PROPOSED CONDITIONS OF CONSENT – Updated 7/11/2025

Land Use Consent – LUC60450092

Predevelopment Conditions

Construction Management Plan

- The Consent Holder must prepare and submit a CMP to the Council at least 15 Working Days prior to works commencing for certification in accordance with Condition (XX).
- The objectives of the CMP are to:

  a. Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised;

  b. Inform the duration, frequency and timing of works to manage disruption; and

  c. Require timely management of complaints.
- The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this Project (where they are not already managed by the, ESCP or CTMP) as follows:

  a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

  b. A general outline of the construction programme for each stage, including an explanation of how works involving vegetation removal will be timed to avoid clearing bird habitat during bird breeding season;

  c. Applicable conditions relating to the management of construction matters (including but not limited to those on dust, erosion and sedimentation);

  d. Programme of works and hours of operation;

  e. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016);

  f. The circumstances when the Consent Holder shall offer the wash-down of the exterior of immediately adjacent dwellings to remove any potential construction-related dust;

  g. Management processes for earthworks on Site to minimise erosion and sediment effects as guided by Council's guideline document Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005;

  h. Details of the construction hoardings and other measures to be adopted to maintain areas of the Site that are visible from public places and private property in a tidy condition; and

  i. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CTMP).

Construction Traffic Management Plan (CTMP)

- The Consent Holder must prepare a CTMP and provide it to Council at least 20 Working Days prior to works commencing for certification in accordance with Condition [XX] . The objective of the CTMP is to ensure that during demolition, earthworks and construction activities on the surrounding road network (including the footpaths) operate safely and efficiently for all road users including pedestrians.
- The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:

a. Contact details of the appointed contractor or project manager (phone number, email, postal address);

b. A general outline of the construction programme for each stage;

c. Details of Site access / egress over the entire construction period and any limitations on truck movements. All egress points should be positioned to achieve appropriate sight distances;

a. Plans showing areas where stockpiles, and storage of equipment (including contractor parking) will occur so that any obstruction of public places (e.g. roads) is minimised;

b. Plans showing the location of any Site offices, worker facilities and worker car parking required during the construction period;

c. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

d. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during demolition and construction;

e. Construction dates, hours of operation and any restrictions on Site access at certain times;

f. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;

g. Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of the demolition, earthworks and construction activities;

h. The process to record and investigate all traffic complaints; and

i. Identification of haulage routes with Council and Auckland Transport prior to commencement of works.

Construction Conditions

Noise associated with construction activities

X. All augering/piling and vibratory compacting works are limited to the hours of Monday – Friday 8.30am to 5.00pm.

X. All other noise or vibration generating works shall be limited to the hours of Monday – Saturday 7.30am to 6.00pm.

X. Noise or vibration generating work shall not occur on Sundays.

Fencing

X. **Boundary Fencing with occupied receivers along the southern and southwestern boundaries**: Acoustic fencing, a minimum 2m height, is proposed to be established along the southern boundaries with occupied receivers. Fencing can be established using acoustic blankets or materials a minimum 7kg/m2 surface density (e.g. plywood minimum 12mm thickness) affixed to landscape fences or chain-link fences. Fencing must be maintained until building foundations are established.

X. **Boundary fencing with occupied receivers along the northern boundary (unless approval of apartment occupants is provided):** Acoustic fencing, a minimum 4m height, is proposed to be established along the northern boundary with occupied receivers. Fencing can be established using acoustic blankets or materials a minimum 7kg/m2 surface density (e.g. plywood minimum 12mm thickness) affixed to scaffolding. Fencing to be maintained at least until foundations are established.

Construction Noise and Vibration Management Plan

X. Construction works must be undertaken with the mitigation measures set out in the Construction Noise and Vibration Management Plan prepared by Earcon 5/11/2025.

Ensure construction and earthworks activities do not obstruct access

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

Vibration during earthworks/construction/demolition

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

Specific Conditions – Land Use Consent

Amalgamation Covenant

X. The consent holder shall enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council [the council] for Lot 137 DP56698, Lot 138 DP56698, Lot 139 DP56698, Lot 140 DP56698, Lot 141 DP 56698, Lot 142 DP 56698, and Lot 143 DP56698. The consent holder shall contact the council's Team Leader Compliance Monitoring South to initiate the preparation of the covenant. A copy of the updated Computer Register (record of title) showing that the covenant has been registered shall be provided to the Council's Team Leader Compliance Monitoring South prior to commencement of the construction of the dwellings and associated built form such as retaining walls.

The covenant shall:

- Require that Lot 137 DP56698, Lot 138 DP56698, Lot 139 DP56698. Lot 140 DP56698, Lot 141 DP 56698, Lot 142 DP 56698, and Lot 143 DP56698 not be sold or otherwise disposed of separately in any way except in conjunction with each other; and
- Be drafted by the council's nominated Solicitor at the consent holder's cost; and
- Be registered against the Computer Register(s) (certificate(s) of title) to the affected land by the consent holder at their cost; and
- Require the consent holder to: be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the council for payment of the same; and
- Indemnify the council for costs, fees, disbursements and other expenses incurred by the council as a direct or indirect result of the council being a party to this covenant.

Architectural Design Plans

X. Prior to the lodgement of Building Consent, a finalised set of architectural detail drawings and materials specifications shall be submitted to Council for written certification by the Council. The information shall include the following:

- Details of the building's façade treatment/architectural features;
- Material schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations:
- All final signage details (including for comprehensive development signage, 'entry' and 'Exit' signs on the driveway access, the loading space and emergency access); and

The finalised set of drawings shall ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at condition(1).

All works shall then be carried out with the details certified by Council, and thereafter retained and maintained, to the satisfaction of the Council.

Finalised Landscape drawings, specifications and maintenance requirements

X. Prior to the approval of building consent, the consent holder must provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect. The submitted information must be consistent with the approved landscape concept plan(s), based on the Ambridge Rose Apartments, Concept Design, Resource Consent RFI, prepared by Second Nature, dated 11.04.2023, as referenced in condition(1) and, at a minimum, must 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 the new native planting.
- A plant schedule based on the submitted planting plan(s) which details specific plant species, spacing, the number of plants, plant sourcing and the height and/or grade (litre) /Pb size at time of planting.
- A hard landscape plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, any retaining walls and fences.
- A detailed lighting plan showing locations, fixture types and light spread.
- Proposed trees having 1m clearance to all existing and proposed services.
- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design covering a minimum three years, including in relation to the following requirements:

  - Soil preparation, taking, watering, drainage, mulching and fertiliser requirements.

  - Weed removal and pest control.

  -Plant replacement covering a minimum three years for poorly performing or dead plants, including specimen trees.

  - Maintenance methodology and frequencies, inspection timeframes.

  -Contractor responsibilities for ongoing maintenance.

Advice Note:

As part of the condition monitoring process, Council's Environmental Monitoring Officers will liaise with members of the Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information.

Development in Progress Conditions

Sediment/erosion control in accordance with approved plan

X. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the Erosion and Sediment Control Details drawn by Dodd Civil Consultants, dated 04/25 respectively and shall be maintained throughout the earthwork's activity, or until the site is permanently stabilised against erosion. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of Council.

Stormwater Outfall Earthworks – 33R Edgewater Drive

X. To minimise the potential for sediment entering Pakuranga Creek, any earthworks associated with the creation of each of the stormwater outfall arrangements within this site must:

a. either occur within one day, or in the event works extend beyond a day that the earthworks are stabilised overnight, and every night until works are completed, and

b. be undertaken during a period of fine weather.

Ensure supervision and certification of geotechnical works

X. Any required retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering design and supervision. The consent holder shall ensure that all necessary approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls as directed by the geotechnical engineer, prior to commencement of any significant excavation works.

X. Certification from a suitably qualified engineering professional responsible for supervising the works shall be provided to the Council, confirming that the works have been completed in accordance with above condition, within ten (10) working days following completion. Written certification shall be in the form of a producer statement acceptable to the Council

Surveyor foundation check

X. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Environmental Monitoring South that the works completed:

- have been completed in accordance with the approved plans as referred to in condition(1) of this consent; or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent, and the building height infringements associated with Buildings A and B.

Advice Note:

The person providing the written certification should ensure that the finished floor level is clearly marked on the subject site before the foundations are put in place.

The purposes of certification at the foundation stage of construction are to:

•provide assurance that the building works, to that point, have been undertaken in accordance with the consent

• reduce the risk of non-compliance as the works continue.

•Written certification should include the following:

o the finished ground level is clearly marked on the subject site

o the relevant consent reference number and site address

o levels, calculations, plans and drawings of the structure(s) that are the subject of certification

o the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.

Written certification is to be provided directly to the officer specified in this condition.

Surveyor roof framing check

X. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Environmental Monitoring South that the works completed:

- have been completed in accordance with the approved plans as referred to in condition(1) of this consent, or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent, with particular reference to the height of Buildings A and B, and the height in relation to boundary infringements associated with Building A along north-eastern and south-eastern boundaries.

Advice Note:

The purposes of certification at the roof framing stage of construction are to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*
- *Written certification should include the following: the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*

- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the officer specified in this condition

Engineering Plans

X. Prior to commencement of any public infrastructure on this development, the consent holder shall submit engineering plans (including engineering calculations and other specifications) to the council for approval.

The engineering plans submitted for approval shall detail all works associated with the development, and shall be in accordance with current Council Engineering Standards, but not limited to:

a) Public Stormwater Reticulation

b) Public Wastewater Reticulation

c) Public Water Supply Reticulation

d) Common accessway

Stormwater Reticulation (Connection to Public Network)

X. The consent holder must design and construct connections to the public stormwater reticulation network to serve the buildings in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of evidence including Engineering Approval Certificates*
- *Stormwater utility provider is Auckland Council Healthy Waters*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice*
- *Details of maintenance access needs to be provided at EPA Stage*
- *Alterations to the public stormwater reticulation network requiring Engineering Plan approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and* **should not be used** *for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*

Wastewater Reticulation Networks (Connection to Public Network)

X. The consent holder must design and construct connections to the public wastewater reticulation network to serve buildings in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and* ***should not be used*** *for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*

Water Reticulation Networks (Connections to Public Network)

X. The consent holder must design and construct connections to the public water reticulation network to serve the buildings in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and* ***should not be*** *used for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*

Public Stormwater Outfalls

X. The consent holder must design and construct the stormwater outfall structures in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provdied to the Council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of evidence including Engineering Plan Approval Completion Certificates*

- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and* ***should not be used*** *for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*

Utilities

X. The consent holder must make provision for telecommunications and electricity to buildings in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided to the council prior to occupation of the building(s).

General Geotechnical

X. The construction of retaining walls/underfill drainage/counterfort drainage on proposed development must be undertaken in accordance with the recommendations of the Geotechnical Investigation Report – 147 to 153 Edgewater Drive, Pakuranga", prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025 and further addendums to ensure that geotechnical stability is maintained.

Advice Note:

A building consent will be required for the construction or installation of retaining walls, palisade walls, soldier pile walls, counterfort drains, under fill drainage, and footings.

Formation of accessway and manoeuvring areas

X. The accessway must be formed, paved, and drained to the Auckland Design Manual (Private Way Guidance – GD2022/12) standard, including the provision of stormwater catch pits, stormwater treatment options, and/or slot drains where necessary and the provision of kerbing or other mechanism to prevent water flowing on to other property including footpaths.

X. Prior to occupation of the buildings a completion certificate from a suitably qualified professional must be provided to the Council as evidence of completion of this condition.

Advice Note:

The Engineering Plan Application is required for the construction of common accessway and forms including lodgement and fees can be found at the following Auckland Council website:

https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

Vehicle Crossings

X. The consent holder must provide new commercial vehicle crossings to serve 51 apartment units. The crossing must be designed and formed in accordance with the approved drawings including other requirements of Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of each crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of each crossing. Certification that works have been satisfactorily undertaken must be provided to Council prior to occupation of the Building(s).

Advice Notes:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
- *Please note that any redundant vehicle crossings are required to be reinstated.*

X. Prior to the occupation of the new buildings, all redundant vehicle crossings shall be removed and reinstated as kerbing, and footpath to Auckland Transport's Transport Design Manual requirements, including a regrade of the footpath across the vehicle crossing to 2% cross-fall. This shall be undertaken at the consent holder's expense and to the satisfaction of the Council.

Pedestrian Visibiltiy Splay

X. A pedestrian visibility splay shall be provided on both sides of the proposed exit vehicle crossing. Any boundary fencing and/or landscaping within the visibility splay areas of 5m x 2.5m (5m on either side of the driveway within the site and 2m on both sides of the front boundary from the edge of the crossing) shall not exceed 900mm or, alternatively shall be at least 50% visually permeable. Landscaping in the visibility splay area will need to be trimmed and maintained in perpetuity to comply with the stipulated height.

Bicycle Parking

X. The consent holder must provide no less than 1 long term secured bike parking space and 3 short stay bike parks on Site.

Directional allows

X. That appropriate directional arrows shall be painted on the formed all weather surface to indicate the direction of flow of traffic in accordance with Transit New Zealand's "Manual of Traffic Signs and Markings" and thereafter maintained to the satisfaction of the Manager Resource Consents and Compliance.

Traffic Signal

X. That the consent holder must provide traffic signal operations within the proposed basement of Building A for one-way traffic flow and maintain the same during the life of the consent.

Vehicle Tracking

X. The consent holder must undertake minor widening at the northeast corner of the ground floor accessway to accommodate vehicle tracking for a 6.3m long delivery van.

Loading/Drop Off Space

X. The area located adjacent to the Building A entrance and located adjacent to the vehicle access for Building B shall only be used for vehicle drop offs and emergency vehicle access and should be sign posted to reflect that it is a drop off space.

Exit Driveway

X. A minimum 4m long platform with a gradient no greater than 5% is provided at the exit driveway to allow vehicles to safely stop for pedestrians or vehicles on Edgewater Drive;

Lighting

X. Prior to the utilisation of the buildings during the hours of darkness, the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:

- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited building entrances, building frontages, outdoor carparking, footpaths and common access areas.
- include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures

required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.

- Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
- Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc,).
- Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
- Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

The finalised design details certified by the qualified Lighting Engineer shall be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

Advice Note:

The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

Avoid Damaging Assets

X. Unless specifically provided for by this consent approval, there shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition shall be met by the consent holder.

Advice Note:

- *The Engineering Plan Application forms including lodgement and fees can be found at the following Auckland Council website*

Park and Reserve Development

X. At Engineering Plan Approval stage, the consent holder shall submit for the approval of the Parks Planning Team Leader, detailed engineering and landscaping plans for all hard assets (stormwater

outlet) to enable reserve development to be undertaken. The plan(s) and supporting planting methodology, to be submitted for approval, shall:

a. Be in general accordance with Landowner approval

b. Be prepared by suitably qualified person/s

c. Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.

d. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established

e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.

f. Identify the existing species to be retained.

g. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Post Development Conditions

X. Prior to occupation of either Building A or Building B, the approved detailed landscape design must be implemented in the first planting season (May to September) following completion and the consent holder must implement the landscape design which has been certified by Council under condition(14) and thereafter retain and maintain this landscape in accordance with the landscape management and maintenance plan which has been certified under condition(14), and thereafter maintain this to the satisfaction of Council.

In the event planting cannot within the appropriate planting season, the consent holder must demonstrate methods additional watering and monitoring and/or irrigation as set out in the maintenance plan approved under condition(1) to ensure the establishment of the plants.

The consent holder must thereafter retain and maintain this landscape with appropriate weed control, replacement planting, and pruning as required in perpetuity to the satisfaction of the Council in accordance with the maintenance plan approved under condition(1).

Replacement planting must be in accordance with best arboricultural/landscaping methods and must be maintained in accordance with best practice for an establishment period of two years.

If any of the original replacement plants die within the establishment period, it must be replaced like for like by the consent holder.

Timber retaining walls and fences

X. Prior to occupation of either Building A or Building B, the timber retaining walls and fences which are visible from the public or communal realm must be painted or stained in a dark recessive colour or a colour which is in accordance with the proposed architecture. This is required to ensure these elements do not detract from the visual quality of the public realm.

Coastal Hazard

X. The Consent holder must inspect/monitor erosion and instability at the time of initiation of construction and at a 5 yearly basis Including:

i. site inspection by a geologist or engineer to identify any features indicating stability, including head scarp, cracking or slumping.

ii. site inspection by a coastal scientist or coastal engineer, direct measurements of horizontal retreat of the toe of the bank, and a photographic record of the bank and intertidal area.

X. If any features indicating instability are observed within 2m of the property boundary, or the horizontal erosion of the toe of the bank exceeds 2 m, a detailed assessment of slope stability and/or coastal erosion must be undertaken to evaluate coastal erosion and slope stability risk, review the frequency and methods of monitoring and determine the need for remedial action.

X. In the event, evidence of erosion and/or instability is found, remedial action must be undertaken immediately where the consent holder must provide for Council approval:

a. details of ground stabilisation works,

b. details of sediment/erosion controls associated with the above works,

c. details of replacement planting,

d. a timeframe for each stage of implementation, and

e. documentation requirements and timeframes for its submission to Council to ensure that such ground stabilisation works have been completed to a satisfactory degree.

All works shall then be carried out with the detail and dates approved by Council, and thereafter retained and maintained, to the satisfaction of the Council.

Notice of Completion

X. The Council must be advised in writing within 10 working days of when ground stabilisation works have been completed, where the details agreed upon in condition (X) have been provided.

Review Condition:

X. Under section 128 of the RMA the conditions of this consent LUC60450092 may be reviewed by the Manager Resource Consents at the consent holder's cost:

Within six months after Completion of construction and then at a five yearly basis, intervals of not less than five years thereafter in order:

a. To deal with the adverse effects on the environment when they may arise from this consent relating to coastal inundation/coastal erosion matters and which it is appropriate to deal with at a later stage.
b. To vary the monitoring and reporting requirements and performance standards, in order to take effect of information including the results of previous monitoring and changed environmental knowledge on:
   i. Coastal erosion.
   Ii. Coastal inundation

Specific Conditions – water permit WAT60403974

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
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 a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction Completion of Excavation	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council

	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.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
External visual inspection	A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
RL	Means Reduced Level.
Seasonal Low Groundwater Level	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.
SQEP	Means Suitably Qualified Engineering Professional
SQBS	Means Suitably Qualified Building Surveyor

Category of Damage	Normal Degree of Severity	Description of Typical Damage *(Building Damage Classification after Burland (1995), and Mair et al (1996))*	General Category *(after Burland – 1995)*
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 1mm	
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: In the table above the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings.

Activity in accordance with plans

X. The take (dewatering) and diversion of groundwater associated with the proposed development must 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 number WAT60403974 including:

a. Civil Engineering Report – "Civil Engineering Report for Retirement Village Serviced Apartments 147-153 Edgewater Drive", prepared by Dodd Civil REF: 496/03, dated April 2025".

b. Infrastructure Drawings – "Infrastructure drawings for Retirement Village Serviced Apartments 147-153 Edgewater Drive", prepared by Dodd Civil REF: 496/03, dated April 2025

c. Architectural Plans - Architectural drawings titled "Ambridge Rose" Ref 2114, dated April 2025" prepared by Peddle Thorp, dated, April 2025

d. Geotechnical Investigation Report - Geotechnical Investigation Report – 147 to 153 Edgewater Drive, Pakuranga", prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025

e. Draft Groundwater Monitoring and Settlement Contingency Plan "Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga" prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025

Duration of the Consent

X. The take (dewatering) and groundwater diversion consent WAT60450093 must expire thirty-five (35) years after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Review Condition

X. Under section 128 of the RMA the conditions of this consent WAT60403974 may be reviewed by the Manager Resource Consents at the consent holder's cost:

Within six months after Completion of Dewatering and subsequently at intervals of not less than five years thereafter in order:

- To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage
- 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:
  i. ground conditions
  ii. aquifer parameters
  iii. groundwater levels; and
  iv. ground surface movement

Ground Dewatering (Take) and Groundwater Diversion Conditions

Notice of Commencement of Dewatering

X. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering:

Design of Basement Walls and Retaining

X. The design and construction of the basement retaining walls must be undertaken in accordance with the specifications contained in the reports referenced below:

a. Civil Engineering Report – "Civil Engineering Report for Retirement Village Serviced Apartments 147-153 Edgewater Drive", prepared by Dodd Civil REF: 496/03, dated April 2025".

b. Infrastructure Drawings – "Infrastructure drawings for Retirement Village Serviced Apartments 147-153 Edgewater Drive", prepared by Dodd Civil REF: 496/03, dated April 2025

c. Architectural Plans - Architectural drawings titled "Ambridge Rose" Ref 2114, dated April 2025" prepared by Peddle Thorp, dated, April 2025

d. Geotechnical Investigation Report - Geotechnical Investigation Report – 147 to 153 Edgewater Drive, Pakuranga", prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025

e. Draft Groundwater Monitoring and Settlement Contingency Plan "Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga" prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025

Excavation Limit

X. The Bulk Excavation for the Building A basement level must not extend below 1.6 m RL

Performance Standards

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

Alert and Alarm Levels

X. The activity must 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 Deformation Stations (the **Differential Ground Surface Settlement Alarm or Alert Level**)	1:500	1:750
b)	Total vertical settlement from the pre-excavation	20mm	15mm

	baseline level at any Ground Surface Deformation Station (the **Total Ground Surface Settlement Alarm or Alert Level**)		
c)	Differential vertical settlement between any two adjacent Building Deformation Stations (the **Differential Building Settlement Alarm or Alert Level**)	1:500	1:750
d)	Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the **Total Building Settlement Alarm or Alert Level**)	10mm	7mm
e)	Total lateral deflection from the pre-excavation baseline level at any retaining wall deflection station (the **Retaining Wall Deflection Alarm or Alert Level**)	20mm	15mm

Note: The locations of the Monitoring Stations listed in Schedule A are shown on the report titled ".Draft Groundwater Monitoring and Settlement Contingency Plan "Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga" prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025. These

levels may be amended subject to approval by the Council 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 (SQEP), but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.

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 SQEP.

Alert Level Actions

X. In the event of any Alert Level being exceeded the Consent Holder must:

(a) Notify the Council 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 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 must be implemented

(d) Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council within five working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e., the need for increased frequency or repeat condition survey(s) of building or structures) 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 Council.

Alarm Level Actions

54. In the event of any Alarm Level being exceeded at any ground deformation pin, building deformation pin, retaining wall deflection pin Monitoring Station the Consent Holder must:

(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 SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.

(b) Notify the Council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.

(c)Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overviewing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.

(d) Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.

(e) Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.

(e) Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within five working days of recommencement of works.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

X. At least 20 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a (SQEP), must be submitted to the Council for written approval. Any later proposed amendment of the GSMCP must also be submitted to the Council for written approval.

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

(a) A monitoring plan, showing the location and type of all Monitoring Stations including ground and building demolition pins, and retaining wall deflection pins. The monitoring plan should be based on the report titled “Draft Groundwater Monitoring and Settlement Contingency Plan “Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga” prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025. In any case where the location of a Monitoring Station differs substantially from that shown on the plan referenced above, a written explanation for the difference must be provdied at the same time that the GSMCP is provided.

(b) Final completed schedules B to D (as per the conditions below) for monitoring of ground surface, building and retaining wall deformation (including any proposed changes to the monitoring frequency) as required by the 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 chat or schedule, 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 two 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.

X. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is approved in writing by the Council.

Pre-Dewatering Building and Structure Survey

X. Prior to the Commencement of Dewatering a detailed condition survey of buildings and structures as specified in Schedule B below must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted for certification by the Council.

This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey.

The detailed condition survey must include:

(a) Confirmation of the installation of building deformation stations as required in Schedule B below in the locations shown on the report titled "Draft Groundwater Monitoring and Settlement Contingency Plan "Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga" prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025

(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 buildings/structures to further movement and Damage.

(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 locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule B: Buildings/Structures that require Detailed Condition Survey and Installation of Deformation Stations

Number	Address	Property known as	Number of building deformation stations required
1	2 Susanne Place (dwelling and shed)	LOT 144 DP 56698	4 (dwelling) 2 (shed)
2	4 Susanne Place ('minor' dwelling)	LOT 145 DP 56698	2 (minor dwelling)

Pre-Dewatering Services Condition Survey

X. Prior to the Commencement of Dewatering, a condition survey of potentially affected stormwater and wastewater services must be undertaken in consultation with the relevant service provider.

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

External Visual Inspections during Dewatering

X. External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections are to be carried weekly from the Commencement to Completion of Dewatering. A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and should be of a quality that is fit for purpose.

The results of the external visual inspections and an assessment of the results are to be reviewed by the SQEP responsible for overviewing the monitoring and included in the bimonthly monitoring report for the relevant monitoring period.

This condition does not apply to any land, building or structure where written evidence is provided to the Council 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 Condition Surveys

X. Between six and twelve months after Completion of Dewatering, a detailed condition survey of all previously surveyed buildings, structures, stormwater and wastewater Services, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report is to be reviewed by the SQEP responsible for overviewing the monitoring and then submitted to the Council, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must 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.

This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.

Additional Surveys

X. Additional condition surveys of any building, structure, or Service within the area defined by the extent of groundwater drawdown or ground movement (as defined in the report titled Draft Groundwater Monitoring and Settlement Contingency Plan "Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga" prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025), must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by ground movement resulting from dewatering or retaining wall deflection.

A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted to the Council.

The requirement for any such additional condition survey will cease six months after the Completion of Dewatering 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.

Ground Surface and Building Deformation Monitoring

X. Ground Surface and Building Deformation Monitoring Stations must be established and maintained at the approximate locations shown on the report titled "Draft Groundwater Monitoring and Settlement Contingency Plan "Draft Groundwater Monitoring and Settlement Contingency Plan 147-153 Edgewater Drive, Pakuranga" prepared by Land Development & Engineering Ltd, Project reference J00983, dated 17 April 2025".

The Monitoring Stations must be monitored at the frequency set out in Schedule C. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 50 metres away from the excavated area.

Schedule C: Ground Surface and Building Monitoring

Monitoring Station and Type	Frequency		
Pre-Commencement of Dewatering	**Commencement of Dewatering to one month after Completion of Excavation**		**One month after Completion of Excavation to Completion of Dewatering**
Ground	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly until one month after Completion of Excavation, then fortnightly.	Monthly for 6 months
Buildings	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly until one month after Completion of Excavation, then fortnightly.	Monthly for 6 months

The monitoring frequency may be changed, if approved by the Council.

Access to Third Party Property

X. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

X. 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 must:

(a) Notify the Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage.

(b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) 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 Council and the asset owner within 10 working days of notification under (a) above.

Advice Note:

It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Building, Structure, and Service Surveys and Inspections

X. A copy of all pre-dewatering building, structure condition surveys, and Service condition surveys and photographic records of external visual inspections required by this consent must be submitted to the Council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the Council upon request.

Reporting of Monitoring Data

X. At two monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) 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

X. The Council must be advised in writing within 10 working days of when excavation and dewatering has been completed.

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 regulations, bylaws or discharge rules that may apply.