering plans were lodged and approved under ENG60327041.

Public Water Supply

42. Stage 1: Prior to seeking s 224(c) certificate for any lots on the scheme plan the consent holder shall design and extend the existing public water supply from the bulk supply point located at Flanagan Road to those lots. Fire hydrants shall be provided to comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
43. Stages 1 – 18: The consent holder shall submit Engineering Completion Certificates (for each respective stage) certifying that all public water pipes and all individual connections included in the relevant infrastructure phase shown on plan DSL-DWG-CV-G8-0050-RevB have been constructed in accordance with the Engineering Plan Approval and the Water

and Wastewater Code of Practice for Land Development and Subdivision, May 2015, prepared by Watercare Services Limited shall be provided in support of the section 224(c) certificate application.

Advice note:

Detailed engineering plans were lodged and approved under ENG60325338.

Intersection Safety Improvements

44. All Stages, except Stage 1: Certificates pursuant to s224(c) of the Resource Management Act will not be issued for any lot subject to this consent which has frontage to a public road that is directly connected to the existing Ramarama Road or Quarry Road (i.e. provides a road connection to the north) on the scheme plan until the Great South Road/State Highway 22 intersection is upgraded in accordance with the Beca Drawing No.3820130-TA-1005 RevC.
45. All Stages, except Stage 1: Prior to certificates being issued pursuant to s224(c) of the Resource Management Act for more than 36 hectares of land subject to this consent, the consent holder shall provide a traffic assessment prepared by a suitably qualified and experienced traffic engineer or transportation planner to the Council which includes:
- an operational performance review of the Great South Road / State Highway 22 Intersection at that time and an assessment of the predicted performance associated with developing more than 36 hectares of the subject land and other consented development serviced by that intersection;
 - a safety review of the Great South Road / State Highway 22 Intersection at that time and assessment of the predicted safety risk associated with developing more than 36 hectares of the subject land and other consented development serviced by that intersection; and
 - identification of any necessary further upgrade (in addition to the upgrade undertaken in terms of condition 44) to the Great South Road / State Highway 22 Intersection to accommodate the development of more than 36 hectares of the subject land, and timing of its implementation, to address any adverse effects on the safety and efficiency of the intersection.

The consent holder shall provide a draft of the assessment to the NZ Transport Agency and a summary of the NZ Transport Agency's comments and the consent holders response shall be included in the final assessment provided to the Council.

The operational performance assessment, safety review and any identified further upgrades shall include consideration of any potential traffic demand generated from lots associated with the initial 36 hectares of development that are not occupied by a land use activity at the time of the assessment.

46. All Stages, except Stage 1: Within one month of receiving any assessment provided pursuant to condition 45, the Council may serve notice to the consent holder of its review of the traffic assessment and any further assessment required. On receiving Council certification of the assessment, the consent holder shall implement any further upgrades required to the Great South Road/State Highway 22 Intersection prior to any certificates pursuant to s224(c) of the Resource Management Act being issued for sites exceeding 36 hectares of the subject land. *For the avoidance of doubt, if NZTA has already approved*

funding for the upgrades that address the safety issues raised in the assessment, the consent holder shall not be required to undertake those upgrades.

47. All Stages, except 1: Prior to certificates being issued pursuant to s224(c) of the Resource Management Act that involves any new road that provides a direct connection to the existing Ramarama Road or Quarry Road (i.e. provides a road connection to the north), the consent holder shall upgrade the Quarry Road / Great South Road intersection, unless a bond to carry out the works is agreed to by Council. The upgrade shall be in accordance with the Beca Drawing No. 3820130-TA-1002 Revision B and address any matters arising from the Engineering Plan Approval process.
48. All Stages, except 1: Prior to certificates being issued pursuant to s224(c) of the Resource Management Act that involves any new road that provides a direct connection to the existing Ramarama Road or Quarry Road (i.e. provides a road connection to the north), the consent holder shall upgrade the Fitzgerald Road / Waihoehoe Road intersection, unless a bond to carry out the works is agreed to by Council. The upgrade shall be in accordance with the Beca Drawing No. 3820130-TA-1004 Revision C and address any matters arising from the Engineering Plan Approval process.
49. All Stages, except 1: Following the issue of certificates pursuant to s224(c) of the Resource Management Act for Stage 1 (Lots 2- 5) but prior to certificates being issued pursuant to s224(c) of the Resource Management Act for any stage beyond this, the consent holder shall upgrade the Ramarama Interchange in accordance with the Beca Drawing No. 3820130-TA-1001 Revision D, except that the consent holder shall only be required to request Auckland Transport and NZTA to initiate the process of changes to speed limits shown on the drawing within two months of this subdivision consent being issued (or prior to certificates being issued for the second stage of this consent pursuant to s224(c) of the Resource Management Act whichever is the earlier) as a part of the engineering plan approval process for the intersection upgrade. The consent holder will provide the Council with evidence of the formal request for the change to the speed limit as submitted to AT and NZTA.

Walking and Cycling Connection to Drury Township

50. All Stages, except 1: Certificates pursuant to s224(c) of the Resource Management Act will not be issued for more than 25 hectares of land subject to this consent, until the consent holder provides a walking and cycling connection. The connection will be between the completed walking and cycling facilities in the subject land and the intersection of Waihoehoe Road and Flanagan Road in Drury. The walking and cycling connection is to be constructed to an adequate construction standard consistent with a temporary rural bridle path (such as compacted AP20 type clay bound gravel and water table drainage).

Consent Notice on amalgamated Lots 105-108 Relating to Transportation

51. All Stages, except 1: The consent holder shall have registered against the certificate of title for Lots 105,106 ,107, and 108 a Consent Notice pursuant to s221 of the Resource Management Act 1991 recording the following condition which is to be complied with on a continuing basis:

No subdivision or development of Lots 105, 106, 107, and 108 shall occur until the transportation effects of further subdivision and development of those lots are assessed

and the funding and timing of any additional transportation upgrades to the surrounding public road network are agreed between the developer or subdivider of those lots and the Council.

Land to Be Vested for Public Open Space and Stormwater Management Purposes

52. Certificates pursuant to s224(c) of the Resource Management Act will not be issued for more than 10* hectares of land subject to this consent, until the consent holder has fully planted and vested in the Council Lots 2000 and 2001 from SUB60311999.
53. Certificates pursuant to s224(c) of the Resource Management Act will not be issued for more than 20* hectares of land subject to this consent, until the consent holder has fully planted (or entered into a bond to plant) and vested in the Council Lot 103 on this scheme plan.
54. Certificates pursuant to s224(c) of the Resource Management Act will not be issued for more than 45* hectares of land subject to this consent, until the consent holder has fully planted (or entered into a bond to plant) and vested in the Council Lots 102, 104 and 205.

* Note for Conditions 52, 53, & 54:

To determine the required threshold (in Hectares) for when the required landscaping and vesting by conditions 52, 53 & 54 is required, only the area from Lots 1 – 26 & 29 shall be used.

Maintenance

55. Stages 1, 3, 10, 13, 15 & 17: Prior to the issue of a section 224(c) certificate applicable to its respective stage, the consent holder shall provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on Lots 200, 201, 202, 203, 204, 206, 207 and the Wetland (Lot 101).

The Maintenance Plan must include:

- a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
- b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- c) Vandalism eradication policies.

Maintenance Bonds

56. Stages 1, 3, 10, 13, 15 & 17: Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works (public roads lots 200, 201, 202, 203, 204, 206, 207 and the Wetland (Lot 101) required by the conditions of this consent. The maintenance bond will be held from the issue of a practical completion certificate for a period of two years for the streetscape and a period of four years for the Wetland (Lot 101). The amount of the bond will be 1.5 x the contracted rate for maintenance and shall be agreed in consultation with the Parks Planning Team Leader.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact XX [insert unit specific detail and/or general council #] on [insert phone number or email address or monitoring@aucklandcouncil.govt.nz] to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website: [c](#). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you as the applicant disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), [where the nature of the activity necessitates the reference of another act (i.e. the Prostitution Reform Act) the advice note should be expanded to include this reference] 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.

Delegated decision maker:

Name: Quentin Budd
Title: Principal Project Lead - Premium
Signed:



Date: 20th August 2019

Appendix 1 – Legal descriptions of subject land

- NA59D/930 – Lot 1 DP 107430 (29)
- NA59D/931 – Lot 2 DP 107430 (30)
- NA66B/859 – Lot 2 DP 116776 (31)
- NA64D/990 – Pts Allot 579 and Pt Allot 224, Psh of Opaheke (32)
- NA66B/858 – Lot 1 DP 116776 (43)
- NA40C/922 – Allot 159, Pt Allot 160 and Pts Allot 176, Psh of Opaheke (44)
- 535341 – Allots 46-48, Psh of Opaheke (45)
- NA40C/927 – Allot 49, Settlement of Maketu (46)
- NA135C/688 – Lot 11 DP 307377 (47)
- 754453 – Lot 3 DP 501183 (83)
- NA135C/687 – Lot 10 DP 207377 (56)
- NA40C/923 – Allot 10, Settlement of Maketu (57)
- NA844/216 – Lots 2 and 3 DP 32653 (58)
- NA135C/686 – Lot 9 DP 207377 (55)
- NA137B/707 – Pt Lot 2 DP 209433 (51)
- NA137B/706 – Lot 1 DP 209433 (52)
- NA26C/558 – Pt Allot 160, Sub Sec 2, Psh of Opaheke (53)
- NA51D/817 – Allot 208, Sub Sec 2, Psh of Opaheke (54)

- 779144 – Lot 1 LT 509893 [R/SUB/2014/4966 – to be issued] (formerly 69)
- 779145 – Lot 2 LT 509893 [R/SUB/2014/4966 – to be issued] (formerly 70, 71, 72)
- 779146 – Lots 3 and 7 LT 509893 [R/SUB/2014/4966 – to be issued] (frmly 73,76, 81)
- NA73/176 – Allot 147, Sec 2, Psh of Opaheke (74)
- NA2D/218 – Allot 146, Sub Sec2, Psh of Opaheke (75)
- NA2D/220 – Allot 14, Sub Sec 2, Psh of Opaheke (77)
- NA22A/1177 – Lot 2 DP 66327 (78)
- NA22A/1178 – Lot 3 DP 66327 (80)
- NA22A/1176 – Lot 1 DP 66327 (79)
- NA1156/75 – Allot 184, Sub Sec 2, Psh of Opaheke (68)
- NA579/299 – Allots 179, 180 and Pt 185, Settlement of Maketu (67)
- NA70/256 – Allot 191, Settlement of Maketu (66)
- NA229/232 – Allot 153, Sub Sec 2, Psh of Opaheke (65)
- NA1119/130 – Allots 154 and 155, Sub Sec 2, Psh of Opaheke (64)
- NA1079/68 – Lot 1 DP 32653 (59)
- NA136A/17 – Lot 1 DP 207462 (61)
- NA136A/18 – Lot 2 DP 207462 (62)
- NA924/191 – Lot 2 DP 35941 (60)
- NA523/175 – Allot 156 Settlement of Maketu (63)
- NA53C/1000 – Lot 1 DP 98449 (36)
- NA580/1 – Allot 189, Settlement of Maketu (37)
- NA74D/703 – Lot 2 DP 128376 (38)
- 569670 – Lot 1 DP 128376 (39)
- NA125C/98 – Lot 4 DP 196298 (40)
- NA125C/96 – Lot 1 DP 196298 (41)
- NA125C/97 – Lot 2 DP 196298 (42)