

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



Discretionary activity under section 127(3)

Application numbers: SUB60035991-B, LUC60010513-C, DIS60048302-A

Original consent numbers: BUN20441333:

LUC60010513, SUB60035991, DIS60048302, DIS60048335, LUS60048380, WAT60051016, LUC60010513-A and LUC60010513-B

Legacy Refs. SLC66077, REG66078, REG66079, REG66080, N67197

Applicant: AV Jennings Hobsonville Pty Limited

Site address: Hall Farm, State Highway 1, Upper Orewa

Legal description: Lot 3 DP 327701 and Lot 1 DP 310813

Proposal:

In order to facilitate the originally consented development, it is proposed to amend conditions 2 and appendix 1 (drawings), 3 (Application Plans and Materials), 8 (staging), 13(f) (Engineering Plan Approval – Road 1), 79 and 80 (Stormwater works), 103 (s223), 112 (s224c) and 116(p) (Consent Notices) of resource consent BUN20441333

Note: For the avoidance of doubt, any reference in this decision to 'vary' or 'variation application' shall be taken to mean an application to change or cancel consent conditions under s127 of the RMA.

This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to conditions of consent BUN20441333: LUC60010513, SUB60035991, DIS60048302, DIS60048335, LUS60048380, WAT60051016 involving the following amendments (with ~~strike through~~ for deletion, underline for insertions):

Land use consent (s9) – LUC60010513 (SLC66077)

Changes to Condition 1

General Conditions

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

Definition of Terms

1. In these conditions:

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

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

(k) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, SUB60035991, SUB60035991-B, DIS60048302, DIS60048302-A, DIS60048335, LUS60048380 and WAT60051016);

Changes to Conditions 2 and Appendix 1 (drawings)

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

Note: The approved drawings were set out as an attached appendix to the decision. An amended Appendix 1 drawing schedule following the same format has been prepared and is also included at the end of this report.

Changes to Condition 3 (Application Plans and Materials):

In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan ~~12516-01S127 300 Rev B~~ 12516-01S127 300 (dated May 2019) and 302 (dated 05/08/19) Rev E prepared by Airey Consultants Limited will prevail.

Changes to Condition 8 (staging):

Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, ~~56~~ 57 super-lots and 575 finished lots.

Changes to Condition 13(f) (Engineering Plan Approval – Road 1)

Design of a local road (Road 1) to be formed from the entry road across the site to the western boundary as generally outlined on the plan ~~12516-01S127 300 Rev B~~ 12516-01S127 300 (dated May 2019) and 302 (dated 05/08/19) Rev E prepared by Airey Consultants Limited. The design of Road 1 shall ensure a threshold treatment is provided at an appropriate distance from the motorway interchange to encourage drivers to lower vehicle speeds before entering the site. The gradient of Road 1 shall be designed and constructed in accordance with the Auckland

Transport Code of Practice and the Austroads Guide to Road Design. The design of the Road 1 shall be submitted with the engineering plans for Stage 1.

Addition of Condition 13(aa)

The termination of Road 4 in stage 1 shall incorporate a hammer head to be designed in accordance with Auckland Transport's Code of Practice.

Changes to Condition 66 (Earthworks):

All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev.A, **and the supplementary letter dated 21 August 2019 by CMW Geosciences referenced AKL2018-0066AQ Rev 0** and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions*, by a Chartered Professional Engineer experienced in soil mechanics.

Stormwater permit (ss14 & 15) – DIS60048302 (REG66078)

Changes to Condition 79 (Stormwater works):

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

Works to be undertaken	Catchment area	Design guideline(s)
Rain Gardens	Various – to be confi at detailed design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.

Raingardens on Street or Accessway		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
<u>Rain gardens on street or accessway in Stage 1</u>	<u>Stage 1</u>	<u>As for raingardens.</u> <i><u>Note: This is because there are no downstream treatment devices proposed in Stage 1.</u></i>
Roof material	All	No exposed unpainted metal surfaces
Reuse rain tanks	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
Wetland treatment device X 5	As shown on Airey Consultants plans, to be confirmed at detailed	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with
	design	TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard. The design is to include features which minimise, to the extent practicable, the invasion of aquatic pests and weeds.
Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

Changes to Condition 80 (Stormwater works):

As built drawings of the facilities including a site survey shall be provided to the Council upon completion. Apart from Stage 1, the stormwater wetland treatment devices serving each stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.

Subdivision consent (s11) – SUB60035991 (SLC66077)

Changes to Condition 104 (Conditions prior to s223 Approval):

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

- a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.
- b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.
- c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.
- d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).
- e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.
- f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.
- g) Apart from Stage 1, show all stormwater ponds identified within a separately identified lot.

Deletion of Condition 112 (Conditions prior to s224(c) Approval):

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

Changes to Condition 116(p) (Consent Notices):

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

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

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

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
Lots 259, 260, 268 to 334, 359 373 to 380, 386 to 389, 413 to 501 and 571 to 575	A	E	K	-	N, O
Lots 243 to 258, 261 to 267, 335 to 358, 381 to 385 and 390 to 412	A	F	K	-	
Stage 1 -Lots 1-35, 46- 104 107 , 107-108 and 114-129 113-129, 583-585, 591-594 and Stage 8 Lots 502 to 570	A	G	K	-	
Stage 2 – Lots 130-221 Stage 1 - 36-45, 105-106, 109-113	A	H	K	-	
Area within Stages 1J &1K	B	I	K	-	
Lot 581	C	J	K	-	
Lot 582	D	J	K	-	
Lots 110-122 Lots 239-242					
Lots 1 to 575	-	-	-	M	

- P. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- Q. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and manufacturing), and including a community centre and appurtenant parking and public open space.
- R. All land use activities identified in Table H7.9.1 Open Space – Community Zone AUP as permitted activities.
- S. Use of the Lot is limited to public carparking and “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- T. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- U. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- V. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.

- W. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.
- X. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- Y. All buildings shall comply with the relevant standards for development in Section H7.11 Open Space – Community Zone) AUP.
- Z. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

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

- AA. There shall be no direct vehicle access onto Road 1 from the lot.
- BB. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
- CC. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
- DD. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.

Recommendation

I recommend, under sections 127, 104, 104B and Part 2 of the RMA, that this variation application is **GRANTED**.

Decision

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

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

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under ss104(1)(a), 104(1)(ab) and 127(3) of the RMA the actual and potential effects from the variation will be acceptable as:

- a. The amendments to the revised scheme in respect of the removal of the wetland devices and replacement with larger raingardens for the management of stormwater on Stage 1 have been at the direct request of Healthy Waters and does not impact on the wider stormwater network. This change seeks to align the resource consent decision with this and remove the redundant conditions.
 - b. The overall number of lots (575) will not be increasing, and therefore effects to the wider road network over the life of the subdivision are no different to that approved under the original application.
 - c. There are minor changes proposed (due the varied lot layout of Stage 1) to stormwater, wastewater and water supply proposal. Council's DE has confirmed these are acceptable and will be addressed through the Engineering Plan Approval (EPA) process.
 - d. The amendment to Lot 85 to allow for an additional lot is considered appropriate, an open space connection will still be provided with a walkway identified. The size, width and depth of proposed Lot 595 is identical to the other adjacent consented lots
 - e. The layout and changes to staging are considered to result in less than minor adverse effects. The amended Stage 1 Area will continue to provide for the future residential development of this part of the site in direct alignment with the urban character anticipated by the concept structure plan granted by the original consent.
 - f. In regard to Road 4, a specific turning head is acceptable in order to allow vehicles (and especially trucks) to turn, rather than reverse up the street or in and out of residential crossings.
 - g. The width of the walkway (between lots 86 and 591) is considered acceptable given the property boundary will be defined by landscaping/ planting, with no fencing and dwellings will be designed with a setback and passive surveillance to the walkway interface.
 - h. In terms of positive effects, the proposed changes to Stage 1 align stormwater management with the provisions of the AUP(OP), and the redesigned layout overall improves the road and lot design for Stage 1.
 - i. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA the variation is consistent with the relevant statutory documents. In particular:
- In regard to section E27 (Transportation), the overall density of the proposal remains the same, ensuring traffic effects are not increased. The proposed realigned roading is considered to contribute to the proposed road network and enables the formation of a strategic and functioning road network.
- In regard to section E38 (Urban Subdivision), the revised staging and amended layout of Stage 1 demonstrates a more efficient layout. A range of lot sizes is proposed, but the overall scheme remains consistent with the underlying consent. All sites are able to be serviced for residential development and geotechnical reporting has been provided to demonstrate that there is no increased risk of natural hazards.
4. In accordance with an assessment under s104(1)(c) of the RMA, the following other matters are considered relevant:

The National Policy Statement for Freshwater Management 2014, the New Zealand Coastal Policy Statement and the Hauraki Gulf Marine Part Act 2000 are all relevant to this proposal, and were considered as part of the underlying consent. The suite of works proposed as well as variation to staging and layout are not considered to generate adverse effects over and above those mitigated by the conditions of consent previously applied, and therefore the proposed variation is considered to remain consistent with the objectives and policies of these documents.

5. This variation achieves the sustainable management purpose of the RMA in Part 2 because it allows for an improved staging of the underlying consent and improved lot layout whilst minimising any adverse effects. No matters of national importance are impacted on.
6. In regard to s106, In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards and sufficient provision has been made for legal and physical access to the proposed allotments.
7. Overall the proposal is considered to be reasonable in regard to its intent to amend the staging of the consent and revise the design and layout of Stage 1. Any additional adverse effects generated are within scope of those originally consented, and the proposal is still consistent with the objectives and policies of the AUP(OP). No persons who made a submission to the original application are adversely affected by the proposed changes, and overall the outcomes are considered to be an improvement to the original scheme.

Conditions

Under sections 108 and 108AA of the RMA, this variation is subject to the following additional conditions and amendments to existing conditions:

Land use consent (s9) – LUC60010513 (SLC66077)

Changes to Condition 1

General Conditions

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

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Addition of Condition 13(aa)

The termination of Road 4 in stage 1 shall incorporate a hammer head to be designed in accordance with Auckland Transport's Code of Practice.

Conditions relating to LUC60010513 (Earthworks)

Changes to Condition 66 (Earthworks):

All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev.A, **and the supplementary letter dated 21 August 2019 by CMW Geosciences referenced AKL2018-0066AQ Rev 0** and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions*, by a Chartered Professional Engineer experienced in soil mechanics.

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Wetland treatment device X 5	As shown on Airey Consultants plans, to be confirmed at detailed	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with
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Outfall	All	Rock riprap structure Erosion protection in accordance with TP10

Changes to Condition 80 (Stormwater works):

As built drawings of the facilities including a site survey shall be provided to the Council upon completion. Apart from Stage 1, the stormwater wetland treatment devices serving each stage shall be completed prior to applying for the 224(c) for that stage of the subdivision.

Subdivision consent (s11) – SUB60035991 (SLC66077)

Changes to Condition 104 (Conditions prior to s223 Approval):

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

- a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.
- b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.
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- d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).
- e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.
- f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.
- g) Apart from Stage 1, show all stormwater ponds identified within a separately identified lot.

Deletion of Condition 112 (Conditions prior to s224(c) Approval):

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

Changes to Condition 116(p) (Consent Notices):

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

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

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

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions

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Stage 1 -Lots 1-35, 46-104 107, 107-108 and 114-129 113-129, 583-585, 591-594 and Stage 8 Lots 502 to 570	A	G	K	-	
Stage 2 – Lots 130-221 Stage 1 - 36-45, 105-106, 109-113	A	H	K	-	
Area within Stages 1J &1K	B	I	K	-	
Lot 581	C	J	K	-	
Lot 582	D	J	K	-	
Lots 110-122 Lots 239-242					
Lots 1 to 575	-	-	-	M	

- EE. One dwelling per lot, “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- FF. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.
- GG. All land use activities identified in Table H7.9.1 Open Space – Community Zone AUP as permitted activities.
- HH. Use of the Lot is limited to public carparking and “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- II. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- JJ. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- KK. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.
- LL. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.

- MM. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- NN. All buildings shall comply with the relevant standards for development in Section H7.11 Open Space – Community Zone) AUP.
- OO. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.
- Where any conflict arises between the development standards that apply to the lot, as set out in Table 1 above, and the design guidelines, the relevant standards shall prevail.
- PP. There shall be no direct vehicle access onto Road 1 from the lot.
- QQ. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
- RR. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
- SS. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.

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

Updated Appendix 1

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

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
SK80	Rev A	Road Layout Plan – Indicative Rtn Station (Access Road Option)	Airey Consultants Ltd	February 2019
100	Rev D	Proposed Site Plan and Aerial Photograph	Airey Consultants Ltd	November 2018
<u>100</u>	<u>Rev E</u>	<u>Proposed Site Plan and Aerial Photograph</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
101	Rev D	Proposed Staging Plan	Airey Consultants Ltd	November 2018
<u>101</u>	<u>Rev F</u>	<u>Proposed Staging Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>

Drawing No.	Rev/ Ref	Title	Prepared by	Date
105	Rev B	Scheme Plan Comparison with Consented Development	Airey Consultants Ltd	November 2018
105	Rev D	<u>Scheme Plan Comparison with Consented Development</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
200	Rev D	Proposed Finished Contour Plan	Airey Consultants Ltd	November 2018
200	Rev F	<u>Proposed Finished Contour Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
201	Rev D	Proposed Cut-Fill Plan	Airey Consultants Ltd	November 2018
201	Rev F	<u>Proposed Cut-Fill Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
205	Rev D	Proposed Slope Analysis Plan Slopes Greater than 1 in 3	Airey Consultants Ltd	November 2018
205	Rev F	<u>Proposed Slope Analysis Plan Slopes Greater than 1 in 3</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
210	Rev D	Stage 2 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
220	Rev D	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
220	Rev E	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2019
230	Rev D	Stage 3 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
240	Rev D	Stage 4 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
250	Rev D	Stage 5 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
260	Rev D	Stage 6 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
270	Rev D	Stage 7 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
280	Rev D	Stage 8 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
300	Rev C	Proposed Road Layout Plan	Airey Consultants Ltd	December 2018
300	Rev E	<u>Proposed Road Layout Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
301	Rev C	Proposed Road Layout Plan – Sheet 1 of 5	Airey Consultants Ltd	December 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
302	Rev C	Proposed Road Layout Plan – Sheet 2 of 5	Airey Consultants Ltd	December 2018
<u>302</u>	<u>Rev E</u>	<u>Proposed Road Layout Plan – Sheet 2 of 5</u>	<u>Airey Consultants Ltd</u>	<u>05/08/19</u>
<u>303</u>	<u>Rev C</u>	<u>Proposed Road Layout Plan – Sheet 3 of 5</u>	<u>Airey Consultants Ltd</u>	<u>December 2018</u>
<u>304</u>	<u>Rev C</u>	<u>Proposed Road Layout Plan – Sheet 4 of 5</u>	<u>Airey Consultants Ltd</u>	<u>December 2018</u>
<u>305</u>	<u>Rev B</u>	<u>Proposed Road Layout Plan – Sheet 5 of 5</u>	<u>Airey Consultants Ltd</u>	<u>December 2018</u>
<u>310</u>	<u>Rev F</u>	<u>Footpath Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>November 2018</u>
311	Rev D	Stage 2 – Road Enabling Plan	Airey Consultants Ltd	November 2018
312	Rev D	Stage 2 – Completed Road Plan	Airey Consultants Ltd	November 2018
313	Rev C	Stage 2 – Entrance Road Long Section	Airey Consultants Ltd	29 Nov 2018
314	Rev C	Stage 2 – Roads 10 & 12 Long Sections	Airey Consultants Ltd	29 Nov 2018
315	Rev C	Stage 2 – Road 13 Long Section Chainages 0-600m	Airey Consultants Ltd	29 Nov 2018
316	Rev B	Stage 2 – Road 13 Long Section Chainages 600m-END	Airey Consultants Ltd	29 Nov 2018
320	Rev D	Stage 1 – Road Enabling Plan	Airey Consultants Ltd	November 2018
<u>320</u>	<u>Rev F</u>	<u>Stage 1 – Road Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
321	Rev D	Stage 1 – Completed Road Plan	Airey Consultants Ltd	November 2018
<u>321</u>	<u>Rev F</u>	<u>Stage 1 – Completed Road Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
322	Rev C	Stage 1 – Entrance Road Long Section	Airey Consultants Ltd	30 Nov 2018
323	Rev D	Stage 1 – Road 1A & Road 2	Airey Consultants	30 Nov 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Long Section	Ltd	
324	Rev D	Stage 1 – Roads 3 4 & 5 Long Section	Airey Consultants Ltd	30 Nov 2018
325	Rev C	Stage 1 – Road 6 7 & 8 Long Sections	Airey Consultants Ltd	30 Nov 2018
330	Rev D	Stage 3 – Road Enabling Plan	Airey Consultants Ltd	30 Nov 2018
331	Rev D	Stage 3 – Completed Road Plan	Airey Consultants Ltd	30 Nov 2018
332	Rev C	Stage 3 – Road 1 & 40 Long Sections	Airey Consultants Ltd	30 Nov 2018
333	Rev C	Stage 3 – Road 50 & Access 30 Long Sections	Airey Consultants Ltd	30 July 2018
340	Rev C	Stage 4 – Road Enabling Plan	Airey Consultants Ltd	July 2018
341	Rev C	Stage 4 – Completed Road Plan	Airey Consultants Ltd	July 2018
342	Rev B	Stage 4 – Road 40 Long Section	Airey Consultants Ltd	30 July 2018
343	Rev B	Stage 4 – Road 40 & 41 Long Sections	Airey Consultants Ltd	30 July 2018
344	Rev B	Stage 4 – Road 42 & 43 Long Sections	Airey Consultants Ltd	30 July 2018
350	Rev C	Stage 5 – Road Enabling Plan	Airey Consultants Ltd	July 2018
351	Rev C	Stage 5 – Completed Road Plan	Airey Consultants Ltd	July 2018
352	Rev B	Stage 5 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
353	Rev C	Stage 5 – Road 50 Long Section	Airey Consultants Ltd	30 July 2018
354	Rev A	Stage 5 – Access 51, 52 & 53 Long Sections	Airey Consultants Ltd	30 July 2018
360	Rev C	Stage 6 – Road Enabling Plan	Airey Consultants Ltd	July 2018
361	Rev C	Stage 6 – Completed Road Plan	Airey Consultants Ltd	July 2018
362	Rev B	Stage 6 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
363	Rev B	Stage 6 – Road 60 Long	Airey Consultants	30 July 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Section	Ltd	
364	Rev B	Stage 6 – Road 61 & 62 Long Sections	Airey Consultants Ltd	30 July 2018
370	Rev C	Stage 7 – Road Enabling Plan	Airey Consultants Ltd	July 2018
371	Rev C	Stage 7 – Completed Road Plan	Airey Consultants Ltd	July 2018
372	Rev B	Stage 7 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
373	Rev B	Stage 7 – Road 70 & 71 Long Sections	Airey Consultants Ltd	30 July 2018
400	Rev E	Proposed Stormwater Layout & Flood Plan	Airey Consultants Ltd	December 2018
<u>400</u>	<u>Rev G</u>	<u>Proposed Stormwater Layout & Flood Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
401	Rev B	Wetland 1 Details	Airey Consultants Ltd	December 2018
403	Rev C	Wetland 3 Details	Airey Consultants Ltd	December 2018
404	Rev C	Wetland 4 Details	Airey Consultants Ltd	December 2018
405	Rev A	Wetland 5 Details	Airey Consultants Ltd	October 2015
406	Rev B	Proposed Raingarden Typical Details	Airey Consultants Ltd	6 August 2018
407	Rev B	Arch Bridge Typical Detail	Airey Consultants Ltd	6 August 2018
410	Rev E	Stage 2 – Stormwater Enabling Plan	Airey Consultants Ltd	1 December 2018
411	Rev E	Stage 2 – Completed Stormwater Plan	Airey Consultants Ltd	1 December 2018
420	Rev D	Stage 1 – Stormwater Enabling Plan	Airey Consultants Ltd	3 December 2018
<u>420</u>	<u>Rev F</u>	<u>Stage 1 – Stormwater Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
421	Rev D	Stage 1 – Completed Stormwater Plan	Airey Consultants Ltd	3 December 2018
<u>421</u>	<u>Rev F</u>	<u>Stage 1 – Completed Stormwater Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
430	Rev D	Stage 3 – Stormwater Enabling	Airey Consultants	1 December

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Plan	Ltd	2018
431	Rev D	Stage 3 – Completed Stormwater Plan	Airey Consultants Ltd	1 December 2018
440	Rev C	Stage 4 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
441	Rev C	Stage 4 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
450	Rev C	Stage 5 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
451	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
460	Rev C	Stage 6 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
461	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
470	Rev C	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
480	Rev C	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
481	Rev C	Stage 8 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
500	Rev E	Proposed Wastewater Layout Plan	Airey Consultants Ltd	December 2018
<u>500</u>	<u>Rev G</u>	<u>Proposed Wastewater Layout Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
501	Rev B	Preliminary Wastewater Pump Station Layout Plans Typical Cross Section	Airey Consultants Ltd	August 2018
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
511	Rev E	Stage 2 – Wastewater Enabling Plan	Airey Consultants Ltd	30 Nov 2018
512	Rev E	Stage 2 – Completed Wastewater Plan	Airey Consultants Ltd	30 Nov 2018
515	Rev A	Stage 1 Wastewater Enabling Longsection (Sheet 1 of 2)	Airey Consultants Ltd	6 August 2018
516	Rev B	Stage 1 Wastewater Enabling	Airey Consultants	4 October

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Longsection (Sheet 2 of 2)	Ltd	2018
520	Rev D	Stage 1 – Wastewater Enabling Plan	Airey Consultants Ltd	30 November 2018
<u>520</u>	<u>Rev F</u>	<u>Stage 1 – Wastewater Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
521	Rev D	Stage 1 – Completed Wastewater Plan	Airey Consultants Ltd	30 November 2018
<u>521</u>	<u>Rev F</u>	<u>Stage 1 – Completed Wastewater Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
530	Rev D	Stage 3 – Wastewater Enabling Plan	Airey Consultants Ltd	30 November 2018
531	Rev D	Stage 3 – Completed Wastewater Plan	Airey Consultants Ltd	30 November 2018
540	Rev C	Stage 4 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
541	Rev C	Stage 4 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
550	Rev C	Stage 5 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
551	Rev C	Stage 5 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
560	Rev C	Stage 6 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
561	Rev C	Stage 6 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
570	Rev C	Stage 7 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
571	Rev C	Stage 7 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
580	Rev D	Stage 8 – Wastewater Enabling Plan	Airey Consultants Ltd	30 Nov 2018
581	Rev D	Stage 8 – Completed Wastewater Plan	Airey Consultants Ltd	30 Nov 2018
600	Rev A	Water Supply Enabling Plan	Airey Consultants Ltd	August 2018
601	Rev A	Water Supply Enabling	Airey Consultants	August 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Longsection under Motorway	Ltd	
Subdivision Plans				
6554		Scheme Plan A of Subdivision Staging	Hampson & Associates Ltd	17 January 2019
6554		<u>Scheme Plan A of Subdivision Staging</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
6554		Scheme Plan B of Multi-Lot Staging	Hampson & Associates Ltd	17 January 2019
6554		<u>Scheme Plan B of Multi-Lot Staging</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
S2	Sheet 1	Stage 2 Scheme Plan	Hampson & Associates Ltd	8 November 2018
S2	Sheet 2	Stage 2 Scheme Plan	Hampson & Associates Ltd	8 November 2018
S1	Sheet 1	Stage 1 Scheme Plan	Hampson & Associates Ltd	17 January 2019
<u>S1</u>	<u>Sheet 1</u>	<u>Stage 1 Scheme Plan</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
S1	Sheet 2	Stage 1 Scheme Plan	Hampson & Associates Ltd	17 January 2019
<u>S1</u>	<u>Sheet 2</u>	<u>Stage 1 Scheme Plan</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
S3	Sheet 1	Stage 3 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S3	Sheet 2	Stage 3 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S6	Sheet 2	Stage 6 Scheme Plan	Hampson &	17

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Associates Ltd	September 2015
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	<u>27 October 2015</u>
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	<u>27 September 2015</u>
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	<u>27 October 2015</u>
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	<u>17 September 2015</u>
Character Area, Structure Plan and Revegetation/ Open Space Plans				
Figure 8	A	Proposed Character Areas	Boffa Miskell Limited	7 August 2018
Figure 9	Rev 2	Concept Structure Plan	Boffa Miskell Limited	29 Nov 2018
<u>Figure 9</u>	<u>Rev 3</u>	<u>Concept Structure Plan</u>	<u>Boffa Miskell Limited</u>	<u>13 May 2019</u>
Figure 11	2	Revegetation and Open Space Concept	Boffa Miskell Limited	4 Sept 2018
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	B	Overall Site Plan – Stage 1	Construkt	6 Dec 2018
<u>SK02</u>	<u>D</u>	<u>Overall Site Plan – Stage 1</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK03	B	Stage 1 Site Presentation Plan	Construkt	6 Dec 2018
<u>SK03</u>	<u>D</u>	<u>Stage 1 Site Presentation Plan</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK04	B	Stage 1 Roading Plan	Construkt	6 Dec 2018
<u>SK04</u>	<u>D</u>	<u>Stage 1 Roading Plan</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK10	B	Road Cross Sections	Construkt	6 Dec 2018
SK11	B	Road Cross Sections	Construkt	6 Dec 2018
SK12	B	Road Cross Sections	Construkt	6 Dec 2018
<u>SK12</u>	<u>C</u>	<u>Road Cross Sections</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK13	B	Road Cross Sections	Construkt	6 Dec 2018
<u>SK14</u>	<u>B</u>	<u>Homezone Sample Plan</u>	<u>Construkt</u>	<u>15 May 2019</u>

Drawing No.	Rev/ Ref	Title	Prepared by	Date
	<u>1</u>	Tree Planting Plan	Boffa Miskell	<u>11 Dec 2018</u>
<u>Fig 1</u>	<u>2</u>	<u>Tree Planting Strategy</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
	<u>1</u>	Tree Planting Palette	Boffa Miskell	<u>11 Dec 2018</u>
<u>Fig 2</u>	<u>2</u>	<u>Stage 1 – Street Tree Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 3</u>	<u>2</u>	<u>Stage 1 – Street Tree Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 4</u>	<u>2</u>	<u>Stage 1 – Street Tree Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
	<u>1</u>	Planting ——— Palette ——— Streetscape/Front Interface	Boffa Miskell	<u>11 Dec 2018</u>
<u>Fig 5</u>	<u>2</u>	<u>Stage 1 - Planting Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 6</u>	<u>2</u>	<u>Stage 1 - Planting Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 7</u>	<u>2</u>	<u>Planting Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>

Advice notes

1. A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.
2. The consent holder is reminded that the decision on this section 127 application does not affect the lapse period for the resource consent.
3. This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.

Delegated decision maker:

Name: Steve Seager
Title: Team Leader, Resource Consents
Signed:

Date:



Approved Resource Consent Plan

24/09/2019

Attachment 1: Consolidated conditions of consent as amended

General Conditions

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

Definition of Terms

1. In these conditions:

- (a) “approve”, “approval” and “approved” or “to the satisfaction of” in relation to plans or management plans means assessed by Council staff acting in a technical certification capacity, and in particular as to whether the document or matter is consistent with, or sufficient to meet, the conditions of this consent, and certified as such for the purposes of the conditions of this consent;
- (b) “conditions” means the conditions of this consent imposed under section 108 RMA, or offered by the Consent Holder and included in the consents;
- (c) “consent” means the land use, discharge, stream works, subdivision and water take consents (LUC60010513, LUC60010513-A, LUC60010513-B, LUC60010513-C, SUB60035991, SUB60035991-B, DIS60048302, DIS60048302-A, DIS60048335, LUS60048380 and WAT60051016);
- (d) “Consent Holder” means the applicant, AV Jennings Hobsonville Pty Limited, at Auckland;
- (e) “Council” means the Auckland Council;
- (f) “engineering works” includes, but is not limited to:
 - Earthworks and sediment control;
 - The formation of roads, the laying of pipes and other ancillary equipment for stormwater, water supply, drainage or sewage disposal;
 - Street lights, landscaping or structures on land; and
 - Any other works required by conditions of this consent.

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

- (g) “RMA” means the Resource Management Act 1991;
- (h) “Team Leader” means the Team Leader Northern Monitoring.

Application Plans and Materials

2. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities shall be carried out in general accordance with the plans and all information submitted with the application, detailed in Appendix 1, and all referenced by the Council as consent numbers LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, and LUC60010513-B, LUC60010513-C, SUB60035991-B and DIS60048302-A
3. In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail. In the event of any inconsistency between the approved drawings, plan 12516-01S127 300 Rev E prepared by Airey Consultants Limited will prevail.

Advice Note:

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

Monitoring Charges

4. The Consent Holder shall pay the Council an initial consent compliance monitoring charge of \$1500 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the Consent Holder.

Lapse of Consent

5. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:
 - The consent is given effect to (i.e. a survey plan or plans for all stages of the subdivision have been submitted to Council for approval under section 223 of the RMA), but shall thereafter lapse if the survey plan or plans are not deposited in accordance with section 224 of the RMA; or
 - The Council extends the period after which the consent lapses

Review of Conditions

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

Access to property

7. Until all the conditions of this consent have been completed to the satisfaction of the Team Leader, Resource Consenting and Compliance, servants or agents of the Council are to be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples while adhering to the Consent Holder's Health and Safety Policy.

Staging

8. Subdivision of the land may be undertaken in accordance with the staging plans referred to under condition 2, comprising eight stages, 57 super-lots and 575 finished lots.
9. For each stage the Consent Holder (or their successor in title) shall comply with the corresponding works required under the engineering and other management and maintenance plans set out below as necessary for the specific stage of the subdivision.

Conditions to be Complied with Prior to the Commencement of Works

Note: These conditions apply to all works authorised by the land use, discharge, stream works, subdivision and water take consents LUC60010513 (landuse), SUB60035991 (subdivision), DIS60048302 (stormwater discharge), DIS60048335 (wastewater discharge), LUS60048380 (stream works) and WAT60051016 (water permit) and as varied by consent LUC60010513-A, and LUC60010513-B, LUC60010513-C, SUB60035991-B and DIS60048302-A

Engineering Plan Approval

10. Prior to commencement of any construction work for each stage, or prior to lodgement of the survey plan pursuant to section 223 of the RMA for that stage, whichever is earlier, the Consent Holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) for the works to be completed in that stage of the development to the Team Leader for approval ("EPA").
11. No construction activity shall commence on site until written confirmation of approval of the engineering plans and associated management plans has been obtained from the Team Leader and all measures identified as required to be established prior to commencement of works have been established to the satisfaction of the Team Leader.
12. Details of the chartered professional engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for EPA. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.
13. The engineering plans are to include the following:
 - (a) Details of the extent of works to be undertaken in the stage and the extent of stabilisation to be completed at the end of the stage and/or construction season.
 - (b) A Construction Management Plan ("CMP") for the stage containing sufficient detail to address the following matters (where relevant):
 - Who the site or project manager is and contact details (phone, facsimile, postal address).

- The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
 - Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
 - Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places
 - The location and design of all hoardings and gantries.
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - Control procedures for delivery and removal of construction materials from public roads or places.
 - Location of workers conveniences (e.g. portaloos).
 - Ingress and egress to and from the site for construction vehicles.
 - Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).
 - Construction noise management.
- (c) Prior to the commencement of any earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified person, shall be prepared and submitted to the Team Leader – Northern Monitoring. No earthworks on the subject site shall commence until written approval from the Team Leader has been provided confirming that the ESCP is satisfactory. The ESCP shall include but is not limited to:
- staging details with specific erosion and sediments control works including location, dimensions and drawing in A3 format. All controls should be in line with Industry Best Practice as well as in general GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05));
 - details of the site's stabilised construction entrance(s);
 - timing and duration of construction and operation of control works;
 - details relating to the management of exposed areas (eg grassing, mulching or placing of hard fill);
 - the maximum exposed areas proposed and/or confirmation that an area no greater than 15ha will be exposed at any one time throughout the duration of the earthworks;
 - monitoring and maintenance requirements for the proposed erosion and sediment controls; and
 - measures for the management and measurement of dust in accordance with GD05 and the MfE Good Practice Guide for Assessing and Managing Dust.
- (d) Erosion and sediment control measures shall be constructed and maintained in general accordance with GD05 and any amendments to this document, except where a higher standard is

detailed in the documents referred to in the conditions elsewhere, in which case the higher standard shall apply. For the purposes of clarity, the following additional standards are to be included:

- sediment retention ponds (SRP) are to be sized to meet, and where possible exceed the minimum volume of 3% (300m³ of storage for each 1ha of contributing catchment);
- The decant systems in the SRPs are to have devices to enable the raising of these decants;
- SRPs are to have forebays with a minimum volume of 10% of the pond's volume;
- Floating booms are to be installed in the SRPs where appropriate to trap and floating debris (such as mulch) to minimise blockages of the decants;
- Decanting earth bunds (DEBs) are to be sized to a minimum of 3% (90m³ of storage capacity for each 3,000m² of contributing catchment);
- DEBs shall have a minimum length to width ration of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3l/sec/ha of contributing catchment, a stabilised emergency spillway, a minimum of 2m in width;
- All sediment control fencing utilised during earthworks shall be constructed as super silt fences in accordance with GD05;

Advice Note:

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

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

Certified controls shall include the sediment retention ponds, the decanting earth bunds, chemical treatment arrangements, super silt fences and diversion channels/bunds. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- a) Contributing catchment area;
- b) Shape of structure (dimensions of structure);
- c) Position of inlets/outlets; and
- d) Stabilisation of the structure.

Advice Note:

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

Advice Note:

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

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

Advice Note:

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

- (g) Details of the location and design of all rubbish collection points.
- (h) Design of footpaths to be constructed on each street designed to be vested as a public road, including along Road 1. Such design to be generally in accordance with Auckland Transport's Code of Practice. Footpaths shall be provided on both sides of the road. Provision for footpaths is not required for any public 'shared zone' streets but for the 'shared zone' streets, pedestrians must be able to walk along these streets safely. For all other private roads, a 1.8m wide footpath shall be installed on at least one side. The details of these footpaths shall be determined at the EPA stage.
- (i) Detailed design of all street and accessway lighting and any other structures/facilities on the roads to be vested in the Council which are to be designed in accordance with Auckland Transport's Code of Practice. The type of light fittings shall be acceptable to the electricity network supplier responsible for the area.
- (j) Detailed design of private accessways to be constructed as vehicle crossings, with the footpath continuous in grade, width, colour and cross-fall. The accessways shall also ensure a 5m platform no steeper than 1 in 20 prior to the footpath.
- (k) Detailed design of all new public accessways in accordance with Auckland Transport's Code of Practice. Detailed design of pedestrian and cycle trails within the common areas of the site, generally in accordance with Fig. 27 of the Boffa Miskell Pedestrian and Cycle Strategy Diagram Rev. B and in accordance with the guidelines set out in the NZ Cycle Trail Design Guide (4th Edition).
- (l) Detailed design of a new left turn lane to be constructed on the northbound offramp at the approach to the western interchange roundabout, generally as per Traffic Solutions Ltd Dwg.712/1. Detailed engineering design plans shall be submitted to NZTA prior to construction, and implemented in accordance with NZTA requirements. The slip lane shall be constructed and operational upon completion of Section 224(c) for Stage 1.

- (m) Detailed design of a shared path to be provided from Road 1 to the signalised pedestrian crossing at Arran Drive, in general accordance with the plan 1171201 drawing 310 Rev E, prepared by Airey Consultants Limited. The width of the pedestrian/cycle bridge shall be designed to allow for a 3.5m usable shared path width. The design of the proposed shared path shall include anti-throw screens along its length to prevent the ability for path users to throw items onto the State Highway 1 motorway corridor. The proposed shared path shall be designed to be constructed a minimum of 6m from the existing Grand Drive overpass, or at a location agreed to by the NZ Transport Agency. Design plans shall be submitted to the NZ Transport Agency for consideration and approval, at the detailed engineering design phase and shall be submitted with the engineering plans for Stage 2.
- (n) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for Stage 1.
- (o) Design of pedestrian / cyclist crossing places to the satisfaction of the NZ Transport Agency across both the northbound on ramp and the south bound off ramp to connect the proposed shared path to the eastern and western areas of Grand Drive. At the northbound on ramp, it is anticipated that a suitable crossing point would be between 19 – 22m down the on ramp and at the southbound ramp, it is anticipated that a suitable crossing point would be between 20 – 23 m from the roundabout. The design of the crossing places shall be submitted with the engineering plans for Stage 1.
- (p) At the time of detailed engineering design for the final stage of the development, or at the time Road 1 becomes a regional arterial road, whichever occurs first, the Consent Holder shall undertake an assessment of the safety and effectiveness of the crossing points referred to in Condition 13(o) for the review of the NZ Transport Agency. If the NZ Transport Agency determines that a crossing treatment at these locations (such as a zebra crossing or signals to assist pedestrians and cyclists to safely cross the road) is necessary, the cost of these works shall be met by the Consent Holder.
- (q) The Consent Holder will consult with the Department of Conservation regarding the provision of additional connections from the development to the Nukumea Scenic Reserve and to the walking and cycling network.
- (r) Infrastructure projects with respect to the roading connections to the potential Rapid Transit Network (RTN) station, construction of a future arterial and others will require the Consent Holder to enter into a formal Infrastructure Funding Agreement (IFA) with Auckland Council and/or Auckland Transport. An agreed IFA shall be provided to the Team Leader Compliance and Monitoring as evidence for how such current/future infrastructure projects can be delivered. The IFA may include but is not limited to:
- Landowner's approvals from Auckland Transport for works in the road reserve land.
 - A road stopping or road exchange process.
 - Further analysis to determine whether the road reserve space between Road 1 and Lots 573 will provide an acceptable radius of curvature and gradient for a future RTN Station access road, which will need to provide for buses and potentially walking and cycling access.

- Further analysis to determine the design of the intersection of the RTN Station access road/ Road 1 arterial for example whether it is a roundabout or a signalised intersection.
- Further analysis to assess the interaction of the future RTN Station access road/ Road 1 intersection with the Grand Drive interchange and to determine whether the arterial road and SH1 interchange will operate effectively under the proposed layout. It is expected that this analysis will occur over the next 5 years as part of the Supporting Growth programme.
- Further analysis to assess the internal circulation of traffic flows within the residential sub-division and the interaction of local access traffic with commuter traffic entering/ exiting the proposed park and ride.

Advice Notes:

Auckland Transport may request additional infrastructure be included in the IFA and it is recommended that further discussions are held with Auckland Transport.

The Consent Holder will ultimately be required to complete Auckland Transport's Road Stopping process to remove the paper road status from the two sections of existing paper road through the land towards the southern end of the site. It should be noted that the process for legally stopping a road can take some time and therefore this process should be initiated as soon as possible to reduce potential delays.

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

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

- (s) Details of how the public stormwater system will be constructed. Full design calculations, detailed drawings and maintenance schedules shall be provided with the engineering plans to cover the expected ongoing requirements for all stormwater treatment devices.
- (t) Full design details and calculations demonstrating options for the collection, treatment and utilisation of roof collected water. The report shall also provide stormwater storage, attenuation and discharge details for a range of impermeable surfaces.
- (u) Detailed design, for each stage, of the reticulated water supply network, to be provided in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (v) Details of how development of roads and access ways will enable access for emergency vehicles for firefighting purposes in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- (w) Details of fire hydrants to be installed. Should fire hydrants be incorporated as part of the reticulated network, they must be placed on the footpath to enable unimpeded access for the New Zealand Fire Service and must be located within 135m of all lots in accordance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note:

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

Advice Note:

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

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

- (x) Detailed design of a car park to be constructed at the northern end of the site, physically separate from the adjoining reserve. The separation shall be suitable to prevent access to the reserve by motor vehicles including motor cycles, but enable access for pedestrians.
- (y) The details of a boundary fence (minimum seven wire post and batten) to be constructed along the boundary of the Nukumea Reserve, including details of the staging of its construction.
- (z) Confirmation that a Narrow Road Assessment for Road 8 within stage 1 has been approved by Auckland Transport. In the event that the approval is not obtained then Road 8 must become a private road.

Advice Note:

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

- (aa) The termination of Road 4 in stage 1 shall incorporate a hammer head to be designed in accordance with Auckland Transport's Code of Practice.

- 14. As part of the application for Engineering Plan Approval for each stage, a chartered professional engineer must:
 - (a) Certify that the public stormwater system has been designed in accordance with the requirements of the Council's Code of Practice for Land Development and Subdivision Chapter 4 (Stormwater) to serve all lots within the stage of development.
 - (b) Certify that all water supply and wastewater systems have been designed in accordance with the *Water and Wastewater Code of Practice for Land Development and Subdivision*, May 2015 prepared by Watercare Services Limited.
 - (c) Certify that the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 have been met.
 - (d) Certify that all public road and associated structure/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.
 - (e) Confirm that all practical measures are included in the design to facilitate safe working conditions.
- 15. Any variation or changes to the approved engineering plans shall be submitted for approval to the Team Leader as an amendment and approval received thereto prior to construction of the varied works.
- 16. A Road Safety Audit (RSA) shall be undertaken on the detailed design of the roading within the development and for any works within the existing road reserve. Separate RSAs shall be undertaken for each stage of development. Any safety related changes identified in the RSA's and required by the road controlling authority shall be implemented at the cost of the consent holder.

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

Advice Note:

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

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

Temporary Traffic Management Plan

19. Prior to the commencement of any works, the Consent Holder shall submit a Temporary Traffic Management Plan ("TTMP") to the Team Leader for approval. The TTMP shall:
- (a) Address the effects of temporary works associated with the western Grand Drive Interchange roundabout.
 - (b) Address the effects of heavy vehicle movements to and from the site, particularly associated with removal or importation of fill materials and topsoil (as required by any other specific condition of this consent) and for all works associated with the western Grand Drive Interchange roundabout and within the State Highway 1 motorway corridor and designation.
20. The TTMP shall meet Council's and NZTA requirements (refer s.109.2 of the "Standards for Engineering Design and Construction") and shall be provided to the NZ Transport Agency for consideration and approval.
21. The Consent Holder shall obtain written approval and an 'agreement as to works' from the NZ Transport Agency for all works within the State highway 1 motorway corridor and designation.

Advice Note:

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

Vegetation Removal Plan

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

Planting Management Plan

23. Prior to commencement of any works, the Consent Holder shall submit a detailed Planting Management Plan ("PMP") to the Team Leader for approval for all site areas to be planted. The PMP shall:
- (a) Provide for the use of native, eco-sourced, vegetation from as close as possible, including fruiting and flowering trees and plants.

Advice note:

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

- (b) Provide for the use of appropriate species (that will be restricted in height at maturity) for the higher contoured areas at the western boundary of the site for a distance of at least 20m below the unformed legal road.
 - (c) Show planting of native species around the northern perimeter of the site to provide a buffer between the development and the Nukumea Reserve and limit edge effects as depicted on Figure 11: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 7th August 2018.
 - (d) Show boundary screen planting to a width of 5m wide along the southern and western boundaries, including the interface with 53A and 53B Russell Road, as depicted on Figure 12: Revegetation and Open Space Concept Plan prepared for Orewa West Ltd by Boffa Miskell Limited 7th August 2018. The planting shall be comprised of a mixture of bush and tree species.
 - (e) Provide for a weed and pest animal control plan for all existing vegetation and planting areas.
 - (f) Provide for the planting of all fringe areas of the site currently dominated by gorse and woolly nightshade (and other weeds) with appropriate native species, including the long-term management of these plantings.
 - (g) Show the specific planting works to be undertaken in each stage of the development, ensuring that the boundary screen planting proposed in (f) above shall be completed as part of Stage 2 of the development.
 - (h) Include a maintenance schedule and programme for all site areas to be planted.
24. The Consent Holder shall carry out all planting in the stages identified and in accordance with the approved PMP. The Consent Holder will advise Council when planting for each stage is initiated.
25. Plant maintenance in accordance with the approved PMP shall occur for five years or until 75% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive weeds and animal pests shall be controlled in accordance with the weed and pest animal control plan both at the time of initial planting and any replacement planting if required and on an ongoing basis.
26. The Consent Holder shall submit a Planting Monitoring Report to the Team Leader for approval 6 monthly for the first 18 months then annually thereafter for the remaining period to make up a total minimum period of five years. The Monitoring Report shall include but is not be limited to the following information in respect of each lot:
- (a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);

- (b) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds;
 - (c) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
 - (d) Details on the condition of, and recommendations for maintenance of, the fencing.
 - (e) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work shall include a start date for replanting.
27. If remediation work is recommended in accordance with condition 26, the Consent Holder shall:
- (a) Undertake this remediation work within six months from the start date.
 - (b) Provide Council with a report confirming the remediation work has been undertaken. This report shall be submitted to Council's Team Leader, Compliance Monitoring (Orewa) within 6 months after the remediation work has been undertaken.
28. Once Council has provided a practical completion certificate the Consent Holder may enter into a surety bond of a sum calculated to be 1.5 times the cost of maintenance and 10% the cost of planting or \$3000 per hectare (whichever is the greater sum) to allow the early release of s.224(c) Certificate. The value of this bond shall be to the satisfaction of the Team Leader. The purpose of the bond is to ensure a minimum survival rate of the plants to 90% of the original density and 75% canopy closure through the entire planting areas.

Streamworks and Riparian Planting and Management Plan

29. Prior to commencement of any works the Consent Holder shall submit a Streamworks and Riparian Planting and Management Plan ("SRPMP") to the Team Leader for approval. The plan shall follow best practice methodology and shall include:
- (a) Specific erosion and sediment controls for instream work.
 - (b) Specific details regarding the placement of the culvert under Road 1.
 - (c) Methodology for the reclamation and installation of the counterfort drainage to be placed in the upper middle stream.
 - (d) Details of how flows will be managed during this time.
 - (e) Provision for a minimum of 10 metres from the bank edge of intermittent streams, and 20 metres from the bank edge of permanent streams to be planted in native vegetation.
 - (f) The specific planting works to be undertaken in each stage of the development.
 - (g) A planting and maintenance schedule
30. The Consent Holder shall carry out riparian planting in accordance with the approved SRPMP. Any weeds present in the riparian area shall be controlled prior to planting in accordance with the weed and pest animal control plan.

Lizard Management Plan

31. Prior to the commencement of any vegetation removal works the Consent Holder shall submit and have certified by the Team Leader (North/West) Biodiversity, a Lizard Management Plan ("LMP") prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP shall have two objectives:
- (a) The population of each species of native lizard present on the site shall be maintained or enhanced, either on site or at an appropriately translocated; and
 - (b) The habitats on the site or at the translocation site post development support viable native lizard populations for all species present pre-development.
32. The LMP shall address the following (as appropriate):
- (a) Credentials and contact details of the ecologist/herpetologist who will implement the plan.
 - (b) Timing of the implementation of the LMP.
 - (c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to: salvage protocols, relocation protocols, nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.
 - (d) A description of the relocation site(s); including discussion of:
 - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
 - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc;
 - any weed and pest management to ensure the relocation site is maintained as appropriate habitat;
 - monitoring methods, including but not limited to: baseline surveying within the site; baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites; ongoing annual surveys to evaluate translocation success; pre and post – translocation surveys; and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
 - A post-vegetation clearance search for remaining lizards.
33. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP shall certify that the lizard related works have been carried out according to the approved LMP within two weeks of completion of the vegetation clearance works.
34. Upon completion of works, all findings resulting from the implementation of the LMP shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme ("ARDS") Card. A copy shall be sent to the Team Leader (North/West) Biodiversity.
35. All works on site must comply with the certified LMP.

Advice note:

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

Fish Capture and Relocation Plan

36. Prior to the commencement of any works the Consent Holder shall submit a Fish Capture and Relocation Plan to the Team Leader for approval. The plan will detail, as a minimum:
- (a) The timing of fish capture in relation to works methods.
 - (b) Fish capture methods to be used.
 - (c) Requirement for a freshwater ecologist to supervise all stream channel dewatering.
 - (d) Proposed fish release sites.
 - (e) Requirement to prepare a fish relocation report, to be provided to Council at the completion of stream works.

Stream and Wetland Environmental Compensation Plan

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

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

- (a) Final location details of the compensation site(s).
- (b) Full calculations (including all supporting documentation) to determine the required amount of offsetting, including onsite and offsite SEV and ECR calculations, in accordance with TR2011/009, and TP148.
- (c) A complete quantified and qualified assessment and robust offsetting package for wetland loss.
- (d) Plans that identify the onsite impact and offsite mitigation locations for both streams and wetlands which clearly depict the widths of all riparian margins, the length of stream proposed to be impacted and mitigated and the wetland areas proposed to be impacted and mitigated.
- (e) A description of, and justification for, the form the offset compensation will take. This will include (but is not limited to):
 - Riparian planting;
 - Daylighting or naturalisation; and
 - Instream habitat enhancement.
- (f) Where mitigation is carried out offsite, the inclusion of a planting and maintenance plan, in accordance with Appendix 16 AUP:OP.

- (g) Details of any of the provision(s) for fish passage at the offsetting sites.
- (h) A detailed programme for the implementation of the compensation works demonstrating how they will be completed within two earthworks seasons from the start of the reclamation.
- (i) Prior to streamworks commencing a native fish relocation plan shall be prepared and submitted to the Team Leader for certification.
- (j) A suitably qualified freshwater ecologist shall conduct the fish relocation as per the fish relocation plan required in condition 36 and be on site during dewatering to rescue and relocate and native fish present.
- (k) If fish relocation is carried out, the Team Leader shall be provided information regarding the species and number of fish relocated prior to and during dewatering within 5 days of completion of dewatering.

Chemical Treatment Management Plan

38. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan ("ChTMP") shall be submitted for the written approval of the Team Leader. The plan shall include as a minimum:
- (a) Specific design details of the chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds and decanting earth bunds.
 - (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet).
 - (c) Details of optimum dosage (including assumptions).
 - (d) Results of initial chemical treatment trial.
 - (e) A spill contingency plan.
 - (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

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

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

West Hoe Stream Arch Culvert

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

- (a) Final location details of the siting of the Arch culvert.
- (b) Final design of the Arch culvert, abutments and inlet and outlet features.
- (c) Details of how the design has avoided or minimised impact on the stream and wetland associated with the final location.
- (d) Staging of the construction of the Arch culvert.
- (e) Timing of the construction and if occurring during the main fish migration season (September-January) how streamworks will be managed to avoid any impediments to the passage of fish.
- (f) How the final design will provide for fish passage in subsequent years.
- (g) How the final design will minimise impact on the area and functions of the natural wetlands of the West Hoe Stream.
- (h) How the final design will minimise variations in flows upstream and downstream of the culvert location.
- (i) The development of a monitoring plan to ensure that the final design does not affect the ecological values of the West Hoe Stream and associated wetland areas.

Common Areas Maintenance Plan

40. Prior to the lodgement of s223 for Stage 1 the Consent Holder shall provide to the Team Leader for approval a Common Areas Maintenance Plan ("CAMP"). In particular this plan is to:
- (a) Provide details of the legal structure to be formed for the eventual owners to hold responsibility for the on-going maintenance and management of private infrastructure and planted areas to be developed as part of this consent. All land owners must be members/shareholders of this legal entity or otherwise legally obliged to contribute to its outgoings on a perpetual basis.
 - (b) Provide details of the staging of participation of eventual owners in the maintenance and management structure to ensure that all eventual owners participate in the legal structure on a fair and reasonable basis.

Design Guidelines

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

Works in Progress Conditions

Pre-commencement meeting

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

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

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

- Timeframes for key stages of the works authorised under this consent.
- Resource consent conditions.
- Approved Erosion and Sediment Control Plan, Construction Traffic Management Plan and Chemical Treatment Management Plan.

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

Advice Note:

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

Hours of work

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

- Monday to Friday 7:00 am to 6:00 pm
- Saturday 7:30 am to 6:00 pm

Winter (1 May – 31 October)

- Monday to Friday 7:30 am – 5:00 pm
- Saturday 8:00 am – 1:00 pm

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

Advice Note:

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

Health and Safety

46. A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Construction Effects Management

47. All management plans approved with the EPA shall be implemented during the course of development works for each stage. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader to certify that the erosion and sediment controls have been constructed in accordance with the approved ESCP.
48. Beyond the boundary of the site where the activity is undertaken there shall be no noxious, dangerous, offensive or objectionable odour or dust. There shall be no burning of any material (including cleared vegetation) on site.
49. There shall be no more than 15ha of disturbance or earthworks on site at any one time.
50. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
51. Prior to the construction of any sediment retention ponds, super silt fences, or other approved devices shall be constructed below the sub-catchment of the sediment retention pond and shall remain in place until such time as the contributing catchment to these devices is stabilised in accordance with GD05.
52. The Consent Holder shall, at all times, control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001). All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:
- The staging of areas of the works.
 - The retention of any existing shelter belts and vegetation.
 - The installation and maintenance of wind fences and vegetated strips.
 - Watering of all haul roads and manoeuvring areas during dry periods.
 - Spraying of load dumping operations.
 - Suspension of all operations if necessitated by the prevailing conditions.
53. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and not to be included within future building sites.

54. If applicable for staging, all excavation shall occur no closer than 100mm from the boundaries of the site. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.
55. At all times during construction, provision shall be made for Ngāti Manuhiri to monitor the removal of topsoil at strategic locations, including ridgelines and streams (as they are more likely to be associated with archaeological sites). In addition, provision for Ngāti Manuhiri to inspect the silt / stormwater wetland treatment devices and sediment controls in place prior to major earthworks associated with each commences. If a severe adverse weather event occurs during earthworks, Ngāti Manuhiri shall be invited to inspect the integrity of the controls, such monitoring and inspection to be at the Consent Holder's expense.
56. Procedures for checking heavy machinery for leaks of fluids before the machinery is permitted to enter riparian areas and a prohibition on machinery refuelling near waterways shall be followed at all times during construction.

Heritage

57. The Consent Holder shall put procedures in place to ensure work stops in the immediate vicinity of any exposed remains (Accidental Discovery Protocol) and that the project informs the project archaeologist, Heritage New Zealand Pouhere Taonga and the Cultural Heritage Implementation Team of any archaeological discoveries.
58. If koiwi tangata (human remains) are uncovered on the site during the implementation of this consent, work shall cease immediately in the immediate vicinity of the remains and the mana whenua, the New Zealand Police, the Auckland Council area-based Resource Consenting and Compliance Team and Heritage New Zealand Pouhere Taonga shall be contacted so that appropriate arrangements can be made.
59. In the event that any unrecorded historic heritage sites are exposed as a result of consented work on the site, then these sites shall be recorded by the Consent Holder for inclusion within the Auckland Council Cultural Heritage Inventory. The Consent Holder's project archaeologist shall prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within one calendar month of the completion of work on the site.

Advice Note:

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

Conditions relating to LUC60010513 (Earthworks)

Duration

60. Permit LUC60010513 shall expire ten years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
61. Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council technical publication GD05 shall be installed. These structures shall be

maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.

Soil contamination

62. If evidence of soil contamination, which has not been previously identified, is discovered during the works, the Consent Holder shall immediately cease the works and notify the Team Leader, Northern Monitoring, Resource Consents, Auckland Council, and provide a site contamination report to the satisfaction of that Team Leader.
63. The Consent Holder shall ensure any soil removed from the site is disposed of in a managed or licensed landfill facility in accordance with the facility's soil testing requirements, and evidence of disposal is provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.
64. Imported fill materials shall be tested in compliance with cleanfill criteria as outlined in the Ministry for the Environment Guide for Managing Cleanfills (2002) and evidence thereof provided to the Team Leader, Northern Monitoring, Resource Consents, Auckland Council.

Geotechnical certification

65. Earthworks including the placement and compaction of fill materials must be supervised by an appropriately qualified geotechnical engineering professional.
66. All earthworks shall be designed and executed in compliance with the recommendations contained in the geotechnical report by KGA Geotechnical, dated 2 November 2015 and the supplementary letter dated 17 May 2016, the Supplementary Report by CMW, dated 14 August 2018, titled Hall Farm West (Stages 1 & 8) Geotechnical Investigation Report referenced AKL2018-0066AD Rev.A, and the supplementary letter dated 21 August 2019 by CMW Geosciences referenced AKL2018-0066AQ Rev 0 and undertaken in accordance with NZS4431:1989, *Code of Practice for Earth Fill for Residential Subdivisions*, by a Chartered Professional Engineer experienced in soil mechanics.
67. All earthworks and sediment control measures shall be carried out in accordance with Auckland Council's GD05.
68. Detailed earthworks plans with confirmed stabilisation and satisfactory factors of safety, as specified in the Standards, shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site. Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

Advice Note:

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

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

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

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

Advice Note:

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

Advice Note:

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

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

Advice Note:

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

- 68D. The consent holder shall make available all monitoring results and data as required by the AMP upon the request of Auckland Council.
- 68E. Auckland Council shall be notified of a rainfall trigger event within 12 hours of the event.
- 68F. All monitoring results should be sent to Auckland Council within 10 working days of the trigger event.
69. On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer.

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

Advice Note:

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

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

The ongoing monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Northern Monitoring for more details.

Alternatively, please refer to Auckland Regional Council, Technical Publication GD05. Advice Note:

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

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

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

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

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

Advice Note:

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

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

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

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

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

Advice Note:

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

73. All diversion drains shall be armoured where they are on grades that exceed two percent.
74. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Seasonal Restrictions

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

Conditions relating to LUS60048380 (streamworks)

Duration

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

Seasonal Restrictions

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

Conditions relating to DIS60048302 (stormwater)

Duration

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

Stormwater works

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

Works to be undertaken	Catchment area	Design guideline(s)
<i>Rain Gardens</i>	Various – to be confir at detailed design	Water quality treatment to a minimum 75% TSS removal standard on a long term annual average basis in accordance with TP10 or higher standard. Extended detention of the first 34.5mm of rainfall over a 24-hour period in accordance with TP10 or higher standard.
<i>Raingardens on Street or Accessway</i>		Additional water quality and extended detention benefits, above those associated with the larger downstream devices. For rain gardens on individual lots, extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.
<u>Rain gardens on street or accessway in Stage 1</u>	<u>Stage 1</u>	<u>As for raingardens.</u> <u><i>Note: This is because there are no downstream treatment devices proposed in Stage 1.</i></u>
<i>Roof material</i>	All	No exposed unpainted metal surfaces
<i>Reuse rain tanks</i>	All Lots	Minimum 10mm retention volume for reuse within each dwelling and extended detention of the first 34.5mm of rainfall over a 24hour period in accordance with TP10 or higher standard.

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

80. As built drawings of the facilities including a site survey shall be provided to the Council upon completion. Apart from Stage 1, the stormwater wetland treatment devices serving each stage shall be completed prior to applying for the 224(c) for that stage of the subdivision
81. All works impacting on land and assets within the NZTA Designation shall be designed and carried out in accordance with the NZ Transport Agency State Highway Stormwater Specification (P46).
82. All stormwater treatment works impacting on land and assets within the NZTA Designation shall be carried out in accordance with TP10 and reflecting the intent of Auckland Council's GD01 and GD04.
83. All stormwater culverts on land and assets within the NZTA Designation shall be fitted with security grills to minimise culvert safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency.
84. All stormwater ponds on the boundary of NZ Transport Agency land shall be fenced to minimise pond safety risks. At the detailed engineering design phase and prior to the commencement of construction, the applicant shall provide design details to the satisfaction of the NZ Transport Agency
85. If, at the detailed engineering design phase the Consent Holder and NZTA determine that there is an increased erosion or flooding risk profile on land and assets within the NZTA Designation (as a result of changes during detailed design of development layout), the Consent Holder shall provide options for erosion and flood management and agree on measures to be implemented in consultation with the NZ Transport Agency.
86. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:
- Plans and drawings outlining the details of the modifications; and
 - Supporting information that details how the proposal does not affect the capacity or performance of stormwater management system.

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

Advice note:

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

Construction meetings

87. A pre-construction meeting shall be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite and at each stage of the development, that:
- (a) is arranged five working days prior to the initiation of the construction of any stormwater devices on the site;
 - (b) is located on the subject area;
 - (c) includes representation from the Team Leader; and
 - (d) includes representation from the site stormwater engineer, contractors who will undertake the works and any other relevant parties.
88. The following information shall be provided at the pre-construction meeting:
- (a) timeframes for key stages of the works authorised under this consent;
 - (b) erosion and sediment control measures during construction activities;
 - (c) updated wetland planting details;
 - (d) contact details of the site contractor and site stormwater engineer; and
 - (e) approved (signed/stamped) construction plans.
89. A post construction site meeting shall be held by the Consent Holder within 20 working days of completion of the stormwater management works at each stage of the development, that:
- (a) is located on the subject area;
 - (b) includes representation from the Team Leader; and
 - (c) includes representation from the site stormwater engineer, contractors who have undertaken the works and any other relevant parties.

Certification of construction works

90. As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management system, shall be provided to the Team Leader 5 days prior to the post-construction meeting required by this consent.
91. The As-Built plans shall include, but not be limited to:
- (a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;

- (b) location, dimensions and levels of any major overland flowpaths including cross sections and long sections;
- (c) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure; and
- (d) documentation of any discrepancies between the design plans and the As-Built plans.

Operation and maintenance

92. An Operation and Maintenance Plan shall be submitted to the Team Leader for approval 5 days prior to the post-construction meeting at each stage of the development required by this consent.
93. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:
 - (a) a programme for regular maintenance and inspection of the stormwater management system;
 - (b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - (c) a programme for post storm inspection and maintenance;
 - (d) a programme for inspection and maintenance of the outfall, including maintenance contracts, where in place;
 - (e) any maintenance requirements including frequencies for all devices located within the floodplain of downstream culverts;
 - (e) general inspection checklists for all aspects of the stormwater management system, including visual checks;
 - (f) a program for inspection and maintenance of vegetation associated with the stormwater management devices; and
 - (g) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.
94. The stormwater management and treatment system shall be managed in accordance with the approved Operation and Maintenance Plan.
95. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader, in writing prior to implementation.
96. The stormwater management system shall be maintained to minimise erosion, risk of obstruction of the waterway and hazards to safety.

Overland flowpaths

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

98. Roadings, kerbs and channels constructed across overland flow paths shall be set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.
99. Minimum recommended habitable floor levels shall be stipulated for any lots that are affected by or adjacent to overland flow paths.

Outfall erosion

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

Maintenance report

101. A maintenance report shall be provided to the Team Leader Northern Monitoring on request. The maintenance report shall include but not be limited to the following:
- (a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - (b) Details of any maintenance undertaken;
 - (c) Details of what inspections were completed over the preceding twelve months;
 - (d) Details of all inspections and maintenance for the stormwater management system for the preceding three years shall be retained.

Conditions prior to s223 Approval

102. Approvals may be sought under s223 for the stages, super-lots and final lots identified in condition 9.
103. Any s223 approval sought must show all survey information relevant to the stage.
104. Before the Council will approve any survey plan or plans pursuant to s.223 of the Act, the Consent Holder shall:
- (a) Show and identify the areas of native bush, riparian margin and boundary planting to be protected, in accordance with the relevant stage of the approved PMP, condition 23, and riparian planting and management plan, condition 29, as “areas to be subject to land covenant” on the survey title plan.
 - (b) The overland flow path over any of the lots affected shall be defined on the survey plan as an “area to be subject to land covenants”.
 - (c) Show any areas of land required for vehicular access outside the road network as rights of way available for access for all owners and to be included within the legal structure set up by condition 40.
 - (d) Show all roads to vest including the three future road reserves to enable connections to the properties to the south of Stage 2 (Carnell property), and to the south of Stages 6 and 7 (Harman and Mayes properties).

- (e) The survey title plan shall show and identify any right of way, electricity, telephone and other service supply easements on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.
 - (f) Pursuant to section 220(1)(b)(iv) of the Act, show any relevant common interests in land in accordance with the approved CAMP.
 - (g) Apart from Stage 1, show all stormwater ponds identified within a separately identified lot.
105. The Consent Holder shall suggest to the Council names, after consultation with Iwi, for the new roads shown on the Scheme Plan together with clearance from Land Information New Zealand, PO Box 5501 Wellington 6145, so that duplication of the name in any other part of the Auckland region is avoided. (Note: the Council shall determine the name having regard to any names so suggested and appropriateness to the area which the new roads will service.) When a name has been resolved by the Council the Consent Holder shall erect nameplates, in accordance with the Council's "Standards for Engineering Design and Construction".

Conditions prior to s224(c) Approval

Section 224(c) certificate

106. Certificates may be sought for the stages, super-lots and final lots as identified in condition 9.
107. All lots for certification must show compliance (for the relevant stage) with the following plans:
- (a) Engineering plans identified in condition 13.
 - (b) Vegetation removal plan in conditions 22.
 - (c) Planting management plan, conditions 23 to 28.
 - (d) Streamworks, riparian planting and management plan, conditions 29 and 30.
 - (e) Lizard management plan, conditions 31 to 35.
 - (f) Fish capture and relocation plan, condition 36.
 - (g) Stream and wetland environmental compensation plan, condition 37.
 - (h) Weed and pest animal control plan, condition 23(e).
 - (i) Chemical treatment management plan, condition 38.
 - (j) West Hoe Stream Arch Culvert, condition 39.
 - (k) Common areas maintenance plan, condition 40.
108. Prior to application for the s224(c) certificate, the Consent Holder shall provide an undertaking in writing from their solicitor that they have implemented the approved CAMP to provide for the common ownership and future management and maintenance of the private utilities and planted areas.
109. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have

been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.

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

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

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

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

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

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

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

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

112. Condition cancelled.

113. All infrastructure servicing any stage is to be installed as per Council's standards.
114. All of the earthworks conditions for each stage shall be met including sign offs and provision of Earthworks completion reports.
115. Wastewater infrastructure shall be installed prior to 224(c) approval.

Conditions to be Complied with on a Continuing Basis

116. The following conditions of consent shall be complied with on a continuing basis by the Consent Holder (which includes the subdividing owner and subsequent owners) and shall be recorded in a consent notice issued pursuant to s221 of the RMA registered on the titles:
- (a) The respective owners of areas held in common ownership shall pay the council monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. Such charge/s shall be paid as part of the resource consent fee and the Consent Holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.
 - (b) The areas of native bush and riparian planting to be protected on areas held in common ownership identified in accordance with the planting and management plan and riparian planting and management plan, conditions 23 to 30, shall be protected in perpetuity to the satisfaction of the Team Leader.
 - (c) The boundary planting on the western and southern boundaries is to be protected in perpetuity.
 - (d) The owners of the common areas or their successors in title, shall:
 - Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native bush and riparian planting to be protected.
 - Not (without the prior written consent of the council and then only in strict compliance with any conditions imposed by the council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush and riparian planting to be protected.
 - Not do anything that would prejudice the health or ecological value of the areas of native bush and riparian planting to be protected, the long term viability and/or sustainability.
 - Control all invasive plants and control pest animals within the areas of native bush and riparian planting to be protected, in accordance with the approved weed and pest animal control plan, condition 23.
 - Not to be in breach of this covenant if any area of native bush or riparian planting to be protected dies as a result of fire and/or natural causes not attributable to any act or default on their part for which they are not responsible.
 - Maintain an advocacy role with respect to educating and informing the community about the cat-free status of the lots.
 - (e) If intact subsurface archaeological features or artefacts associated with māori are exposed during any works, it will be necessary to cease works in the vicinity and representatives of the Auckland Council area-based Resource Consenting and Compliance Team, Ngāti Manuhiri and Heritage New Zealand should be notified immediately of the discovery.

- (f) Deleted.
- (g) Deleted.
- (h) No buildings or other structures, including fences, shall be erected, nor shall the ground contour be changed in any way, that would impede the surface flow of stormwater within the overland flow path defined on the survey plan as area subject to land covenants.
- (i) All owners must comply with Council's private stormwater disposal standards.
- (j) Any buildings erected on all lots shall comply with such specific restrictions that arise as a consequence of recommendations in the Geotechnical Completion Report and Certification, or, when the completed subdivisional works are at variance with the "Standards for Engineering Design and Construction".
- (k) Unless otherwise approved by Council, all stormwater from buildings and paved areas on all lots shall be collected and disposed of in accordance with the Engineering and Infrastructure Report prepared by Airey Consultants Ltd 11712-01 November 2015. The rainwater tank to provide the extended detention volume and to provide the 10mm retention shall be installed at the same time as the erection of any buildings or creation of impermeable surfaces on the sites and shall thereafter be maintained to the specified capacity and standard in perpetuity.
- (l) If installed, any stability enhancing counterfort drains on or adjacent to affected lots shall be protected by the owner(s) in perpetuity. Any construction that intercepts the drains shall maintain the integrity of the pipe and drainage medium, and shall reinstate the surface seal above the drainage medium.
- (m) Any dwelling constructed or altered on the Lots identified below must be designed, constructed and maintained to achieve a design noise level of 40 dB $L_{Aeq(24h)}$ inside all habitable spaces:

Lots subject to acoustic controls	Stage 1 – Lots 8-16 and 78
	For stages 2 and 4 confirmation shall be provided to Council for approval at s224c stage by a suitably qualified acoustician the lots with will be exposed to traffic noise that is in excess of 57dB $L_{Aeq(24h)}$. and therefore require compliance with 116(m) above.

Advice Note:

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

- (n) If windows must be closed to achieve the design noise level in condition 116(m), the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
 - Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.

- The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
 - The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB $L_{eq(30s)}$ when measured 1m away from any grille or diffuser.
- (o) A design report prepared by an acoustic specialist must be submitted to the Team Leader demonstrating compliance with the acoustic requirements of conditions 116 (m) and (n), prior to construction or alteration of any dwelling on the Lots identified in condition 116(m). The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels by estimating road-traffic noise ten years from completion or alteration of the dwelling.
- (p) The use and development of the lots shall be subject to the conditions identified in Table 1 – Land use and development consent notices below.

TABLE 1 – LAND USE AND DEVELOPMENT CONSENT NOTICES

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

Applicable Lots/Areas	Land Use	Built form	Guidelines	Restrictions	Exclusions
<i>Lots 259, 260, 268 to 334, 373 to 380, 386 to 389, 413 to 501 and 571 to 575</i>	A	E	K	-	N, O
<i>Lots 243 to 258, 261 to 267, 335 to 358, 381 to 385 and 390 to 412</i>	A	F	K	-	
<i>Stage 1 -Lots 1-35, 46-104, 107-108 and 114-129 and Stage 8 Lots 502 to 570</i>	A	G	K	-	
<i>Stage 2 – Lots 130-221 Stage 1 - 36-45, 105-106, 109-113</i>	A	H	K	-	
<i>Area within Stages 1J & 1K</i>	B	I	K	-	
<i>Lot 581</i>	C	J	K	-	
<i>Lot 582</i>	D	J	K	-	
<i>Lots 239-242</i>					
<i>Lots 1 to 575</i>	-	-	-	M	

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

- B. All land use activities identified in Table H12.4.1 Neighbourhood Centre Zone AUP as permitted activities (excluding (A39) to (A46) – Industry and mana whenua), and including a community centre and appurtenant parking and public open space.
- C. All land use activities identified in Table H7.9.1 Open Space – Community Zone AUP as permitted activities.
- D. Use of the Lot is limited to public carparking and “Accessory Activities” and “Accessory Buildings” (as defined in Chapter J AUP).
- E. All buildings shall comply with the relevant standards for development in Section H3.6 (Single House Zone) AUP.
- F. All buildings shall comply with the relevant standards for development in Section H4.6 (Mixed Housing Suburban Zone) AUP.
- G. All buildings shall comply with the relevant standards for development in Section H5.6 (Mixed Housing Urban Zone) AUP.
- H. All buildings shall comply with the relevant standards for development in Section H6.6 (Terrace Housing and Apartment Zone) AUP.
- I. All buildings shall comply with the relevant standards for development in Section H12.6 (Neighbourhood Centre Zone) AUP.
- J. All buildings shall comply with the relevant standards for development in Section H7.11 Open Space – Community Zone) AUP.
- K. The design of any buildings on the lot shall take account of the design guidelines approved under condition 41. The lot owner shall obtain the approval of the Panel established under condition 110 for any building design and such approval shall be submitted to the Council with the lot owners application for building consent.

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

- L. There shall be no direct vehicle access onto Road 1 from the lot.
- M. No mustelids, rodents, or cats shall be kept on the lot at any time. No more than two dogs shall be kept on the lot at any time. All dogs shall be spayed or neutered, microchipped or identifiable by collar, and kept securely contained on the lots at all times.
- N. The consent notice requirements in A to J above will not apply if the owner of the lot obtains a resource consent allowing a different land use, built form or subdivision of the lot.
- O. The consent notice requirements in A to J above will cease to apply and expire on the day that a zoning for the land that is not Future Urban zone in the AUP becomes operative for the lot.
- (q) The owners of Lots 1 – 575 shall at all times when registered as proprietors of the lots:
 - be and remain members of any legal entity set up by condition 40; and

- comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas in accordance with all relevant resource and other consents and all statutory and regulatory requirements applying to the facilities from time to time.
- (r) Subject to the terms of the approved CAMP, the titles to each of the Lots 1 - 575 will be subject to encumbrances granted in favour of the legal entity and Auckland Council (respectively). Such encumbrances will, without limitation, require the owners of each lot to be and remain members of the legal entity and to comply with the obligations of the entity in regard to the common areas. The form of these encumbrances is to be agreed in advance by Auckland Council's solicitors.

Conditions relating to DIS60048335 (wastewater overflow discharge)

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

Conditions relating to WAT60051016 (water take permit)

Authorised Quantities

118. Permit WAT60051016 shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the Act.
119. The abstraction shall not exceed:
- (a) 650 cubic metres per day.
 - (b) 159,000 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).

Installation of Water Meter

120. A water meter shall be installed and maintained at the head of the production bore to the satisfaction of the Team Leader – Consents & Compliance, Water Allocation. The water meter and recording device/system shall:
- (a) be fit for the purpose and water it is measuring;
 - (b) measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
 - (c) be tamper-proof and sealed; and
 - (d) be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

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

- (a) Prior to exercise of this permit.
- (b) Within 5 working days of the water meter being serviced or replaced.
- (c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

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

Water Meter Readings

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

- (a) Before pumping starts for the day.
- (b) At the end of pumping for that day.

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

Advice Note:

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

Water Level Readings

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

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

Water Quality

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

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

- (a) Conductivity at 25°C (mS/m);
- (b) Chloride (Cl);
- (c) Sulphate (SO₄);

- (d) Temperature of water at the head of the bore;
- (e) pH;
- (f) Potassium (K);
- (g) Silica (SiO₂);
- (h) Nitrate nitrogen (NO₃N);
- (i) Total Alkalinity (CaCO₃);
- (j) Calcium Hardness (CaCO₃);
- (k) Sodium (Na);
- (l) Boron (B);

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

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

- (a) Conductivity at 25° (mS/m).
- (b) Chloride (Cl).
- (c) Sulphate (SO₄).

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

Saline intrusion

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

- (a) The Team Leader – Water Allocation shall be notified as soon as possible and no later than 2 working days from receipt of the sample analysis.
- (b) Sampling of the production and monitoring bores shall be undertaken weekly with the results reported to the Team Leader – Water Allocation within 5 working days of the sample being taken. The weekly monitoring and reporting shall continue until the saline intrusion issue is resolved in accordance with the condition "d" below.
- (c) If the saline levels are still being exceeded 21 working days after the initial breach, then within 42 working days of the initial breach a Groundwater Exceedance Report prepared by a suitably

qualified hydrogeological professional shall be submitted to the satisfaction of the Team Leader – Water Allocation. The Groundwater Exceedance Report shall assess the reasons for and significance of the exceedance in terms of saline intrusion of the aquifer and shall include a review of all available data, including groundwater levels, groundwater use and groundwater quality. The report shall recommend a programme of remedial actions and timeframes for these actions.

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

Water Reporting

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

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

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

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

Advice Note:

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

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

Environmental Monitoring Report

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

Water Management Plan

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

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

Review Condition

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

- (a) In June 2020 and subsequently at intervals of not less than five years thereafter in order to:
 - Deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - Vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water use efficiency; water availability, including alternative water sources; actual and potential water use; water flow and level regimes; water quality; and the relationship of Māori with water.
 - In the case of a coastal, water or discharge permit, to provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.
 - In the case of a coastal, water or discharge permit, to provide compliance with any relevant National Environmental Standard that has been made since the commencement of consent.
 - At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply a more appropriate condition.

Advice Note:

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

Updated Appendix 1

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

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Engineering Plans				

Drawing No.	Rev/ Ref	Title	Prepared by	Date
712/1		Road Access off Northern Motorway Interchange	Traffic Solutions Ltd	9 August 2016
SK80	Rev A	Road Layout Plan – Indicative Rtn Station (Access Road Option)	Airey Consultants Ltd	February 2019
100	Rev D	Proposed Site Plan and Aerial Photograph	Airey Consultants Ltd	November 2018
<u>100</u>	<u>Rev E</u>	<u>Proposed Site Plan and Aerial Photograph</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
101	Rev D	Proposed Staging Plan	Airey Consultants Ltd	November 2018
<u>101</u>	<u>Rev F</u>	<u>Proposed Staging Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
105	Rev B	Scheme Plan Comparison with Consented Development	Airey Consultants Ltd	November 2018
<u>105</u>	<u>Rev D</u>	<u>Scheme Plan Comparison with Consented Development</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
200	Rev D	Proposed Finished Contour Plan	Airey Consultants Ltd	November 2018
<u>200</u>	<u>Rev F</u>	<u>Proposed Finished Contour Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
201	Rev D	Proposed Cut-Fill Plan	Airey Consultants Ltd	November 2018
<u>201</u>	<u>Rev F</u>	<u>Proposed Cut-Fill Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
205	Rev D	Proposed Slope Analysis Plan Slopes Greater than 1 in 3	Airey Consultants Ltd	November 2018
<u>205</u>	<u>Rev F</u>	<u>Proposed Slope Analysis Plan Slopes Greater than 1 in 3</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
210	Rev D	Stage 2 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
220	Rev D	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
220	Rev E	Stage 1 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	May 2019
230	Rev D	Stage 3 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
240	Rev D	Stage 4 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
250	Rev D	Stage 5 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
260	Rev D	Stage 6 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
270	Rev D	Stage 7 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
280	Rev D	Stage 8 – Earthworks & Sediment Control Plan	Airey Consultants Ltd	November 2018
300	Rev C	Proposed Road Layout Plan	Airey Consultants Ltd	December 2018
<u>300</u>	<u>Rev E</u>	<u>Proposed Road Layout Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
301	Rev C	Proposed Road Layout Plan – Sheet 1 of 5	Airey Consultants Ltd	December 2018
302	Rev C	Proposed Road Layout Plan – Sheet 2 of 5	Airey Consultants Ltd	December 2018
<u>302</u>	<u>Rev E</u>	<u>Proposed Road Layout Plan – Sheet 2 of 5</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
<u>303</u>	<u>Rev C</u>	<u>Proposed Road Layout Plan – Sheet 3 of 5</u>	<u>Airey Consultants Ltd</u>	<u>December 2018</u>
<u>304</u>	<u>Rev C</u>	<u>Proposed Road Layout Plan – Sheet 4 of 5</u>	<u>Airey Consultants Ltd</u>	<u>December 2018</u>
<u>305</u>	<u>Rev B</u>	<u>Proposed Road Layout Plan – Sheet 5 of 5</u>	<u>Airey Consultants Ltd</u>	<u>December 2018</u>
<u>310</u>	<u>Rev F</u>	<u>Footpath Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>November 2018</u>
311	Rev D	Stage 2 – Road Enabling Plan	Airey Consultants Ltd	November 2018
312	Rev D	Stage 2 – Completed Road Plan	Airey Consultants Ltd	November 2018
313	Rev C	Stage 2 – Entrance Road Long Section	Airey Consultants Ltd	29 Nov 2018
314	Rev C	Stage 2 – Roads 10 & 12 Long Sections	Airey Consultants Ltd	29 Nov 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
315	Rev C	Stage 2 – Road 13 Long Section Chainages 0-600m	Airey Consultants Ltd	29 Nov 2018
316	Rev B	Stage 2 – Road 13 Long Section Chainages 600m-END	Airey Consultants Ltd	29 Nov 2018
320	Rev D	Stage 1 – Road Enabling Plan	Airey Consultants Ltd	November 2018
<u>320</u>	<u>Rev F</u>	<u>Stage 1 – Road Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
321	Rev D	Stage 1 – Completed Road Plan	Airey Consultants Ltd	November 2018
<u>321</u>	<u>Rev F</u>	<u>Stage 1 – Completed Road Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
322	Rev C	Stage 1 – Entrance Road Long Section	Airey Consultants Ltd	30 Nov 2018
323	Rev D	Stage 1 – Road 1A & Road 2 Long Section	Airey Consultants Ltd	30 Nov 2018
324	Rev D	Stage 1 – Roads 3 4 & 5 Long Section	Airey Consultants Ltd	30 Nov 2018
325	Rev C	Stage 1 – Road 6 7 & 8 Long Sections	Airey Consultants Ltd	30 Nov 2018
330	Rev D	Stage 3 – Road Enabling Plan	Airey Consultants Ltd	30 Nov 2018
331	Rev D	Stage 3 – Completed Road Plan	Airey Consultants Ltd	30 Nov 2018
332	Rev C	Stage 3 – Road 1 & 40 Long Sections	Airey Consultants Ltd	30 Nov 2018
333	Rev C	Stage 3 – Road 50 & Access 30 Long Sections	Airey Consultants Ltd	30 July 2018
340	Rev C	Stage 4 – Road Enabling Plan	Airey Consultants Ltd	July 2018
341	Rev C	Stage 4 – Completed Road Plan	Airey Consultants Ltd	July 2018
342	Rev B	Stage 4 – Road 40 Long Section	Airey Consultants Ltd	30 July 2018
343	Rev B	Stage 4 – Road 40 & 41 Long Sections	Airey Consultants Ltd	30 July 2018
344	Rev B	Stage 4 – Road 42 & 43 Long Sections	Airey Consultants Ltd	30 July 2018
350	Rev C	Stage 5 – Road Enabling Plan	Airey Consultants	July 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
			Ltd	
351	Rev C	Stage 5 – Completed Road Plan	Airey Consultants Ltd	July 2018
352	Rev B	Stage 5 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
353	Rev C	Stage 5 – Road 50 Long Section	Airey Consultants Ltd	30 July 2018
354	Rev A	Stage 5 – Access 51, 52 & 53 Long Sections	Airey Consultants Ltd	30 July 2018
360	Rev C	Stage 6 – Road Enabling Plan	Airey Consultants Ltd	July 2018
361	Rev C	Stage 6 – Completed Road Plan	Airey Consultants Ltd	July 2018
362	Rev B	Stage 6 – Road 1 Long Section	Airey Consultants Ltd	30 July 2018
363	Rev B	Stage 6 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
364	Rev B	Stage 6 – Road 61 & 62 Long Sections	Airey Consultants Ltd	30 July 2018
370	Rev C	Stage 7 – Road Enabling Plan	Airey Consultants Ltd	July 2018
371	Rev C	Stage 7 – Completed Road Plan	Airey Consultants Ltd	July 2018
372	Rev B	Stage 7 – Road 60 Long Section	Airey Consultants Ltd	30 July 2018
373	Rev B	Stage 7 – Road 70 & 71 Long Sections	Airey Consultants Ltd	30 July 2018
400	Rev E	Proposed Stormwater Layout & Flood Plan	Airey Consultants Ltd	December 2018
<u>400</u>	<u>Rev G</u>	<u>Proposed Stormwater Layout & Flood Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
401	Rev B	Wetland 1 Details	Airey Consultants Ltd	December 2018
403	Rev C	Wetland 3 Details	Airey Consultants Ltd	December 2018
404	Rev C	Wetland 4 Details	Airey Consultants Ltd	December 2018
405	Rev A	Wetland 5 Details	Airey Consultants Ltd	October 2015

Drawing No.	Rev/ Ref	Title	Prepared by	Date
406	Rev B	Proposed Raingarden Typical Details	Airey Consultants Ltd	6 August 2018
407	Rev B	Arch Bridge Typical Detail	Airey Consultants Ltd	6 August 2018
410	Rev E	Stage 2 – Stormwater Enabling Plan	Airey Consultants Ltd	1 December 2018
411	Rev E	Stage 2 – Completed Stormwater Plan	Airey Consultants Ltd	1 December 2018
420	Rev D	Stage 1 – Stormwater Enabling Plan	Airey Consultants Ltd	3 December 2018
<u>420</u>	<u>Rev F</u>	<u>Stage 1 – Stormwater Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
421	Rev D	Stage 1 – Completed Stormwater Plan	Airey Consultants Ltd	3 December 2018
<u>421</u>	<u>Rev F</u>	<u>Stage 1 – Completed Stormwater Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
430	Rev D	Stage 3 – Stormwater Enabling Plan	Airey Consultants Ltd	1 December 2018
431	Rev D	Stage 3 – Completed Stormwater Plan	Airey Consultants Ltd	1 December 2018
440	Rev C	Stage 4 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
441	Rev C	Stage 4 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
450	Rev C	Stage 5 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
451	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
460	Rev C	Stage 6 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
461	Rev C	Stage 6 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
470	Rev C	Stage 7 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
471	Rev C	Stage 7 – Completed Stormwater Plan	Airey Consultants Ltd	3 August 2018
480	Rev C	Stage 8 – Stormwater Enabling Plan	Airey Consultants Ltd	3 August 2018
481	Rev C	Stage 8 – Completed	Airey Consultants	3 August

Drawing No.	Rev/ Ref	Title	Prepared by	Date
		Stormwater Plan	Ltd	2018
500	Rev E	Proposed Wastewater Layout Plan	Airey Consultants Ltd	December 2018
<u>500</u>	<u>Rev G</u>	<u>Proposed Wastewater Layout Plan</u>	<u>Airey Consultants Ltd</u>	<u>May 2019</u>
501	Rev B	Preliminary Wastewater Pump Station Layout Plans Typical Cross Section	Airey Consultants Ltd	August 2018
510	Rev E	Stage 1 – Wastewater Connection to Existing – Enabling Plan	Airey Consultants Ltd	30 Nov 2018
511	Rev E	Stage 2 – Wastewater Enabling Plan	Airey Consultants Ltd	30 Nov 2018
512	Rev E	Stage 2 – Completed Wastewater Plan	Airey Consultants Ltd	30 Nov 2018
515	Rev A	Stage 1 Wastewater Enabling Longsection (Sheet 1 of 2)	Airey Consultants Ltd	6 August 2018
516	Rev B	Stage 1 Wastewater Enabling Longsection (Sheet 2 of 2)	Airey Consultants Ltd	4 October 2018
520	Rev D	Stage 1 – Wastewater Enabling Plan	Airey Consultants Ltd	30 November 2018
<u>520</u>	<u>Rev F</u>	<u>Stage 1 – Wastewater Enabling Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
521	Rev D	Stage 1 – Completed Wastewater Plan	Airey Consultants Ltd	30 November 2018
<u>521</u>	<u>Rev F</u>	<u>Stage 1 – Completed Wastewater Plan</u>	<u>Airey Consultants Ltd</u>	<u>8 May 2019</u>
530	Rev D	Stage 3 – Wastewater Enabling Plan	Airey Consultants Ltd	30 November 2018
531	Rev D	Stage 3 – Completed Wastewater Plan	Airey Consultants Ltd	30 November 2018
540	Rev C	Stage 4 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
541	Rev C	Stage 4 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018

Drawing No.	Rev/ Ref	Title	Prepared by	Date
550	Rev C	Stage 5 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
551	Rev C	Stage 5 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
560	Rev C	Stage 6 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
561	Rev C	Stage 6 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
570	Rev C	Stage 7 – Wastewater Enabling Plan	Airey Consultants Ltd	3 August 2018
571	Rev C	Stage 7 – Completed Wastewater Plan	Airey Consultants Ltd	3 August 2018
580	Rev D	Stage 8 – Wastewater Enabling Plan	Airey Consultants Ltd	30 Nov 2018
581	Rev D	Stage 8 – Completed Wastewater Plan	Airey Consultants Ltd	30 Nov 2018
600	Rev A	Water Supply Enabling Plan	Airey Consultants Ltd	August 2018
601	Rev A	Water Supply Enabling Longsection under Motorway	Airey Consultants Ltd	August 2018
Subdivision Plans				
6554		Scheme Plan A of Subdivision Staging	Hampson & Associates Ltd	17 January 2019
<u>6554</u>		<u>Scheme Plan A of Subdivision Staging</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
6554		Scheme Plan B of Multi-Lot Staging	Hampson & Associates Ltd	17 January 2019
<u>6554</u>		<u>Scheme Plan B of Multi-Lot Staging</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
S2	Sheet 1	Stage 2 Scheme Plan	Hampson & Associates Ltd	8 November 2018
S2	Sheet 2	Stage 2 Scheme Plan	Hampson & Associates Ltd	8 November 2018
S1	Sheet 1	Stage 1 Scheme Plan	Hampson & Associates Ltd	17 January 2019
<u>S1</u>	<u>Sheet 1</u>	<u>Stage 1 Scheme Plan</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
S1	Sheet 2	Stage 1 Scheme Plan	Hampson & Associates Ltd	17 January 2019

Drawing No.	Rev/ Ref	Title	Prepared by	Date
<u>S1</u>	<u>Sheet 2</u>	<u>Stage 1 Scheme Plan</u>	<u>Hampson & Associates Ltd</u>	<u>02 May 2019</u>
S3	Sheet 1	Stage 3 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S3	Sheet 2	Stage 3 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S4	Sheet 1	Stage 4 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S4	Sheet 2	Stage 4 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S5	Sheet 1	Stage 5 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S5	Sheet 2	Stage 5 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S6	Sheet 1	Stage 6 Scheme Plan	Hampson & Associates Ltd	16 October 2015
S6	Sheet 2	Stage 6 Scheme Plan	Hampson & Associates Ltd	17 September 2015
S7	Sheet 1	Stage 7 Scheme Plan	Hampson & Associates Ltd	<u>27 October 2015</u>
S7	Sheet 2	Stage 7 Scheme Plan	Hampson & Associates Ltd	<u>27 September 2015</u>
S8	Sheet 1	Stage 8 Scheme Plan	Hampson & Associates Ltd	<u>27 October 2015</u>
S8	Sheet 2	Stage 8 Scheme Plan	Hampson & Associates Ltd	<u>17 September 2015</u>
<i>Character Area, Structure Plan and Revegetation/ Open Space Plans</i>				
Figure 8	A	Proposed Character Areas	Boffa Miskell Limited	7 August 2018
Figure 9	Rev 2	Concept Structure Plan	Boffa Miskell Limited	29 Nov 2018
<u>Figure 9</u>	<u>Rev 3</u>	<u>Concept Structure Plan</u>	<u>Boffa Miskell Limited</u>	<u>13 May 2019</u>

Drawing No.	Rev/ Ref	Title	Prepared by	Date
Figure 11	2	Revegetation and Open Space Concept	Boffa Miskell Limited	4 Sept 2018
-	1	Detail Stage 1: Proposed Land Uses (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
	1	Detail Stage 1: Indicative areas for integrated residential development (with underlying proposed zoning)	Boffa Miskell Limited	30 June 2017
SK02	B	Overall Site Plan – Stage 1	Construkt	6 Dec 2018
<u>SK02</u>	<u>D</u>	<u>Overall Site Plan – Stage 1</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK03	B	Stage 1 Site Presentation Plan	Construkt	6 Dec 2018
<u>SK03</u>	<u>D</u>	<u>Stage 1 Site Presentation Plan</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK04	B	Stage 1 Roading Plan	Construkt	6 Dec 2018
<u>SK04</u>	<u>D</u>	<u>Stage 1 Roading Plan</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK10	B	Road Cross Sections	Construkt	6 Dec 2018
SK11	B	Road Cross Sections	Construkt	6 Dec 2018
SK12	B	Road Cross Sections	Construkt	6 Dec 2018
<u>SK12</u>	<u>C</u>	<u>Road Cross Sections</u>	<u>Construkt</u>	<u>15 May 2019</u>
SK13	B	Road Cross Sections	Construkt	6 Dec 2018
<u>SK14</u>	<u>B</u>	<u>Homezone Sample Plan</u>	<u>Construkt</u>	<u>15 May 2019</u>
	1	Tree Planting Plan	Boffa Miskell	11 Dec 2018
<u>Fig 1</u>	<u>2</u>	<u>Tree Planting Strategy</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
	1	Tree Planting Palette	Boffa Miskell	11 Dec 2018
<u>Fig 2</u>	<u>2</u>	<u>Stage 1 – Street Tree Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 3</u>	<u>2</u>	<u>Stage 1 – Street Tree Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 4</u>	<u>2</u>	<u>Stage 1 – Street Tree Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
	1	Planting Palette Streetscape/Front Interface	Boffa Miskell	11 Dec 2018
<u>Fig 5</u>	<u>2</u>	<u>Stage 1 - Planting Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 6</u>	<u>2</u>	<u>Stage 1 - Planting Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>
<u>Fig 7</u>	<u>2</u>	<u>Planting Palette</u>	<u>Boffa Miskell</u>	<u>13 May 2019</u>

Advice notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The Consent Holder will be advised of the development contributions payable separately

from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.

3. Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.
4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
5. The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage New Zealand Pouhere Taonga New Zealand Heritage List/Rārangi Kōrero, Historic Areas, Wahi Tapu and Wahi Tapu Areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (Consent Holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.
6. If required, the Consent Holder shall obtain a permit from the Department of Conservation to move any native lizards, skinks or geckos found on the property during development. The Department of Conservation will consult with iwi in determining whether a Wildlife Act Authority Application for a permit is granted.
7. The following shall be undertaken in accordance with the Cultural Impact Assessment received from Fiona McKenzie, Manuhiri Kaitiaki Charitable Trust dated November 2013:
 - a) Prior to works commencing Ngāti Manuhiri shall be given the opportunity to perform a sod turning or blessing ceremony to acknowledge the place and to protect those working on the development. This could be in conjunction with, or in addition to, a pre-construction site meeting.
 - b) Environmentally sustainable or recyclable materials and products can contribute to good cultural and environmental outcomes and should be used wherever practicable. For example consider natural floccing products.
 - c) That recognition of the cultural values associated with the area be incorporated into the subdivision. Ngāti Manuhiri shall be given the opportunity to put forward traditional names for the new roading and/or track network and/or reserves as a means to reflect their cultural footprint as Mana Whenua.
 - d) Considerable riparian and infill planting is proposed for the subdivision. Details of any sub-contract planting (fencing, weeding or other) work shall be made available to Ngāti Manuhiri in

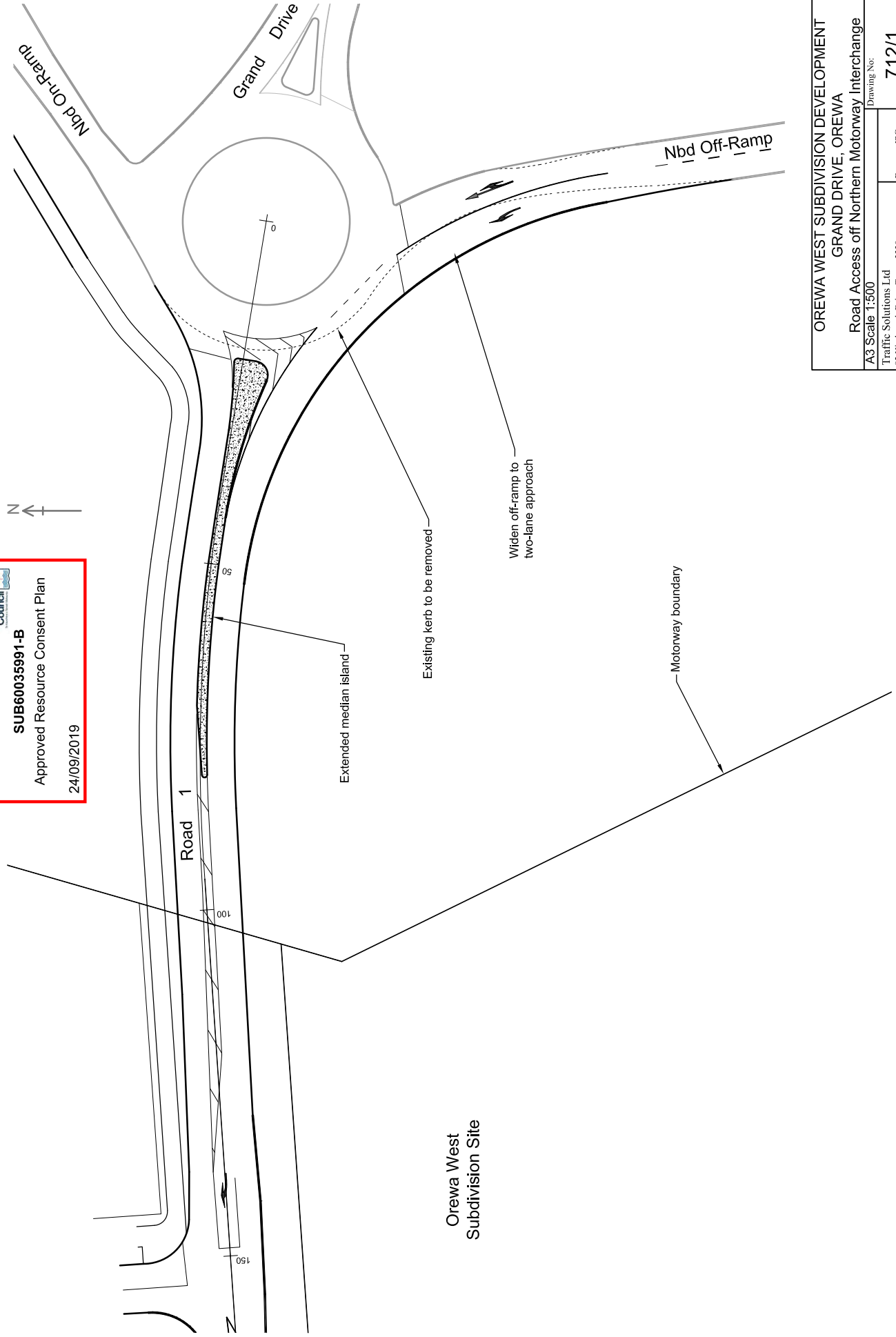
good time to allow for the preparation of a tender. Such opportunities allow the Trust to provide employment to rangatahi (young people).

- e) Consideration shall be given to establishing a Pā Harakeke and to commissioning a cultural marker (pou) or sculpture within the development.
8. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The Consent Holder is requested to notify council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Compliance Administrator, Orewa Service Centre, at ResourceConsentAdmin@aucklandcouncil.govt.nz and include the following details:
- name and telephone number of the project manager and the site owner;
 - site address to which the consent relates;
 - activity to which the consent relates; and
 - expected duration of works.
9. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to council within 15 working days of notification of the decision.
10. The granting of this resource consent does not in any way allow the Consent Holder to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the Consent Holder, and is a private agreement that does not involve council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain signoff for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of council.
11. Compliance with the consent conditions will be monitored by council (in accordance with section 35(1)(2)(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will council issue a letter on request of the Consent Holder.
12. Ongoing inspections of the covenanted area will be carried out from time to time by council ecologists. These inspections will assess how the covenant is being managed and if the consent conditions are complied with. A report will be produced for the landowner to assist them in the management of the covenant. The inspections are charged at a rate in accordance with the council's schedule of fees.
13. Copies of the approved Weed and Pest Animal Control Plan shall be held at the offices of the council, 50 Centreway Road, Orewa, 0931.
14. A list of all current pest plants and animals can be found in the Auckland Regional Pest Management Strategy (ARPS 2007-2012 or any successive ARPS), available from council, which includes all plants identified in the National Pest Plant Accord (MAF).

15. Any activity pertaining to maintenance of covenant areas, including any required or ancillary structure(s), i.e. culvert or fish passage, may require lodgement for a Resource Consent.
16. Where significant weed and animal populations persist, the Consent Holder may wish to consider Local Landcare Groups, or the employment of a professional contractor to assist with the ongoing management of the protected area.
17. If the ownership or control of the site is to change, the Consent Holder is advised that this consent to divert and discharge stormwater should be transferred to the new owner or operator by notifying Auckland Council on prescribed form.
18. The Consent Holder is advised that any noxious, dangerous, offensive or objectionable odours beyond the property boundary as a result of the treatment and storage of wastewater, or if the number of people serviced by the wastewater plant exceeds 1000 people (municipal sewage), an air discharge consent may be required under Rule 4.5.1(a) of the Auckland Council Regional Plan (Air, Land and Water).
19. Any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991 and any additional charge required pursuant to Section 36(3) of the Act in respect of this consent shall be paid to Auckland Council.
20. The Resource Consent Holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.



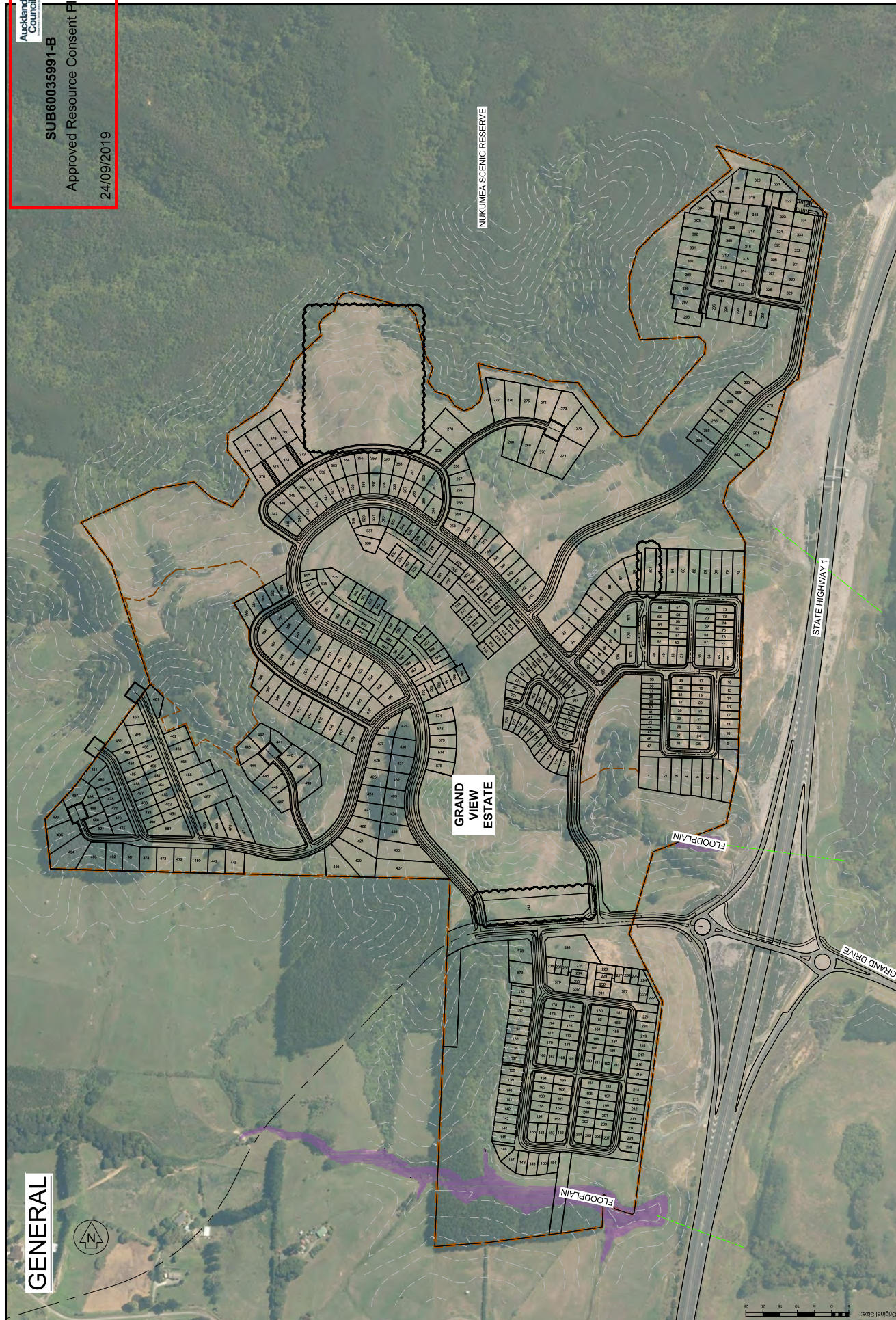
SUB60035991-B
Approved Resource Consent Plan
24/09/2019



OREWA WEST SUBDIVISION DEVELOPMENT		
GRAND DRIVE, OREWA		
Road Access off Northern Motorway Interchange		
A3 Scale 1:500		
Traffic Solutions Ltd 82 Hindmarsh Drive, Tauranga 3110 Ph: (07) 376-5051		Drawn: JPC Date: 09/08/2016
Drawing No:		712/1

MAY 2019
Job: 12516-01-S127

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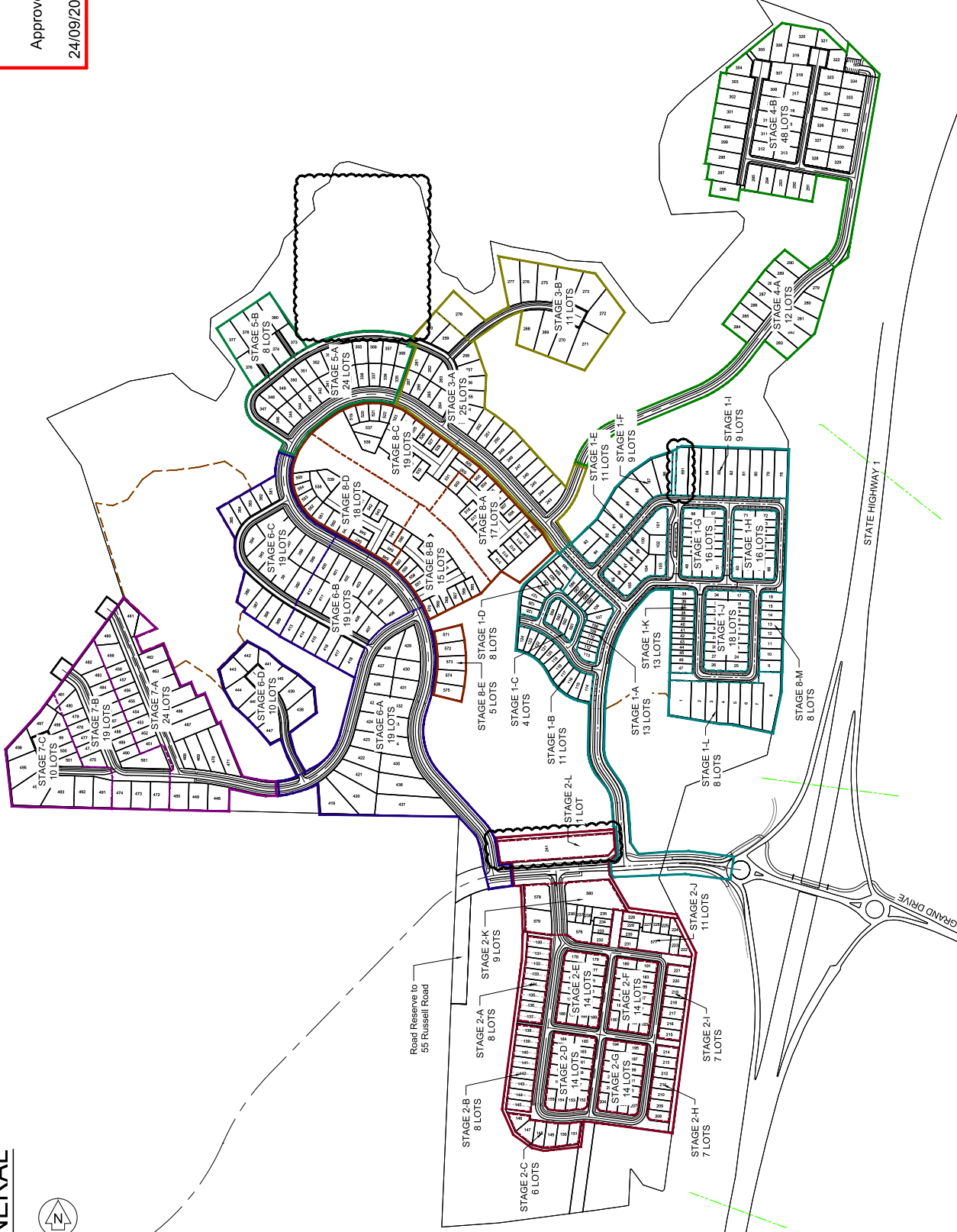
GENERAL



SUB60035991-B

Approved Resource Consent Plan

24/09/2019



No.	Revision Details	Date
F	LOTS 239-240/242-259-372 REMOVED	05/09/19
E	REVISED SCHEME PLAN (STAGE 1), LOTS 583-584 ADDED	08/04/19
D	ROAD 1 & LOTS 104-129 REVISED	30/11/18
C	SECTION 127 REVISIONS	28/07/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	24/09/17
A	Original Scheme Plan	06/05/09

Design	AJS
Survey	RECON LTD
Drawn	AJS
Checked	ML
Date	May 2019
Scale	1:2500 (A1) 1:5000 (A3)
CUO Reference	12516-01, S127, 100 Amp
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JOB Title:
AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND



Drawing Title:
PROPOSED STAGING PLAN

File No:
12516-01-S127

Rev:
F

Drawn No:
101

GENERAL



SUB60035991-B

Approved Resource Consent Plan

24/09/2019

Original Size: 0 5 10 15 20

Consented Development
(in Grey)

Stage 2
(Previously Stage 1)

Proposed New Stage 1
(Previously Stage 2)

STATE HIGHWAY 1

GRAND DRIVE

No.	Revision Details	Date
D	LOTS 238-240, 242, 356-372 REMOVED	05/08/19
C	REVISED SCHEME PLAN (STAGE 1), LOTS 983-984 ADDED	09/04/19
B	ROAD 1 & LOTS 104-120 REVISED	30/11/18
A	SECTION 127 ISSUE	02/09/18

Design	AJS
Survey	RECON LTD
Drawn	AJS
Checked	ML
Date	May 2019
Scale	1:2500 (A1) 1:5000 (A3)
CDU Reference	12516-01_S127_V05.dwg
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S127

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND



Drawing Title:
SCHEME PLAN COMPARISON WITH
CONSENTED DEVELOPMENT

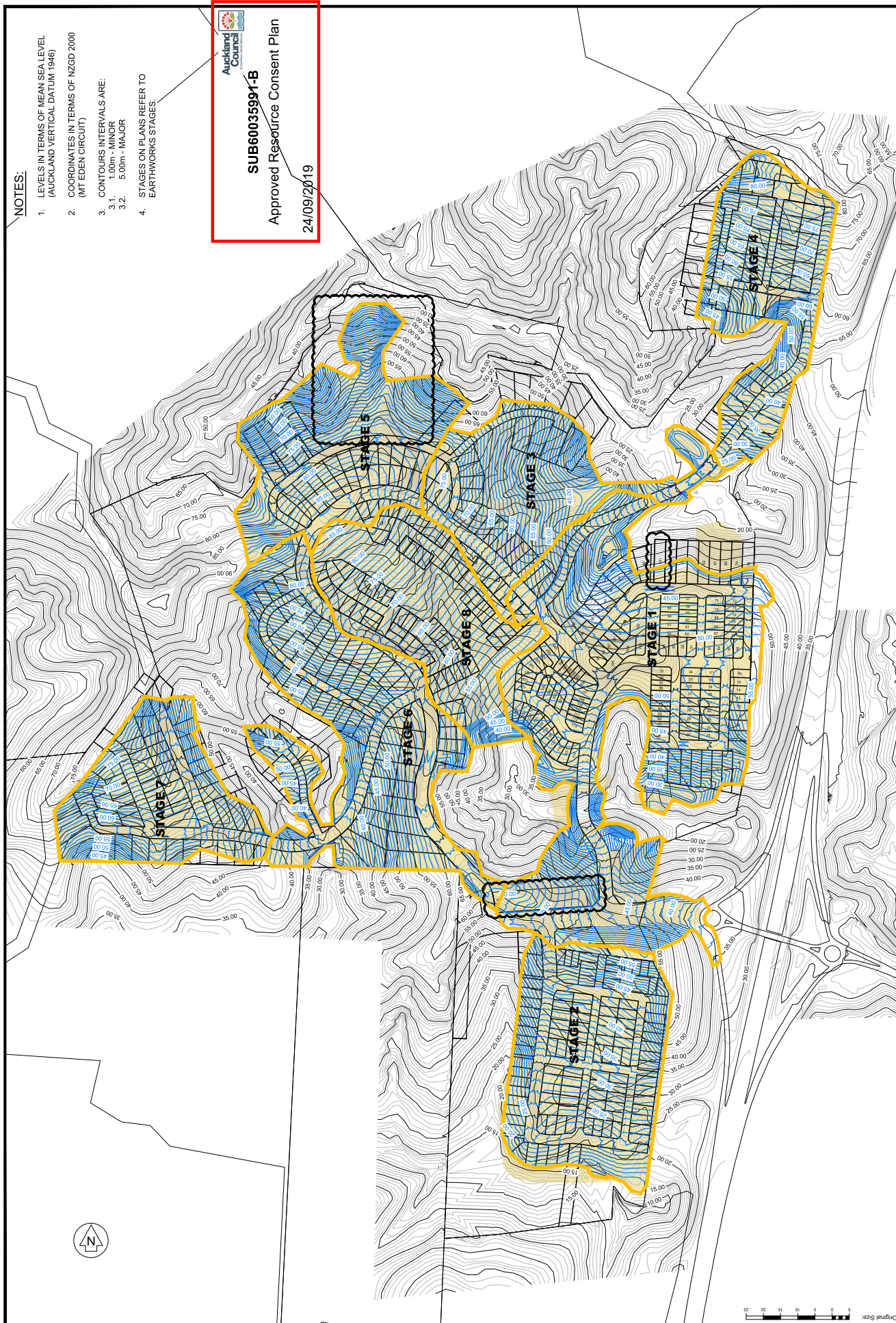
File No	12516-01-S127
Rev	D
Dwg No	105

1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946)
2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
3. CONTOUR INTERVALS ARE:
 - 3.1. 1.00m - MINOR
 - 3.2. 5.00m - MAJOR
4. STAGES ON PLANS REFER TO EARTHWORKS STAGES.



~~Approved Resource Consent Plan~~

24/09/2019



Drawing Title.

PROPOSED FINISHED CONTOUR PLAN



AIREY
CONSULTANTS LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS

**AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**

Design AJS
Survey RECON LTD
Drawn AJS
Checked ML
Date May 2019
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CAD Filename 12516-01_S127 200.dwg

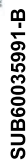
AREA OF EARTHWORKS
CONSENTED UNDER
EXISTING RC CONSENT

END:

F	LOTS 230-240,242,359-372 REMOVED	05/08/19
E	REVISED SCHEME PLAN (STAGE 1), LOTS 585-594 ADDED	09/04/19
D	CONTOURS REVISED TO REFLECT ROAD 1 & LOTS 104-128 REVISIONS	30/1/18
C	SECTION 127 REVISIONS	28/07/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17

File No.	12516-01-S127	Rev.	F	Dwg. No.	200
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1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946)
2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
3. CONTOUR INTERVALS ARE:
 - 3.1. 1.00m - MINOR
 - 3.2. 5.00m - MAJOR
4. STAGES ON PLANS REFER TO EARTHWORKS STAGES.



Approved Resource Consent Plan

24/09/2019

Number	Min. Elevation (m)	Max. Elevation (m)	Area (m²)	Volume (m³)	Colour
1	-20.00	-15.00	1068	1068	Dark Red
2	-15.00	-10.00	1081	2662	Dark Red
3	-10.00	-5.00	11728	186028	Red
4	-5.00	0.00	23067	92385	Red
5	0.00	5.00	212350	777656	Light Green
6	5.00	10.00	45768	249664	Light Green
7	10.00	15.00	21588	100272	Light Green
8	15.00	20.00	8096	27674	Light Green
9	20.00	25.00	2140	2130	Light Green



LEGEND:

	05/08/19	09/04/19	30/11/18	26/07/18	25/05/17	
F	LOTS 239-244/242,424,398-377 REMOVED					EXISTING CONTOUR (MAJOR)
E	REVISED SCHEME PLAN (STAGE 1), LOTS 983-994 ADDED					EXISTING CONTOUR (MINOR)
D	CONTOURS REVISED TO REFLECT ROAD & LOTS 104-129 REVISIONS					EXISTING CONTOUR (MAJOR)
C	SECTION 127 REVISIONS					EXISTING CONTOUR (MINOR)
B	SCHHEME AMENDMENTS MADE PRIOR TO HEARING					EARTHWORKS STAGES
NO						

(Current Revision Date: 08/05/2019)
 Revision Details:

Design AJS
Survey RECON LTD
Drawn AJS
Checked ML
Date May 2019
Scale 1:2500 (A1) 1:5000 (A3)
CAD Filename 12516-01_S127 200.dwg
S127
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**AV JENNINGS
HALL FARM WFE
LOT 1 DP 31081
HIBISCUS COA
AUCKLAND**

IT OREWA
& LOT 3 DP327701



AIRY
CONSULTANTS LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS
Telford, Shropshire, England

Drawing Title:
PROPOSED CUT-FILL PLAN

File No.	Rev.	Dwg. No.
12516-01-S127	F	201

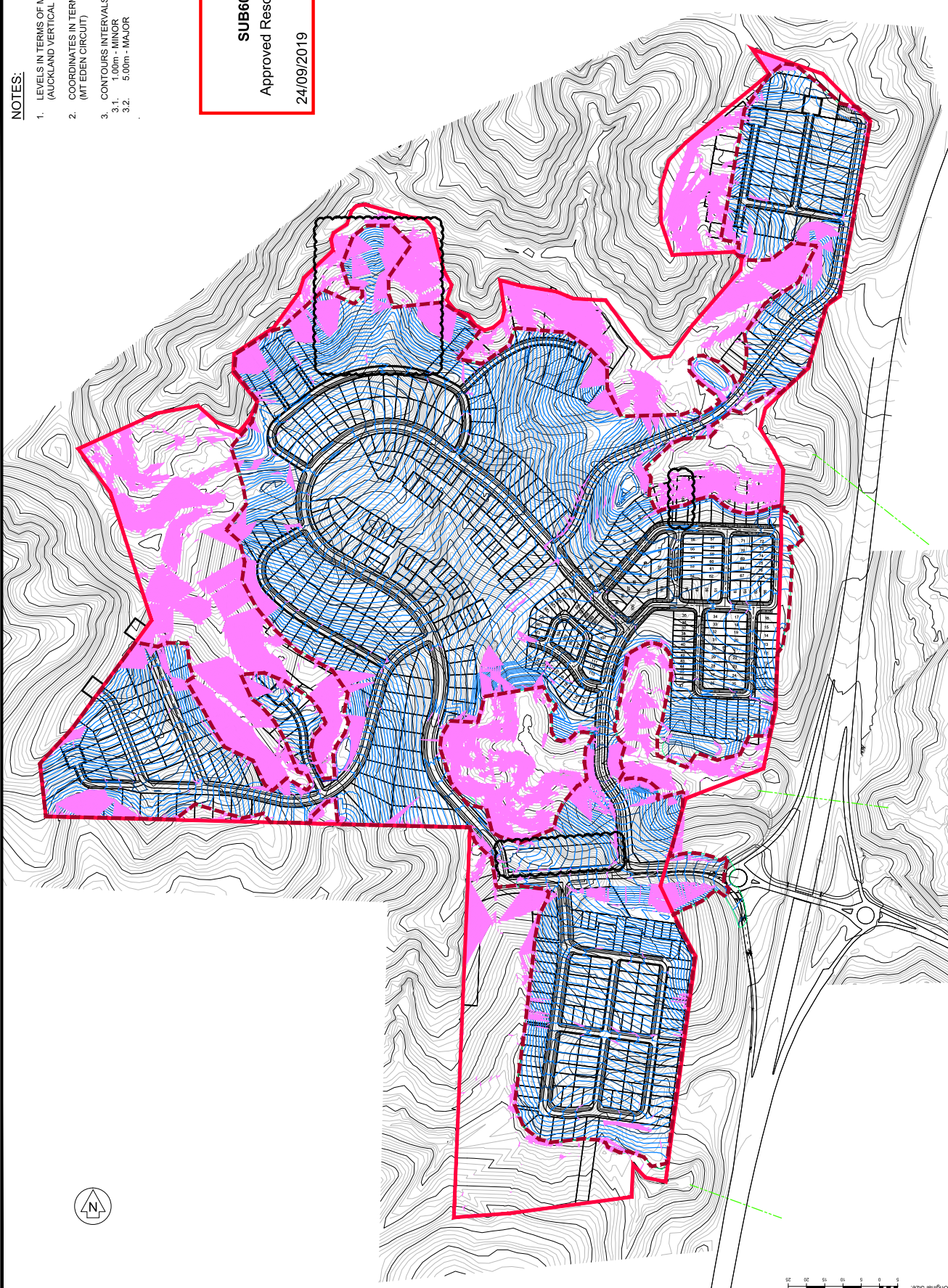
NOTES:

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3. CONTOURS INTERVALS ARE:
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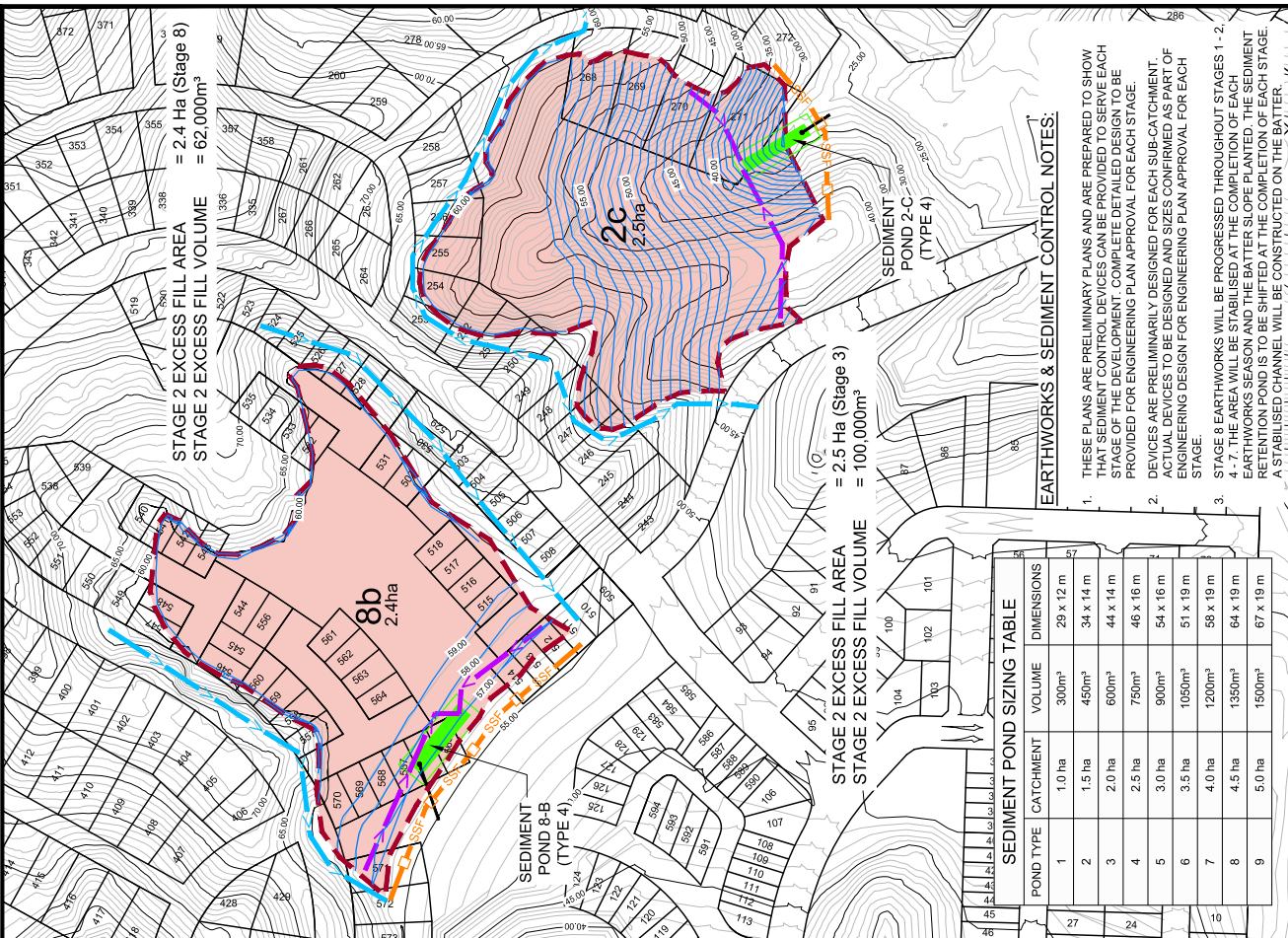


SUB60035991-B
Approved Resource Consent Plan
24/09/2019



F. LOTS 239-242/42-359-372 REMOVED		30/04/19		DESIGN		A/S		RECON LTD		JOB TITLE		DRAWING TITLE	
E. REVISED SCHEME PLAN (STAGE 1). LOTS 583-584 ADDED		30/11/18		SURVEY		A/S		A/S		AV JENNINGS		PROPOSED SLOPE ANALYSIS PLAN	
D. ROAD 1 & LOTS 104-129 REVISED		30/11/18		CHECKED		M/L		M/L		HALL FARM WEST OREWA		SLOPES GREATER THAN 1 IN 3	
C. SECTION 127 REVISIONS		30/09/18		DATE		12/05/2019		12/05/2019		LOT 1 DP 310813 & LOT 3 DP327701		FILE NO	
B. SCHEME AMENDMENTS MADE PRIOR TO HEARING		26/09/17		SCALE		1:2500 (A1) 1:5000 (A3)		1:2500 (A1) 1:5000 (A3)		HIBISCUS COAST		12516-01-S127	
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Revision Details		Date		Copyright 2019 Airey Consultants Ltd		S127		S127		F		205	
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SEDIMENT POND SIZING TABLE			
POND TYPE	CATCHMENT	VOLUME	DIMENSIONS
1	1.0 ha	300m³	29 x 12 m
2	1.5 ha	450m³	34 x 14 m
3	2.0 ha	600m³	44 x 14 m
4	2.5 ha	750m³	46 x 16 m
5	3.0 ha	900m³	54 x 16 m
6	3.5 ha	1050m³	51 x 19 m
7	4.0 ha	1200m³	58 x 19 m
8	4.5 ha	1350m³	64 x 19 m
9	5.0 ha	1500m³	67 x 19 m

EARTHWORKS & SEDIMENT CONTROL NOTES:

- THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THAT SEDIMENT CONTROL DEVICES CAN BE PROVIDED TO SERVE EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAILED DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
- DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-CATCHMENT. DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
- STAGE 8 EARTHWORKS WILL BE PROGRESSED THROUGHOUT STAGES 1 - 2. 4-7. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS SEASON AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIPPED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.

LEGEND:

TOPSOIL STOCKPILE

EXISTING CONTOUR

PROPOSED CONTOUR

EXTENT OF EARTHWORKS

STAGE

CLEANWATER DIVERSION

SEDIMENT POND

TOPSOIL STOCKPILE

SILT FENCE

SUPER SILT FENCE

SSSF

RUNOFF DIVERSION

CLEANWATER DIVERSION

SEDIMENT POND

30/11/18

01/09/18

25/09/17

23/12/15

RECON LTD

AJS

ML

November 2018

1:250 (A11:2500 (A3))

1:250 (A11:2500 (A3))

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AV JENNINGS

HALL FARM WEST OREWA

LOT 1 DP 310813 & LOT 3 DP327701

HIBISCUS COAST

AUCKLAND

STAGE 2 - EARTHWORKS & SEDIMENT CONTROL PLAN

File No: 12516-01-S127

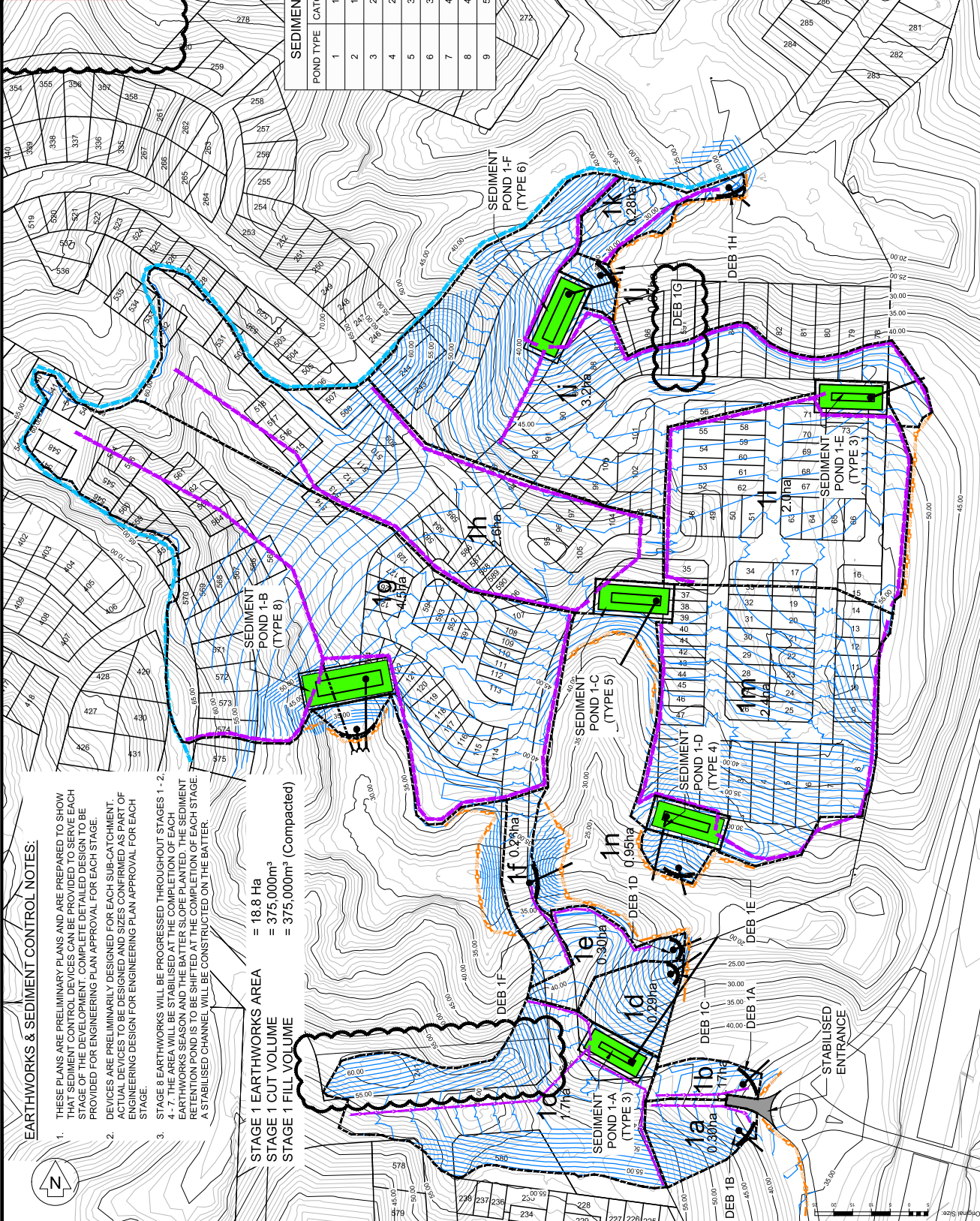
Rev: D

Dwg No: 210

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100/100 PLYMOUTH ROAD, GLENFIELD, AUCKLAND



POND TYPE	CATCHMENT	VOLUME	DIMENSIONS
1	1.0 ha	300m³	29 x 12 m
2	1.5 ha	450m³	34 x 14 m
3	2.0 ha	600m³	44 x 14 m
4	2.5 ha	750m³	46 x 16 m
5	3.0 ha	900m³	51 x 16 m
6	3.5 ha	1050m³	58 x 19 m
7	4.0 ha	1200m³	58 x 19 m
8	4.5 ha	1350m³	64 x 19 m
9	5.0 ha	1500m³	67 x 19 m

EARTHWORKS & SEDIMENT CONTROL NOTES:

- THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THAT SEDIMENT CONTROL DEVICES CAN BE PROVIDED TO SERVE EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAILED DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
- DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-CATCHMENT. ACTUAL DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
- STAGE 8 EARTHWORKS WILL BE PROGRESSED THROUGHOUT STAGES 1 - 2. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS STAGE AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIFTED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.

STAGE 1 EARTHWORKS AREA = 18.8 Ha
STAGE 1 CUT VOLUME = 375,000m³
STAGE 1 FILL VOLUME = 375,000m³ (Compacted)

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SECTION 127 REVISIONS
- SCHEME AMENDMENTS MADE PRIOR TO HEARING
- ISSUE FOR CONSENT

LEGEND:

- TOPSOIL STOCKPILE
- SILT FENCE
- SUPER SILT FENCE
- EXTENT OF EARTHWORKS
- STAGE
- CLEANWATER DIVERSION
- SEDIMENT POND

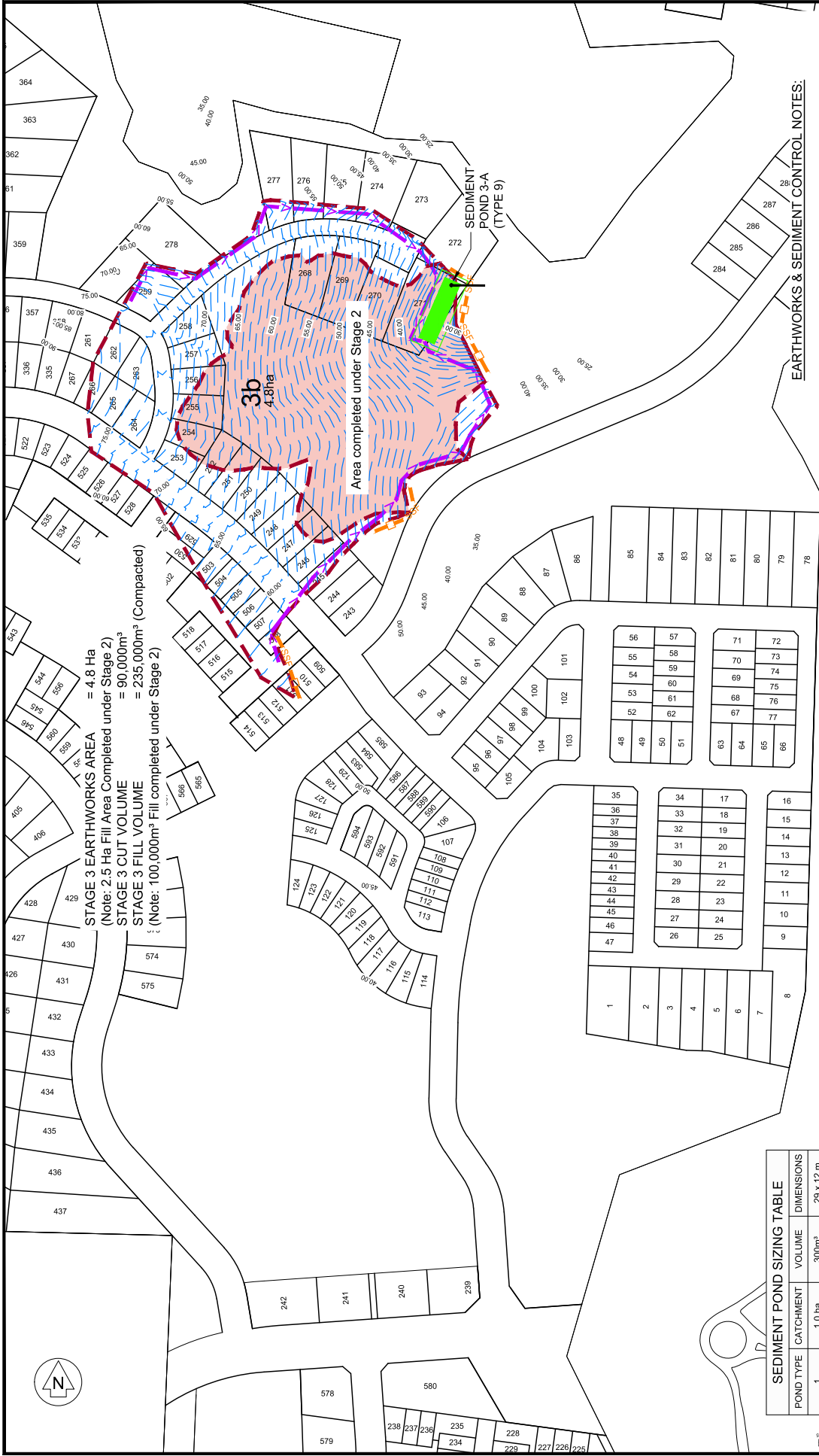
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HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

STAGE 1 - EARTHWORKS & SEDIMENT CONTROL PLAN

File No: 12516-01-S127
Row: E
Dwg No: 220

Design: AJS
Survey: RECOL LTD
Drawn: AJS
Checked: ML
Date: May 2019
Scale: 1:250 (A1) 1:2500 (A3)
CAD Filename: 12516-01_S127 220 EW Stage 1
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No. 1
Revision Details (Current Revision Date: 06/05/2019)



STAGE 3 EARTHWORKS AREA = 4.8 Ha
(Note: 2.5 Ha Fill Area Completed under Stage 2)
STAGE 3 CUT VOLUME = 90,000m³
STAGE 3 FILL VOLUME = 235,000m³ (Compacted)
(Note: 100,000m³ Fill completed under Stage 2)

SEDIMENT POND SIZING TABLE		
POND TYPE	CATCHMENT	VOLUME
1	1.0 ha	300m ³
2	1.5 ha	450m ³
3	2.0 ha	600m ³
4	2.5 ha	750m ³
5	3.0 ha	900m ³
6	3.5 ha	1050m ³
7	4.0 ha	1200m ³
8	4.5 ha	1350m ³
9	5.0 ha	1500m ³

EARTHWORKS & SEDIMENT CONTROL NOTES:

- THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THAT SEDIMENT CONTROL DEVICES CAN BE PROVIDED TO SERVE EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAILED DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
- DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-CATCHMENT. ACTUAL DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
- STAGE 8 EARTHWORKS WILL BE PROCEEDED THROUGHOUT STAGES 1 - 2. 4 - 7. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS SEASON AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIFTED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.



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LEGEND:

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXTENT OF EARTHWORKS
---	STAGE
---	CLEANWATER DIVERSION

LEGEND:

---	TOPSOIL STOCKPILE
---	SILT FENCE
---	SSSF
---	SUPER SILT FENCE
---	RUNOFF DIVERSION
---	SEDIMENT POND

SEDIMENT POND SIZING TABLE

POND TYPE	CATCHMENT	VOLUME
1	1.0 ha	300m ³
2	1.5 ha	450m ³
3	2.0 ha	600m ³
4	2.5 ha	750m ³
5	3.0 ha	900m ³
6	3.5 ha	1050m ³
7	4.0 ha	1200m ³
8	4.5 ha	1350m ³
9	5.0 ha	1500m ³

STAGE 3 - EARTHWORKS & SEDIMENT CONTROL PLAN

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design: AJS
Survey: RECON LTD
Drawn: AJS
Checked: ML
Date: November 2018
Scale: 1:250 (A1) 1:2500 (A3)
CAD Filename: 12516-01_S127 230 EW Stage 3
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File No: 12516-01-S127
Rev: D
Dwg No: 230

EARTHWORKS & SEDIMENT CONTROL NOTES:

1. THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THAT SEDIMENT CONTROL DEVICES CAN BE PROVIDED TO SERVE EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAIL DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
2. DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-CATCHMENT. ACTUAL DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
3. STAGE 4 EARTHWORKS WILL BE PROGRESSED THROUGHOUT STAGES 1 - 2. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS STAGE AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIFTED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.

SEDIMENT POND SIZING TABLE			
POND TYPE	CATCHMENT	VOLUME	DIMENSIONS
1	1.0 ha	300m³	29 x 12 m
2	1.5 ha	450m³	34 x 14 m
3	2.0 ha	600m³	44 x 14 m
4	2.5 ha	750m³	46 x 16 m
5	3.0 ha	900m³	54 x 16 m
6	3.5 ha	1050m³	51 x 19 m
7	4.0 ha	1200m³	58 x 19 m
8	4.5 ha	1350m³	64 x 19 m
9	5.0 ha	1500m³	67 x 19 m



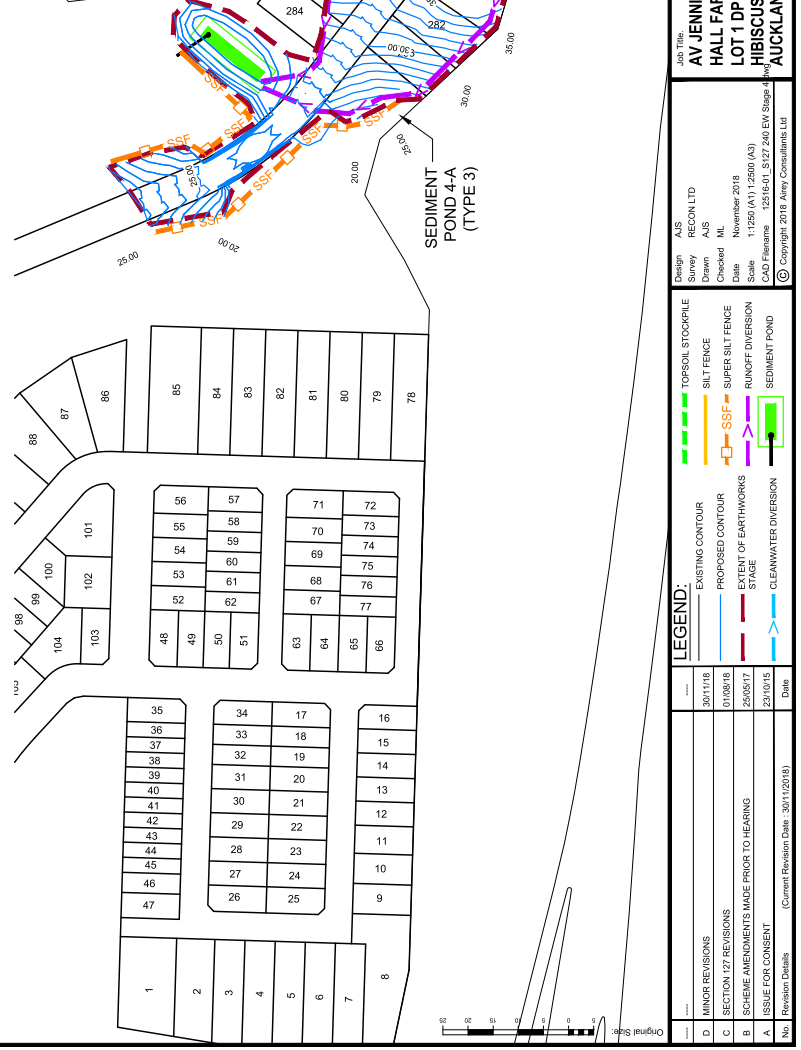
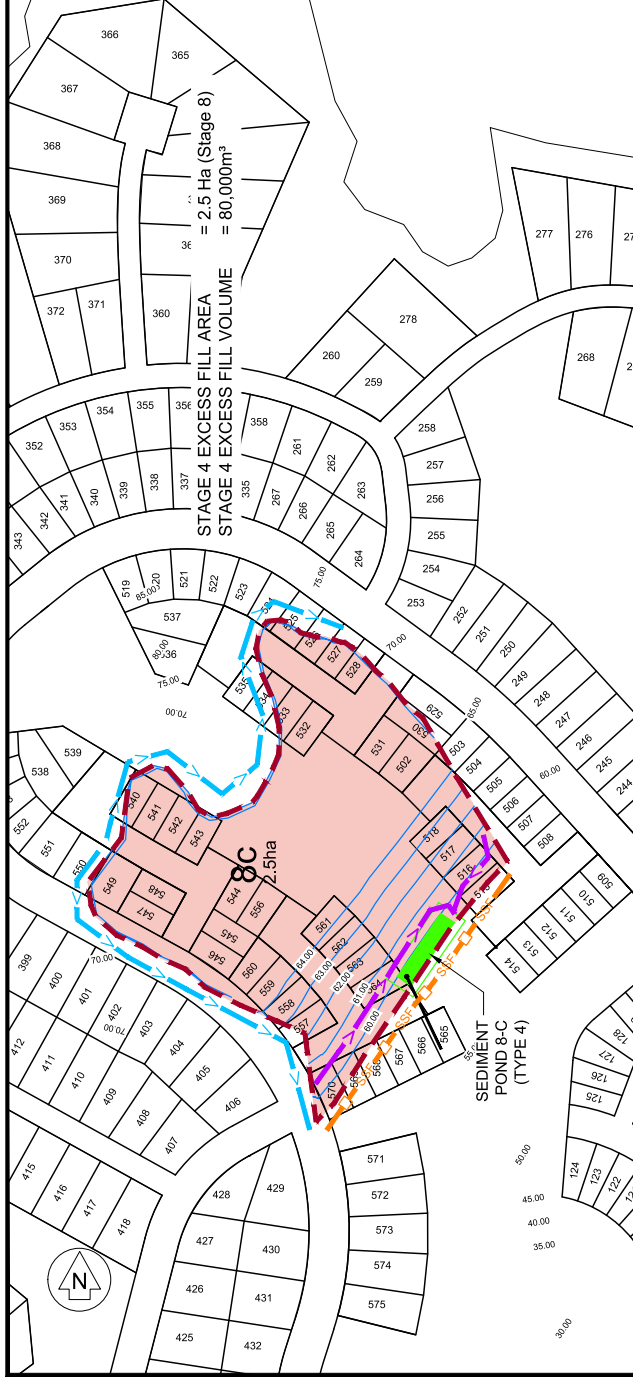
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STAGE 4 EARTHWORKS AREA
STAGE 4 CUT VOLUME
STAGE 4 FILL VOLUME

= 5.9 Ha
= 104,000m³
= 24,000m³ (Compacted)



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXTENT OF EARTHWORKS
- STAGE
- CLEANWATER DIVERSION
- SEDIMENT POND
- SSSF
- SILT FENCE
- SUPER SILT FENCE
- RUNOFF DIVERSION
- GPS/OL STODCIPLE

Design	AJS
Survey	RECON LTD
Drawn	AJS
Checked	ML
Date	November 2018
Scale	1:250 (A1) 1:2500 (A3)
CDU Reference	12516-01, S127 240 EW Stage 4
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LOT 1 DP 310813 & LOT 3 DP327701
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12516-01, S127 240 EW Stage 4

STAGE 4 - EARTHWORKS & SEDIMENT CONTROL PLAN
Drawing Title
File No
12516-01-S127
Rev
D
Dwg No
240

EARTHWORKS & SEDIMENT CONTROL NOTES:

1. THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THE LOCATION OF EARTHWORKS AND SEDIMENT CONTROL DEVICES TO BE PROVIDED FOR EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAILED DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
2. DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-STAGE. ACTUAL DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
3. STAGE 8 EARTHWORKS WILL BE PROGRESSED THROUGHOUT STAGES 1 - 2.
- 4 - 7. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS STAGE AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIFTED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.

STAGE 5 EARTHWORKS AREA
= 6.7 Ha
STAGE 5 CUT VOLUME
= 129,000m³
STAGE 5 FILL VOLUME
= 71,000m³ (Compacted)

STAGE 5 EXCESS FILL AREA
= 2.3 Ha (Stage 8)
STAGE 5 EXCESS FILL VOLUME
= 58,000m³

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POND TYPE	CATCHMENT	VOLUME	DIMENSIONS
1	1.0 ha	300m ³	29 x 12 m
2	1.5 ha	450m ³	34 x 14 m
3	2.0 ha	600m ³	44 x 14 m
4	2.5 ha	750m ³	46 x 16 m
5	3.0 ha	900m ³	54 x 16 m
6	3.5 ha	1050m ³	51 x 19 m
7	4.0 ha	1200m ³	58 x 19 m
8	4.5 ha	1350m ³	64 x 19 m
9	5.0 ha	1500m ³	67 x 19 m

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

STAGE 5 - EARTHWORKS & SEDIMENT CONTROL PLAN

12516-01-S127

250

Design: AJS
Survey: RECON LTD
Drawn: AJS
Checked: ML
Date: November 2018
Scale: 1:250 (A1) 1:2500 (A3)
CAD Filename: 12516-01_S127 250 EV Stage 5
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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SECTION 127 REVISIONS
- SCHEME AMENDMENTS MADE PRIOR TO HEARING
- ISSUE FOR CONSENT
- Revision Details

TOPSOIL STOCKPILE

SILT FENCE

SUPER SILT FENCE

RUNOFF DIVERSION

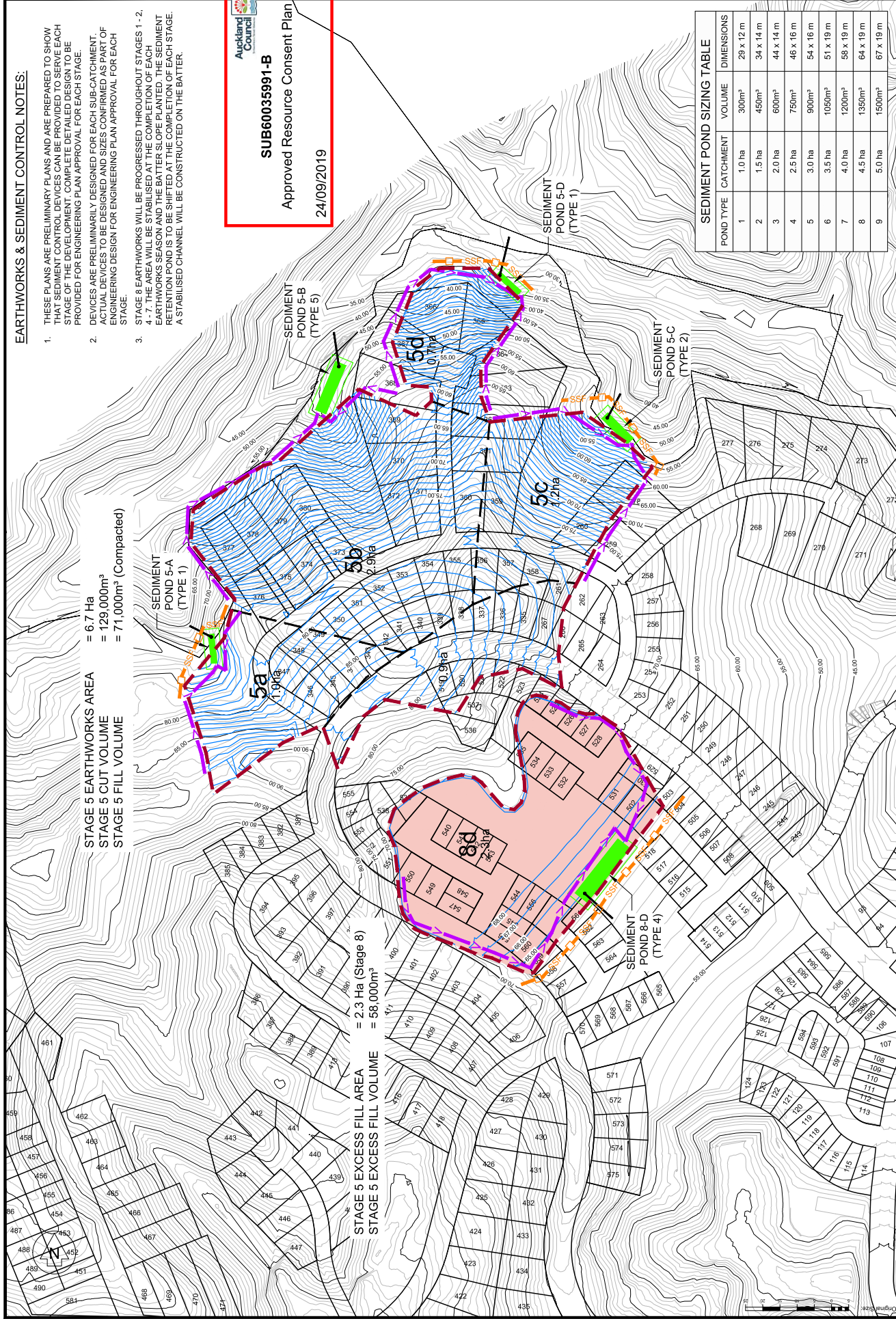
SEDIMENT POND

CLEANWATER DIVERSION

No.

Revision Details

Current Revision Date: 2011/01/18



1. THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THAT SEDIMENT CONTROL DEVICES CAN BE PROVIDED TO SERVE EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAILED DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
2. DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-CATCHMENT. ACTUAL DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.

3. STAGE 8 EARTHWORKS WILL BE PROGRESSED THROUGHOUT STAGES 1 - 2, 4 - 7. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS SEASON AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIFTED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.

SEDIMENT POND SIZING TABLE			
POND TYPE	CATCHMENT	VOLUME	DIMENSIONS
1	1.0 ha	300m³	29 x 12 m
2	1.5 ha	450m³	34 x 14 m
3	2.0 ha	600m³	44 x 14 m
4	2.5 ha	750m³	46 x 16 m
5	3.0 ha	900m³	54 x 16 m
6	3.5 ha	1050m³	51 x 19 m
7	4.0 ha	1200m³	58 x 19 m
8	4.5 ha	1350m³	64 x 19 m
9	5.0 ha	1500m³	67 x 19 m

STAGE 7 EARTHWORKS AREA
STAGE 7 CUT VOLUME
STAGE 7 FILL VOLUME

STAGE 7 EXCESS FILL AREA = 1.4 Ha (Stage 8)
STAGE 7 EXCESS FILL VOLUME = 70,000m³

STAGE 7 EXCESS FILL AREA = 1.4 Ha (Stage 8)
STAGE 7 EXCESS FILL VOLUME = 70,000m³

Drawing Title: STAGE 7 - EARTHWORKS & SEDIMENT CONTROL PLAN	Rev:	Dwg. No.
		270
File No.	12516-01-S127	

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CONSULTING CIVIL & STRUCTURAL ENGINEERS
Tampara, Ponnur, Tiruchirappalli, Tamil Nadu, India
AIR 197

Job Title: **AV JENNINGS**
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design	AJS
Survey	RECON LTD
Drawn	AJS
Checked	ML
Date	November 2018
Scale	1:1250 (A1) 1:2500 (A3)
CAD Filename	12516-01_S127 270 EW Stage 7
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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXTENT OF EARTHWORKS STAGE
- CLEANWATER DIVERSION
- TOPSOIL STOCKPILE
- SILT FENCE
- SUPER SILT FENCE
- RUNOFF DIVERSION
- SEDIMENT POND

No.	Revision Details	(Current Revision Date : 30/11/2018)	Date
A	ISSUE FOR CONSENT		23/10/15
B	SCHEME AMENDMENT'S MADE PRIOR TO HEARING		25/05/17
C	SECTION 127 REVISIONS		01/08/18
D	MINOR REVISIONS		30/11/18



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Te Kaitiaki o Te Upoko o Te Motu

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NO EARTHWORKS TO COMPLETE IN STAGE 8
STAGE 8 TOTALS 592,000m³ OF COMPACTED FILL
EXCESS FILL FROM STAGES 1-7 WILL COMPLETE STAGE 8

EARTHWORKS & SEDIMENT CONTROL NOTES:

1. THESE PLANS ARE PRELIMINARY PLANS AND ARE PREPARED TO SHOW THAT SEDIMENT CONTROL DEVICES CAN BE PROVIDED TO SERVE EACH STAGE OF THE DEVELOPMENT. COMPLETE DETAILED DESIGN TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
2. DEVICES ARE PRELIMINARILY DESIGNED FOR EACH SUB-CATCHMENT. ACTUAL DEVICES TO BE DESIGNED AND SIZES CONFIRMED AS PART OF ENGINEERING DESIGN FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.
3. STAGE 8 EARTHWORKS WILL BE PROGRESSED THROUGHOUT STAGES 1 - 2. 4 - 7. THE AREA WILL BE STABILISED AT THE COMPLETION OF EACH EARTHWORKS SEASON AND THE BATTER SLOPE PLANTED. THE SEDIMENT RETENTION POND IS TO BE SHIFTED AT THE COMPLETION OF EACH STAGE. A STABILISED CHANNEL WILL BE CONSTRUCTED ON THE BATTER.

Drawing Title

STAGE 8 - EARTHWORKS & SEDIMENT CONTROL PLAN



AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design: AJS
Survey: RECOL LTD
Drawn: AJS
Checked: ML
Date: November 2018
Scale: 1:250 (A1) 1:2500 (A3)
CAD Filename: 12516-01_S127 280 EW Stage 8.dwg
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LEGEND:
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- EXTENT OF EARTHWORKS
--- STAGE
--- CLEANWATER DIVERSION
--- SEDIMENT POND

--- TOPSOIL STOCKPILE
--- SILT FENCE
--- SSF
--- SUPER SILT FENCE
--- RUNOFF DIVERSION
--- SEDIMENT POND

No.	Revision Details	Date
D	ROAD 1 & LOTS 104-120 REVISED	30/11/18
C	SECTOR 127 REVISIONS	01/09/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/09/17
A	ISSUE FOR CONSENT	23/12/15

(Current Revision Date: 30/11/2018)

Revision Details

Date

280

ROADING



Original Size: 5 0 10 15 20

ROADING NOTES:

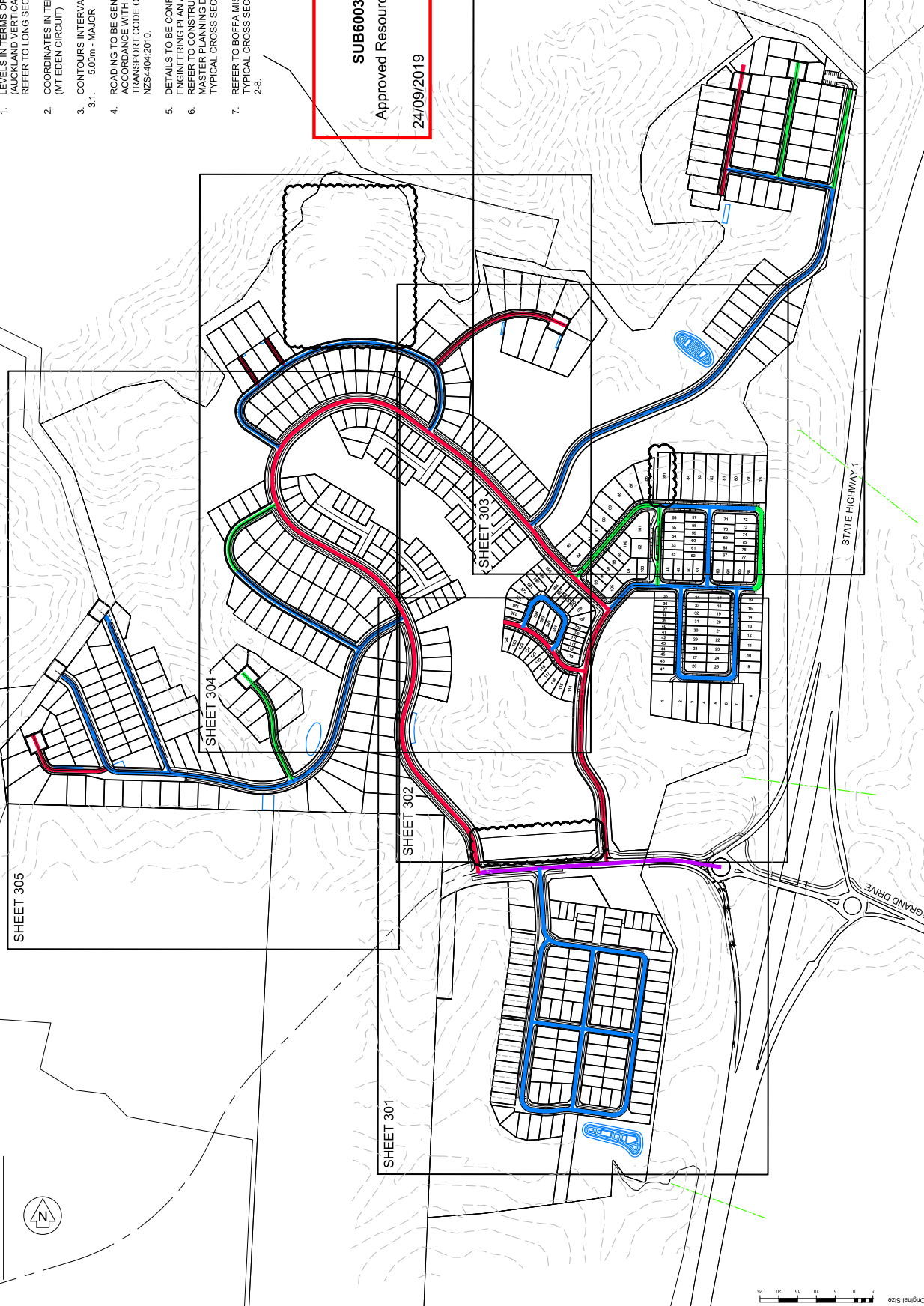
1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1946) - REFER TO LONG SECTIONS FOR LEVELS
2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
3. CONTOURS INTERVALS ARE:
3.1. 5.00m - MAJOR
4. ROADING TO BE GENERALLY IN ACCORDANCE WITH AUCKLAND TRANSPORT CODE OF PRACTICE AND NZS4404:2010.
5. DETAILS TO BE CONFIRMED AT ENGINEERING PLAN APPROVAL STAGE.
6. REFER TO CONSTRUCT URBAN DESIGN MASTER PLANNING DOCUMENTS FOR TYPICAL CROSS SECTION FOR STAGE 1
7. REFER TO BOFFA MISKELL REPORT FOR TYPICAL CROSS SECTIONS FOR STAGES 2-6.



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No.	Revision Details	Date
E	LOTS 239-242, 329-332 REMOVED	30/09/19
D	REVISED SCHEME PLAN (STAGE 1). LOTS 583-584 ADDED	30/04/19
C	ROAD 1A & LOTS 104-129 REVISED	30/11/18
B	SECTION 127 REVISIONS	28/07/18
A	ADDITIONAL LOT ADDED NORTH OF ROAD 1	30/09/17

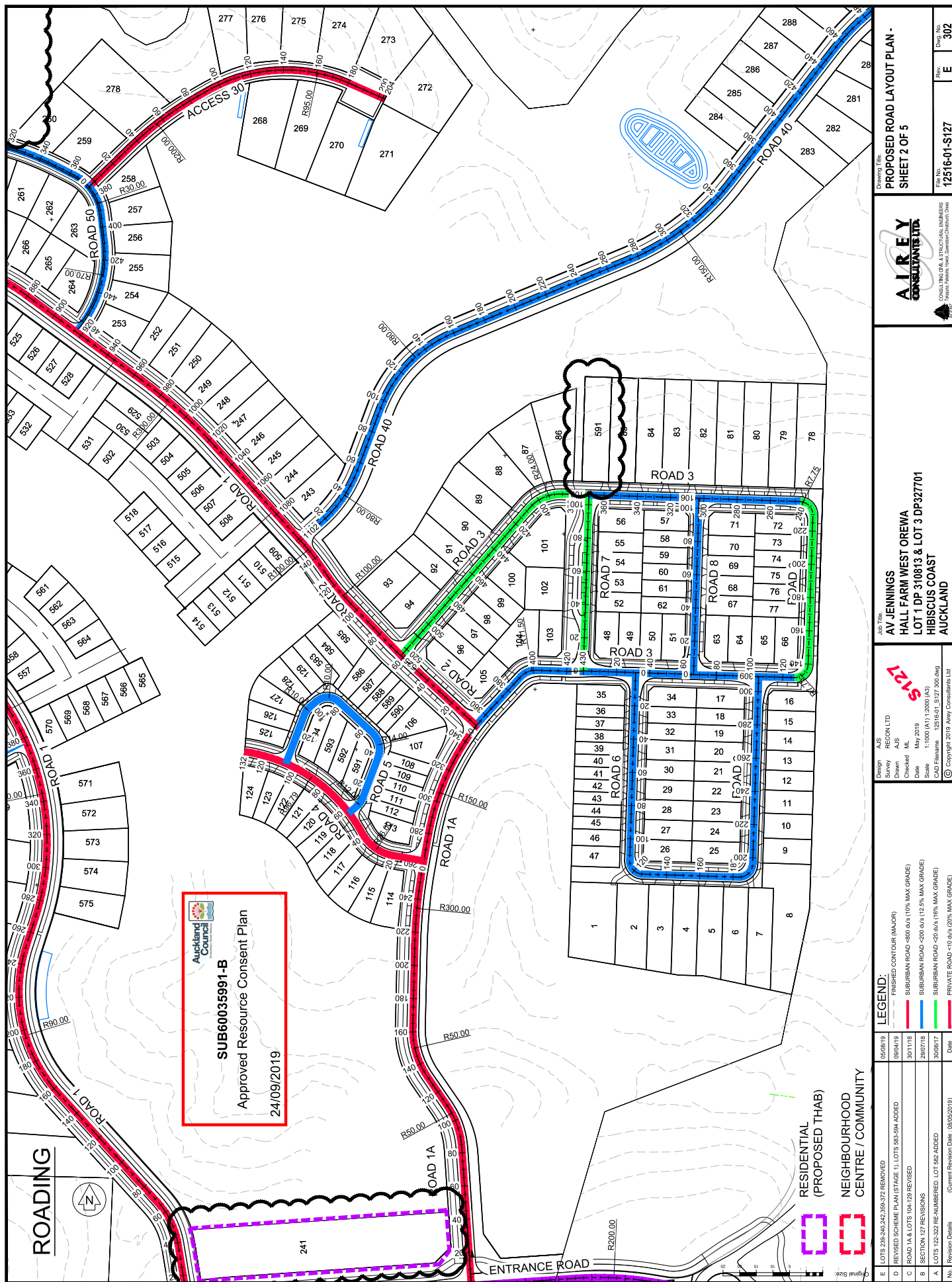
DESIGN	RECON	DATE
Survey	AJS	May 2019
Drawn	AJS	May 2019
Checked	ML	May 2019
Date	1:2500 (A1) 1:5000 (A3)	May 2019
Scale	1:2500 (A1) 1:5000 (A3)	May 2019
CDU Reference	12516-01, S127, S200, S201	May 2019
Copyright	© Copyright 2019 Airey Consultants Ltd	May 2019

LEGEND:
FINISHED CONTOUR (MAJOR)
SUBURBAN ROAD <800 60k (10% MAX GRADE)
SUBURBAN ROAD <200 60k (12.5% MAX GRADE)
SUBURBAN ROAD <20 60k (16% MAX GRADE)
PRIVATE ROAD <10 60k (20% MAX GRADE)

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND



Drawing Title	File No	Rev	Draw No
PROPOSED ROAD LAYOUT PLAN	12516-01-S127	E	300



Drawing Title:
**PROPOSED ROAD LAYOUT PLAN -
SHEET 2 OF 5**

AIREY

**AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**

Design: AJS
Survey: RECON LTD
Drawn: AJS
Checked: ML
Date: May 2019
Scale: 1:1000 (A1) 1:2000 (A3)
CAD Filename: 12516-01_S127-300.dwg

LEGEND:

- FINISHED CONTOUR (MAJOR)
- SUBURBAN ROAD <800 du/s (10% MAX GRADE)
- SUBURBAN ROAD <200 du/s (12.5% MAX GRADE)
- SUBURBAN ROAD <20 du/s (16% MAX GRADE)

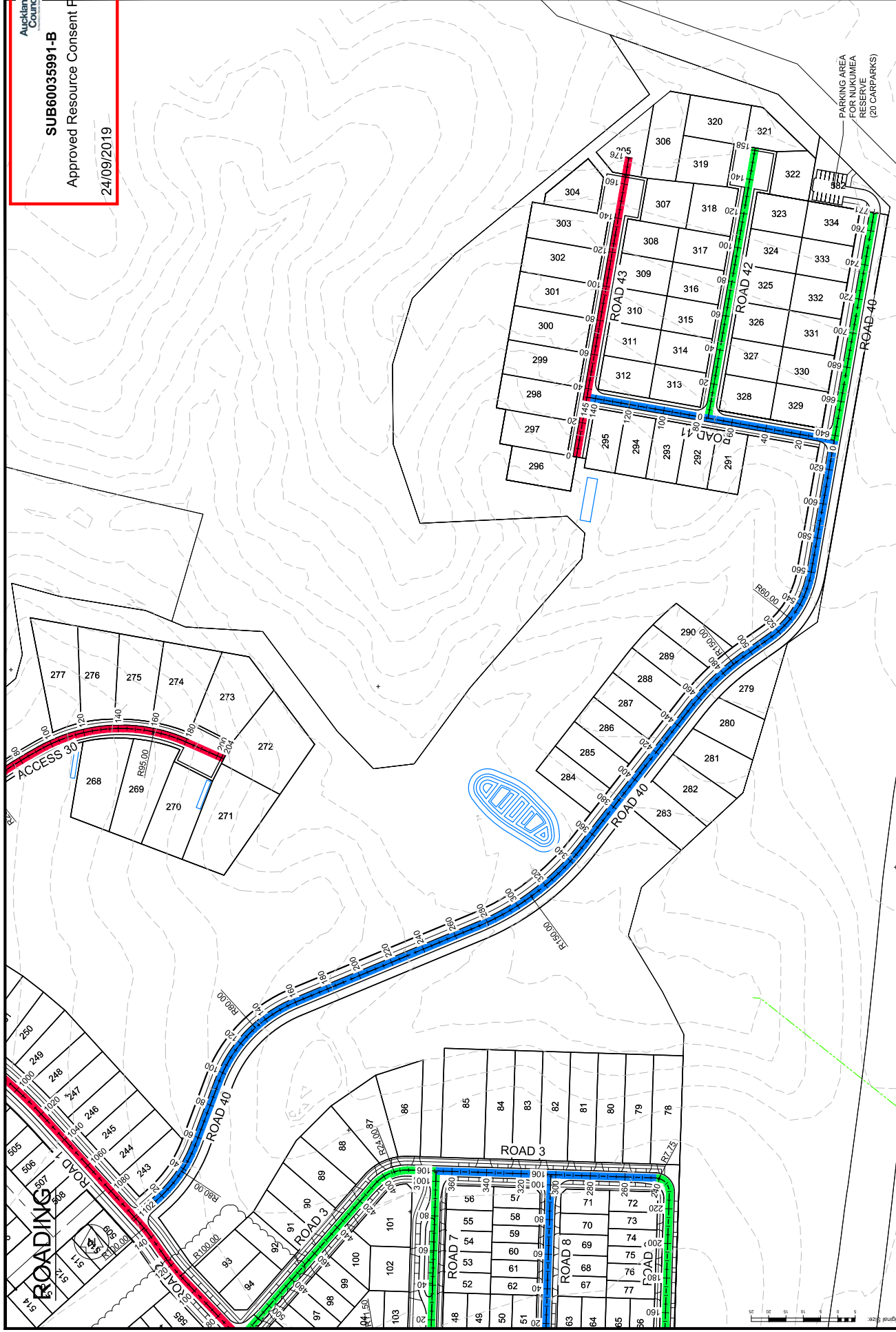
E	LOTS 238-240, 242, 359-372 REMOVED	05/08/
D	REVISED SCHEME PLAN (STAGE 1), LOTS 583-584 ADDED	09/04/
C	ROAD 1A & LOTS 104-129 REVISED	30/11/
B	SECTION 127 REVISIONS	29/07/
A	LOTS 122-322 RE-NUMBERED, LOT 582 ADDED	30/06/



SUB60035991-B

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24/09/2019



PROPOSED ROAD LAYOUT PLAN -
SHEET 3 OF 5



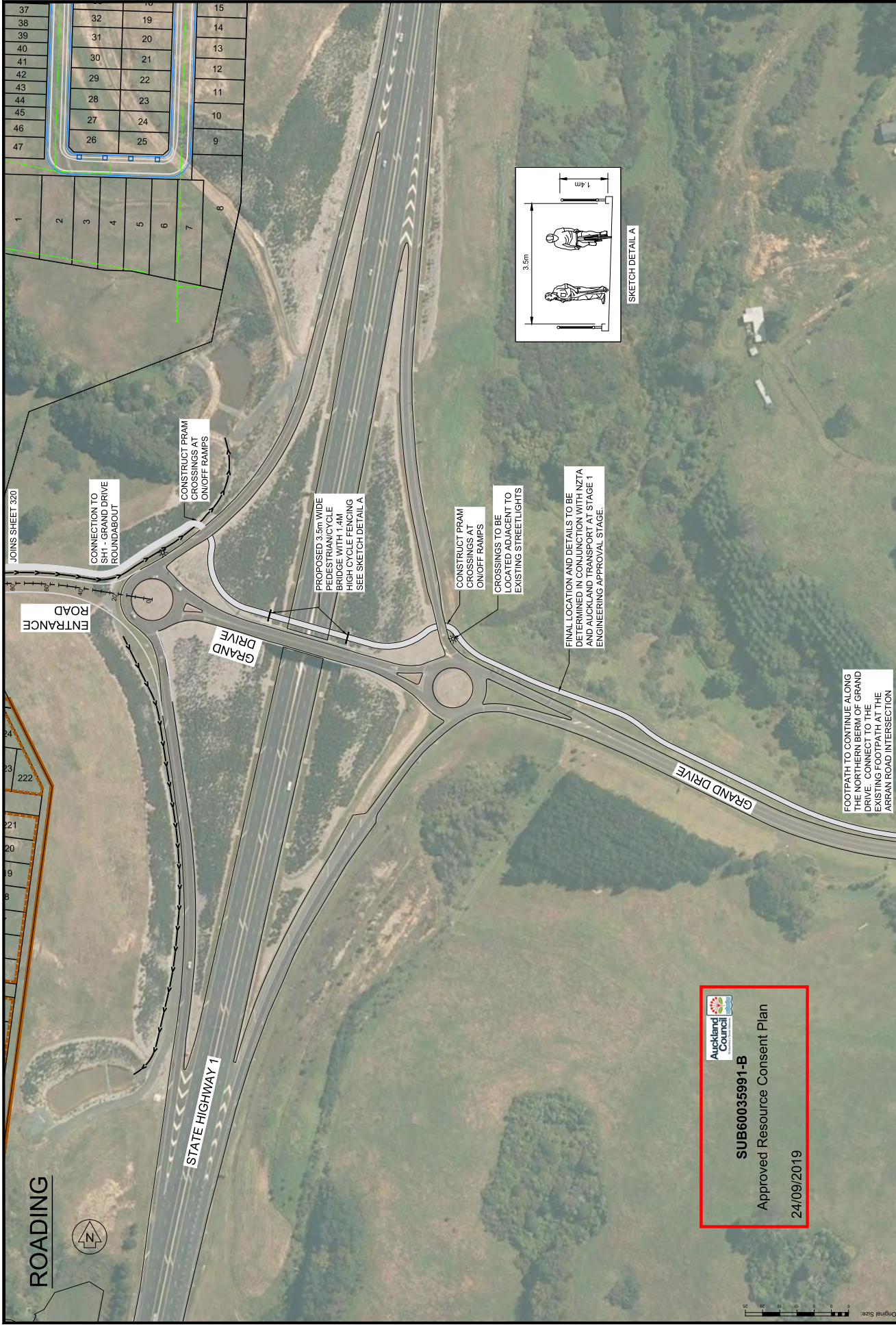
AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design: AJS
Survey: RECON LTD
Drawn: AJS
Checked: M.L.
Date: April 2019
Scale: 1:1000 (A1) 1:2000 (A3)
CAD Filename: 12516-01_S127_300.dwg
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LEGEND:
--- FINISHED CONTOUR (NAOR)
--- SUBURBAN ROAD <800 <6% (10% MAX GRADE)
--- SUBURBAN ROAD <200 <6% (12.5% MAX GRADE)
--- SUBURBAN ROAD <20 <6% (16% MAX GRADE)
--- PRIVATE ROAD <10 <6% (20% MAX GRADE)

No.	Revision Details	Date
D	REVISED SCHEME PLAN (STAGE 1), LOTS 883-884 ADDED	30/04/19
C	MINOR REVISIONS	30/11/18
B	SECTION 127 REVISIONS	28/07/18
A	LOTS 123-327 RE-NUMBERED, LOT 382 ADDED	30/09/17
Revision Details		(Current Revision Date: 15/04/2019)

File No: 12516-01-S127
Rev: D
Dwg No: 303



Auckland Council

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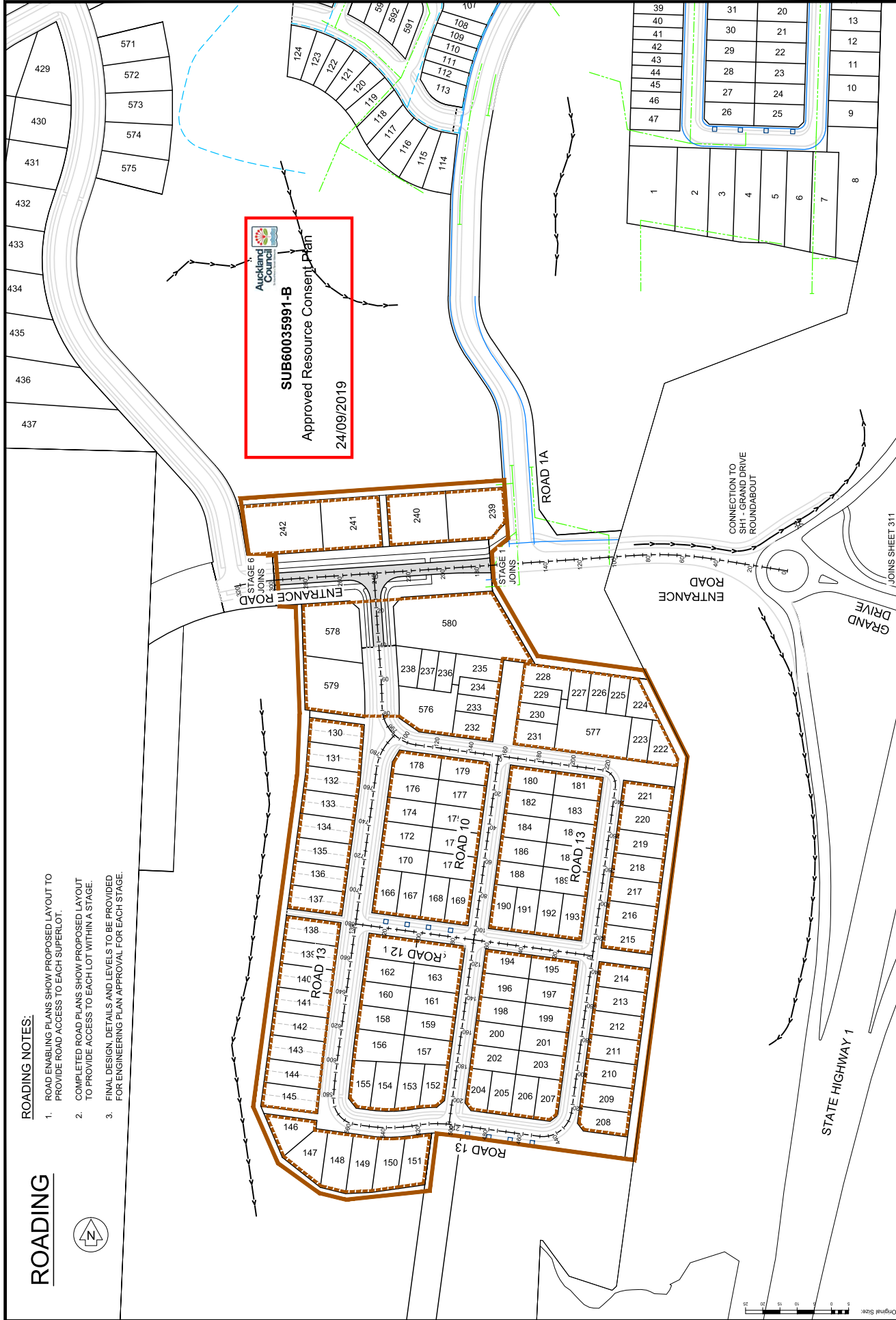
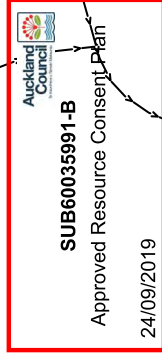
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LEGEND:		—		STAGE BOUNDARY		—		SUPERLOT BOUNDARY		—		SWALE / STREAM / STORMWATER CHANNEL		—		S127		DESIGN		AJS		RECON LTD		SURVEY		AJS		JOB TITLE		AV JENNINGS			
SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F		SECTION 127 REVISIONS		F			
FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN		FOOTPATH ENABLING WORKS PLAN			
CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS		CONSULTING CIVIL & STRUCTURAL ENGINEERS			
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Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.		Dwg. No.			

ROADING



ROADING NOTES:

1. ROAD ENABLING PLANS SHOW PROPOSED LAYOUT TO PROVIDE ROAD ACCESS TO EACH SUPERLOT.
2. COMPLETED ROAD PLANS SHOW PROPOSED LAYOUT TO PROVIDE ACCESS TO EACH LOT WITHIN A STAGE.
3. FINAL DESIGN, DETAILS AND LEVELS TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.



SECTION 127 REVISIONS

D	SECTION 127 REVISIONS	30/07/18
C	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17
B	COMMERCIAL PRECINCT STAGE ADDED STAGE BOYS REVISED	23/11/16
A	ISSUE FOR CONSENT	23/10/15

No.
Revision Details
(Current Revision Date: 30/11/2018)

LEGEND:

---	STAGE BOUNDARY
---	SUPERLOT BOUNDARY
---	SWALE / STREAM / STORMWATER CHANNEL
---	STREET SCAPES / PARKING

DESIGN

AJS	RECON LTD
Survey	AJS
Drawn	ML
Checked	ML
Date	November 2018
Scale	1:1000 (A1) 1:2000 (A3)
CAD Filename	12516-01_S127_210 STG2.dwg
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JOB TITLE

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

DRAWING TITLE

STAGE 2 - ROAD ENABLING PLAN

FILE NO

12516-01-S127

Rev

D

Draw No

311

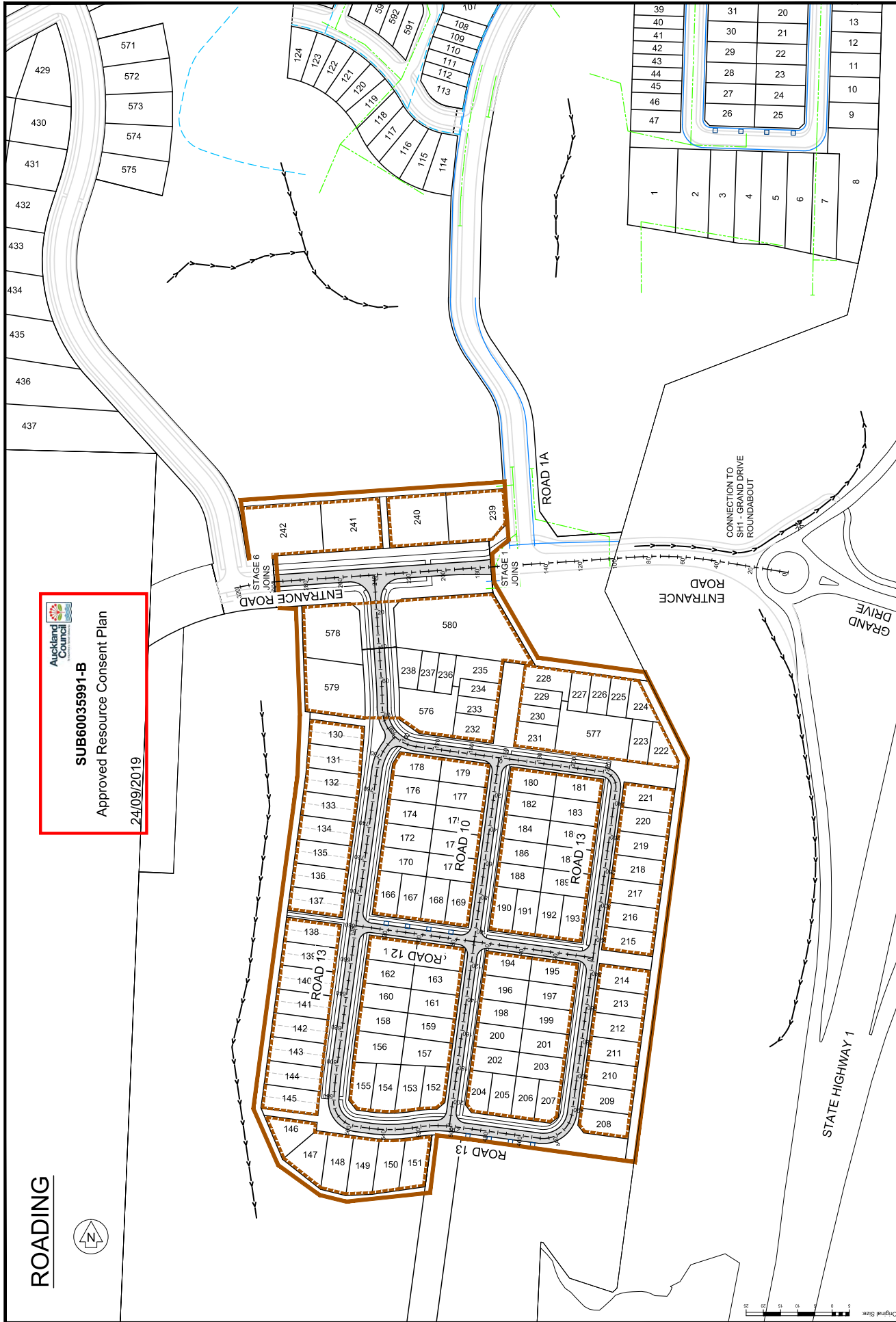
AIREY CONSULTANTS LTD

CONSULTING CIVIL & STRUCTURAL ENGINEERS
12516-01 S127 210 STG2.dwg
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ROADING



Auckland Council
SUB60035991-B
 Approved Resource Consent Plan
 24/09/2019



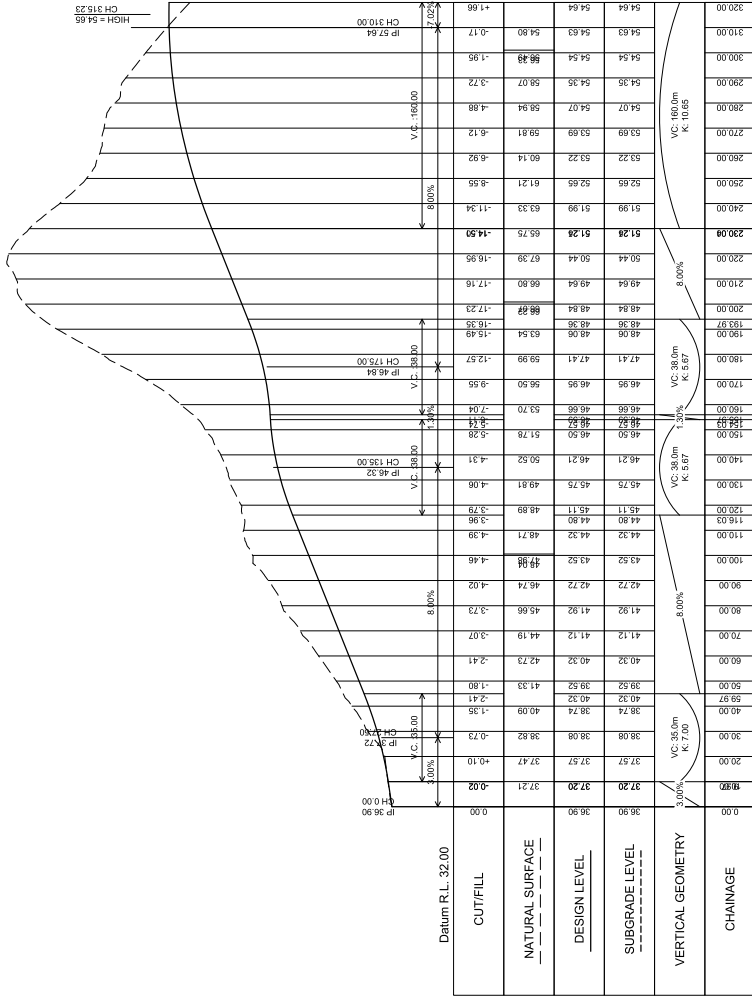
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SECTION 127 REVISIONS D: 30/07/18 C: SCHEME AMENDMENTS MADE PRIOR TO HEARING B: COMMERCIAL PRECINCT STAGE ADDED STAGE BOYS REVISED A: ISSUE FOR CONSENT	Revision Details (Current Revision Date: 30/11/2018)					

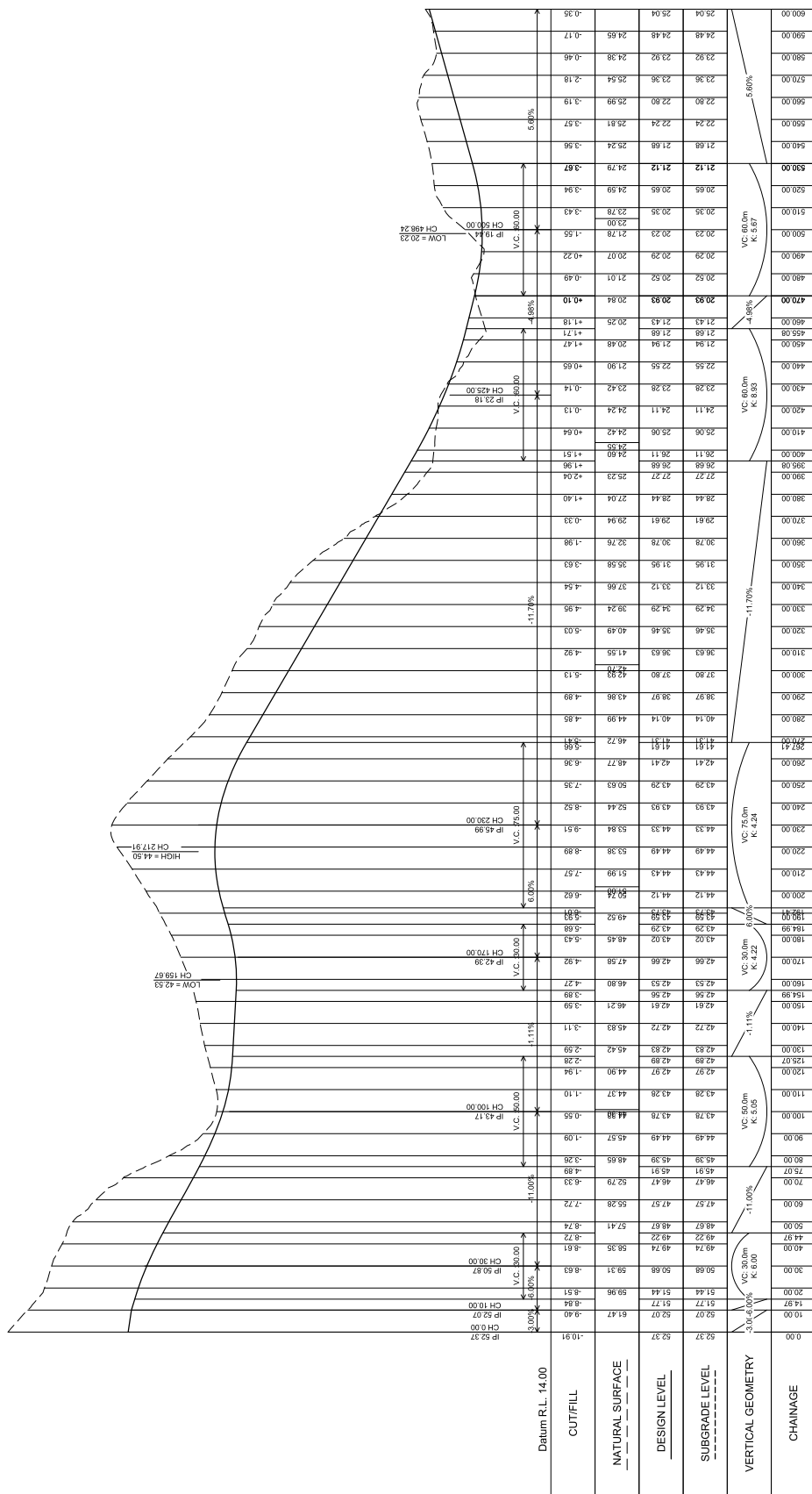


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24/09/2019

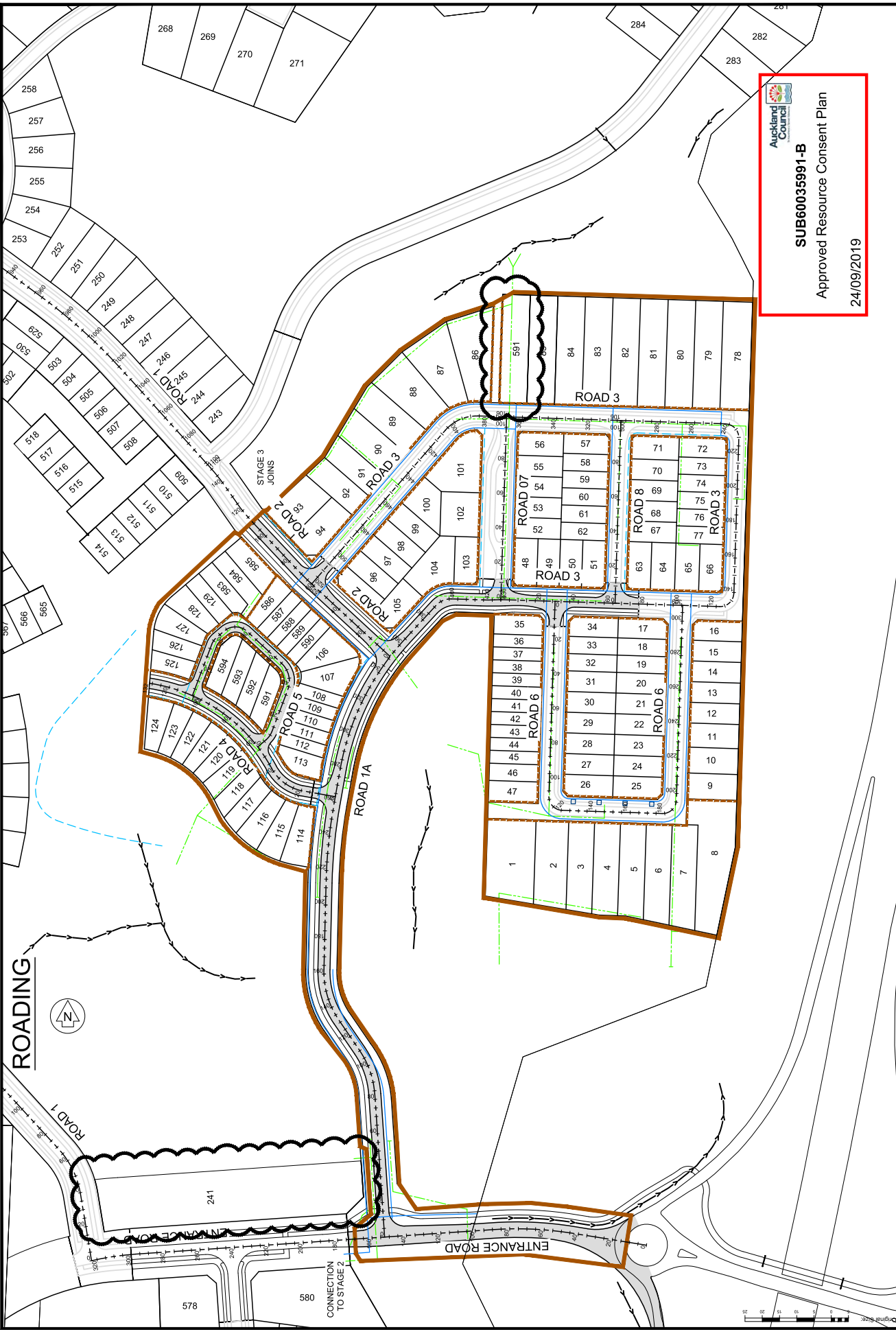




ROAD 13 LONGITUDINAL SECTION

Scale Horizontal 1:500 Vertical 1:100 (A1)
Horizontal 1:1000 Vertical 1:200 (A3)

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	File No. 12516-01-127		Rev. C
Job Title: AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND			
\$127			
Design	A/S	RECON LTD	
Survey	A/S		
Drawn	A/S		
Checked	M/L		
Date	30/11/2018		
Scale	1:1000 (A1), 1:2000 (A3)		
CAD Filename	12516-01_5127_310 STG2.dwg		
© Copyright 2018 Airey Consultants Ltd			
	Date	Revision Details	
	No.		
C			
C	30/07/18		
B	15/02/16		
V/C LENGTH AT CHAINAGE 55 REVISD			
A	Issue for Consent		
23/10/15			
Revision Details			
	Date	No.	




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24/09/2019

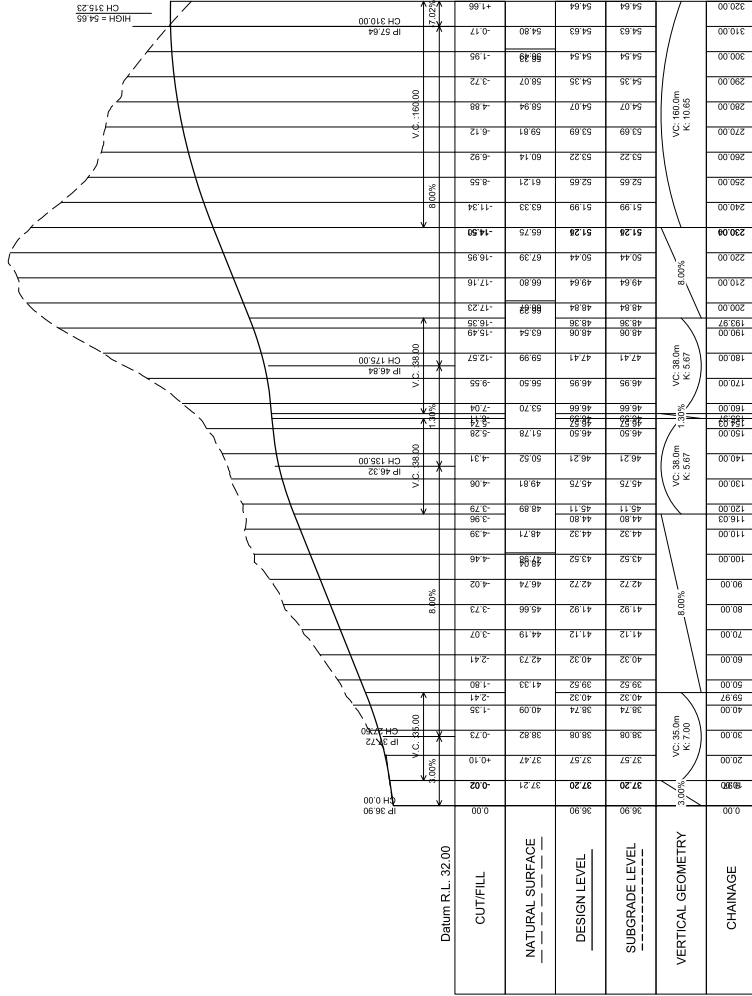
LEGEND:		DESIGN:		DATE:	
F	LOTS 239-240/242-258-372 REMOVED	AJS	RECON LTD	30/04/19	
E	REVISED SCHEME PLAN (STAGE 1), LOTS 593-594 ADDED	Survey	AJS	30/04/19	
D	ROAD 1A & LOTS 104-129 REVISED	Drawn	ML	30/07/18	
C	SECTION 127 REVISIONS	Checked	ML	30/07/18	
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	Date	May 2019	24/09/17	
No	Revision Details	Scale	1:1000 (A1:1:2000 (A3))	1:250 (A3)	
		Copyright	© Copyright 2019 Airey Consultants Ltd		
AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND					
STAGE 1 - ROAD ENABLING PLAN					
12516-01-S127					
F					
320					



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24/09/2019

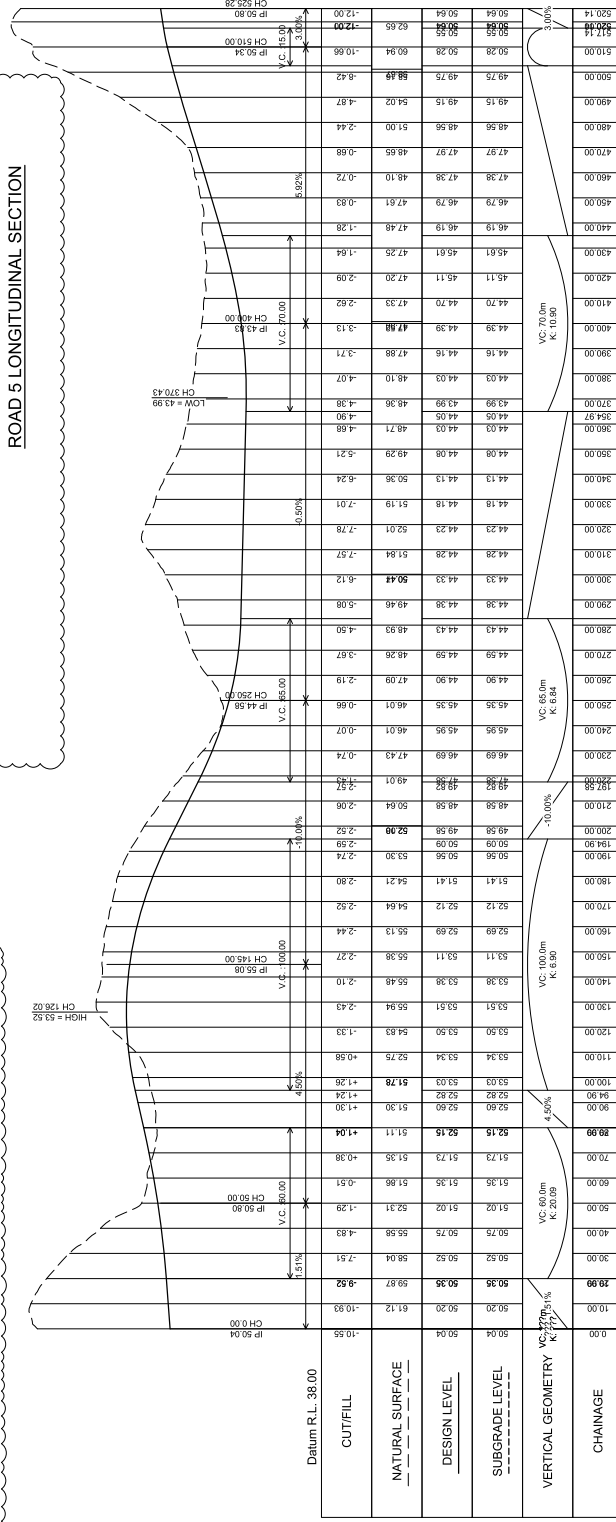
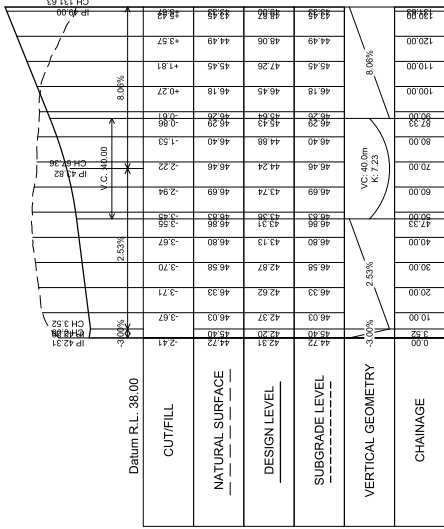
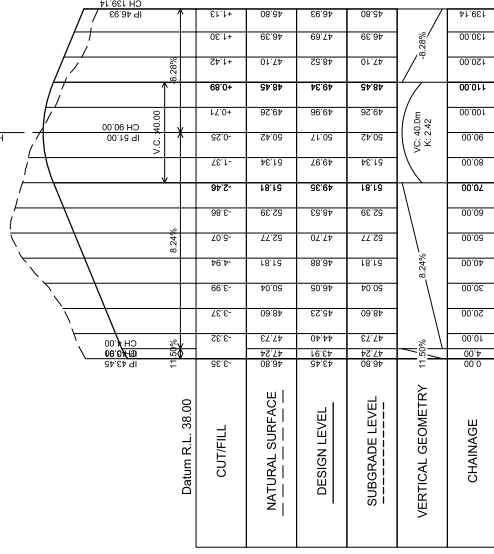


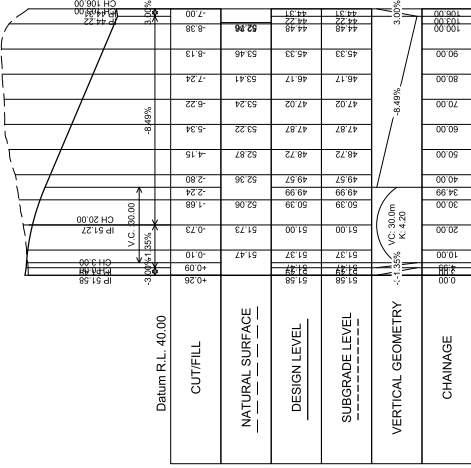


SUB60035991-B

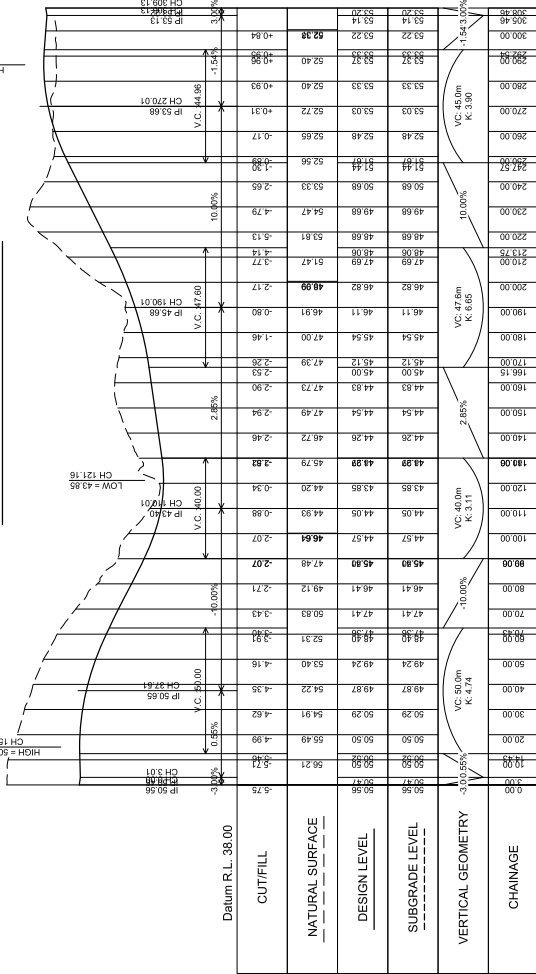
Approved Resource Consent Plan

24/09/2019

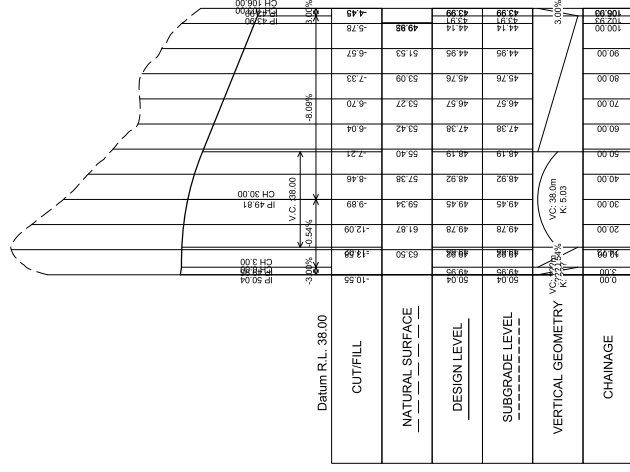




ROAD 8 LONGITUDINAL SECTION



ROAD 6 LONGITUDINAL SECTION





SUB60035991-B

Approved Resource Consent Plan

24/09/2019

Drawing Title

STAGE 3 - ROAD ENABLING PLAN



AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design AJS
Survey RECON LTD
Drawn AJS
Checked ML
Date November 2018
Scale 1:1000 (A1) 1:2000 (A3)
CAD Filename 12516-01_S127_330 STC3.dwg
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No.	Revision Details	Date
D	ROAD 1A & LOTS 104-129 REVISED	30/11/18
C	SECTION 127 REVISIONS	30/07/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/09/17
A	ISSUE FOR CONSENT	23/10/15
(Current Revision Date: 30/11/2018)		

LEGEND:

- STAGE BOUNDARY
- SUPERLOT BOUNDARY
- SWALE / STREAM / STORMWATER CHANNEL
- STREET / SCAPES / RANGING

5127

Job Title

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

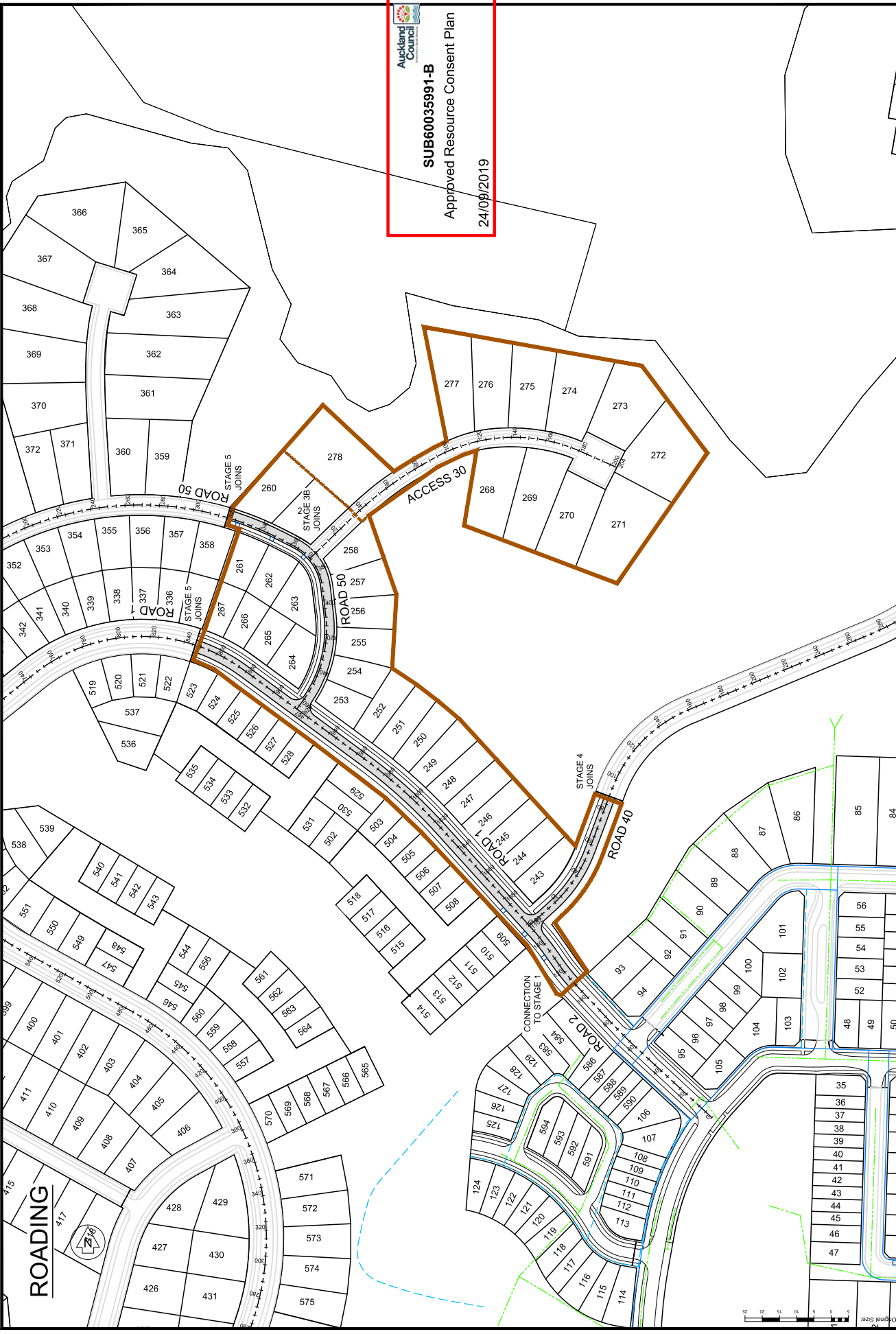


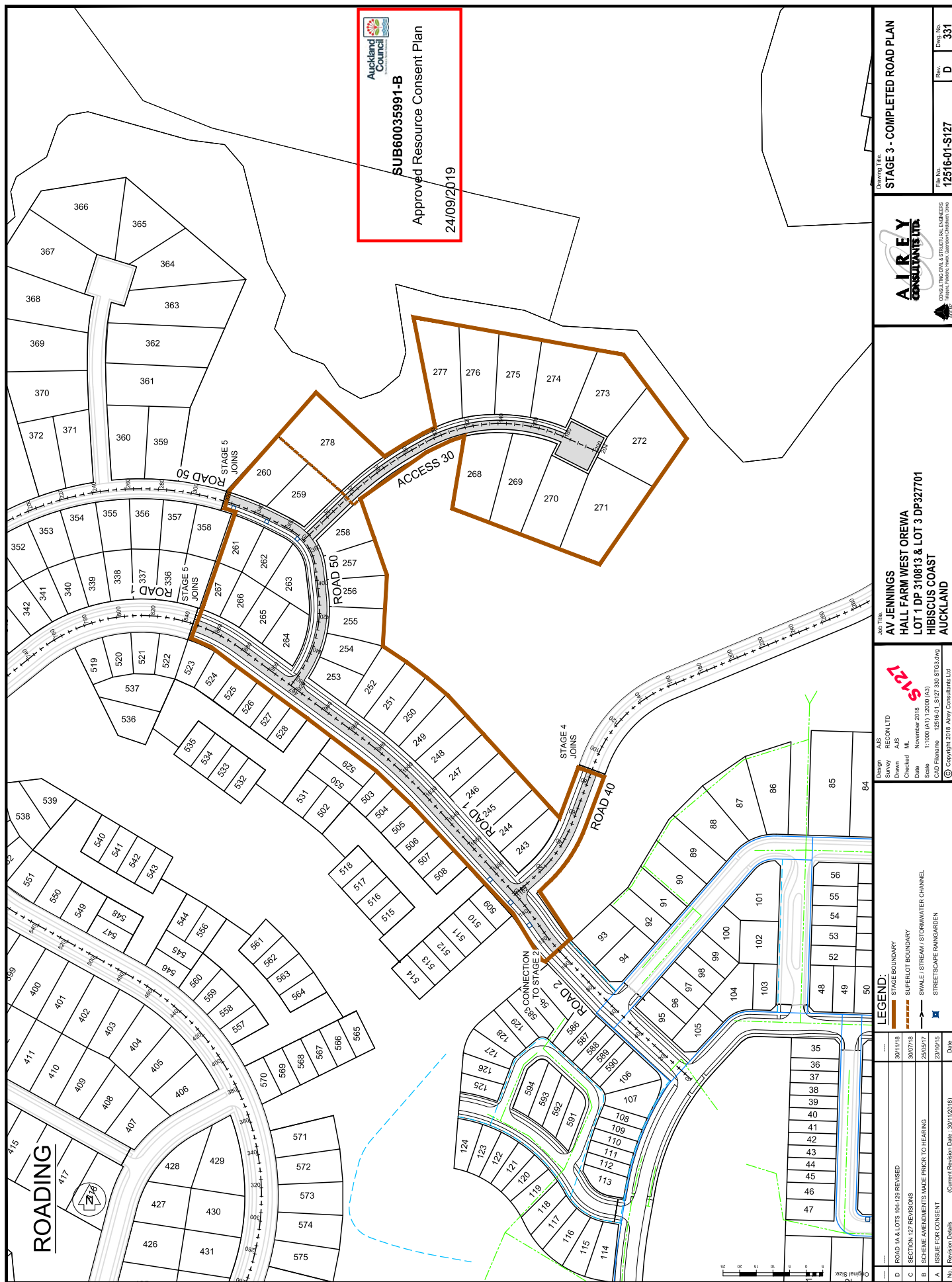
STAGE 3 - ROAD ENABLING PLAN

File No
12516-01-S127

Rev
D

Dwg No
330





Drawing Title,
STAGE 3 - COMPLETED ROAD PLAN



AIREY
CONSULTANTS LTD.

Job Title: **AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**

Design AJS
Survey RECON LTD
Drawn AJS
Checked ML
Date November 2018
Scale 1:1000 (A1) 1:2000 (A3)
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(Current Revision Date: 20/12/2018)		
B <td>SCHEME AMENDMENTS MADE PRIOR TO HEARING</td> <td>25/05/17</td>	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17
C <td>SECTION 127 REVISIONS</td> <td>30/07/18</td>	SECTION 127 REVISIONS	30/07/18
D <td>ROAD 1A & LOTS 104-120 REVISED</td> <td>30/11/18</td>	ROAD 1A & LOTS 104-120 REVISED	30/11/18

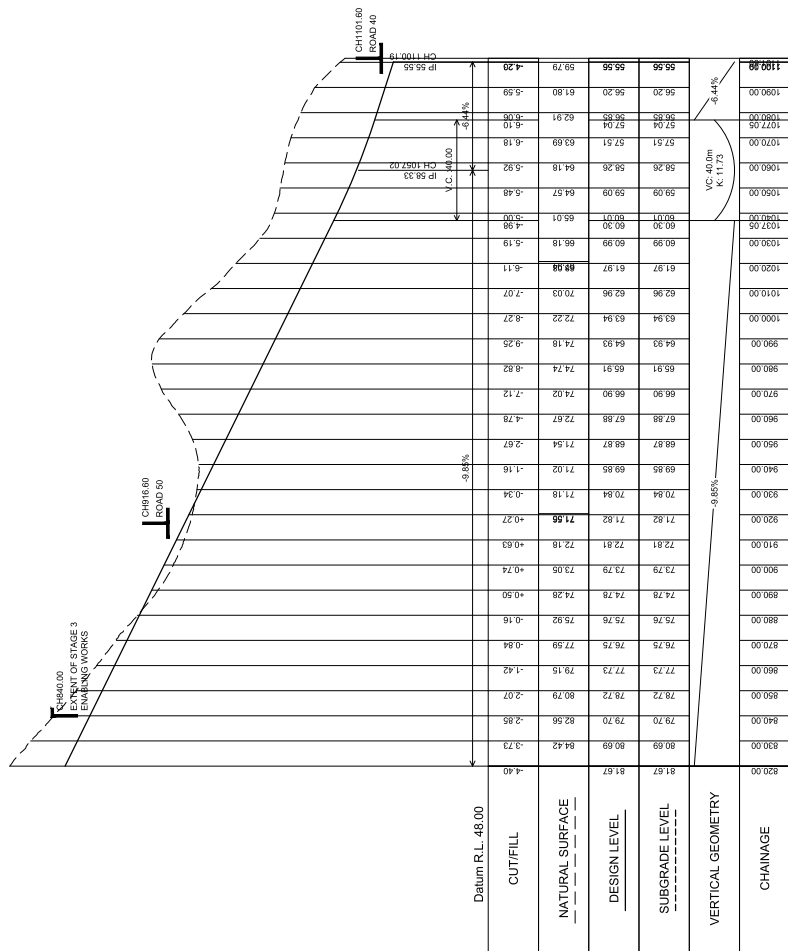
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STAGE BOUNDARY

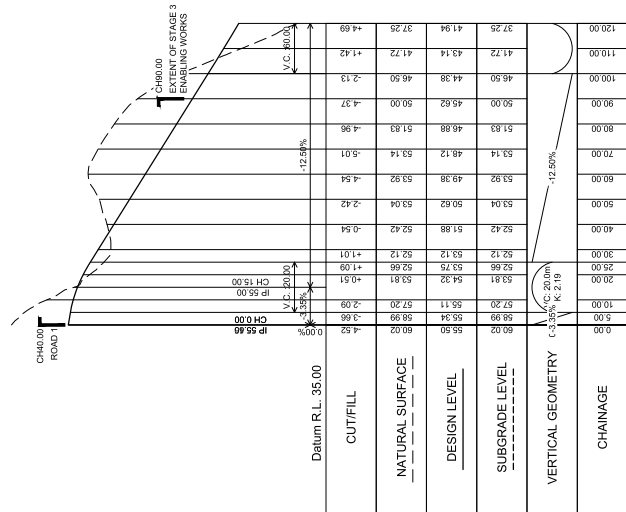
SUPERLOT BOUNDARY

SWALE / STREAM / STORMWATER CHANNEL

STREETSCAPE RANGINGEN

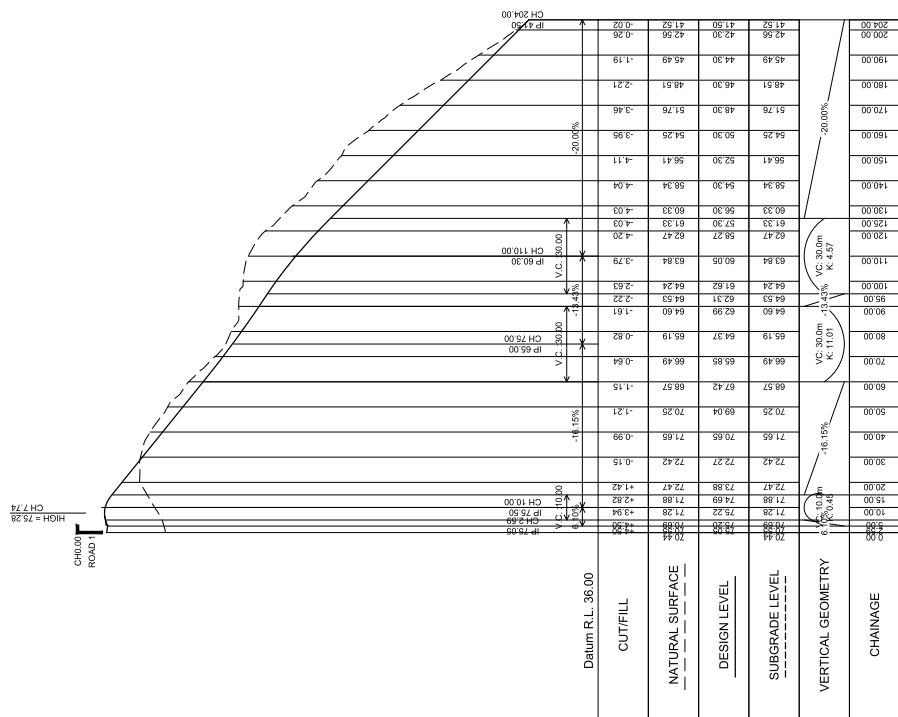


ROAD 1 LONGITUDINAL SECTION

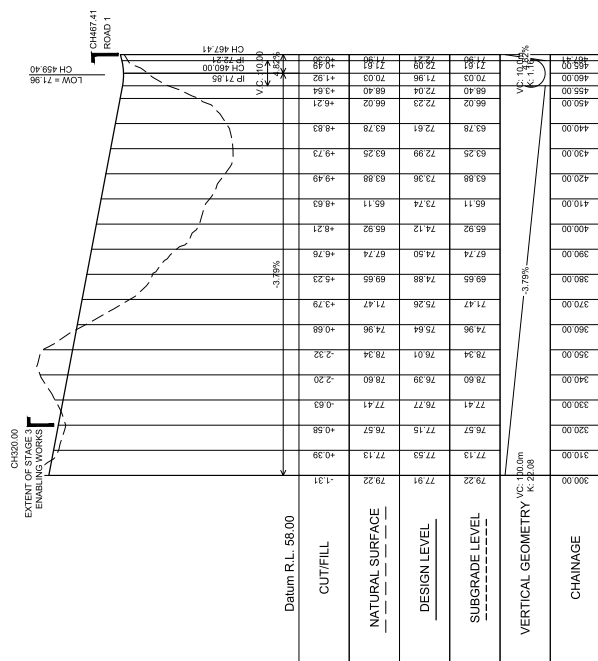


ROAD 40 LONGITUDINAL SECTION

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ACCESS 30 LONGITUDINAL SECTION



ROAD 50 LONGITUDINAL SECTION

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JAG Title:
AV JENNINGS
CHALL FARM WEST OREWA
LOT 4 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Drawings Title:
STAGE 3 - ROAD 50 & ACCESS 30
LONG SECTIONS



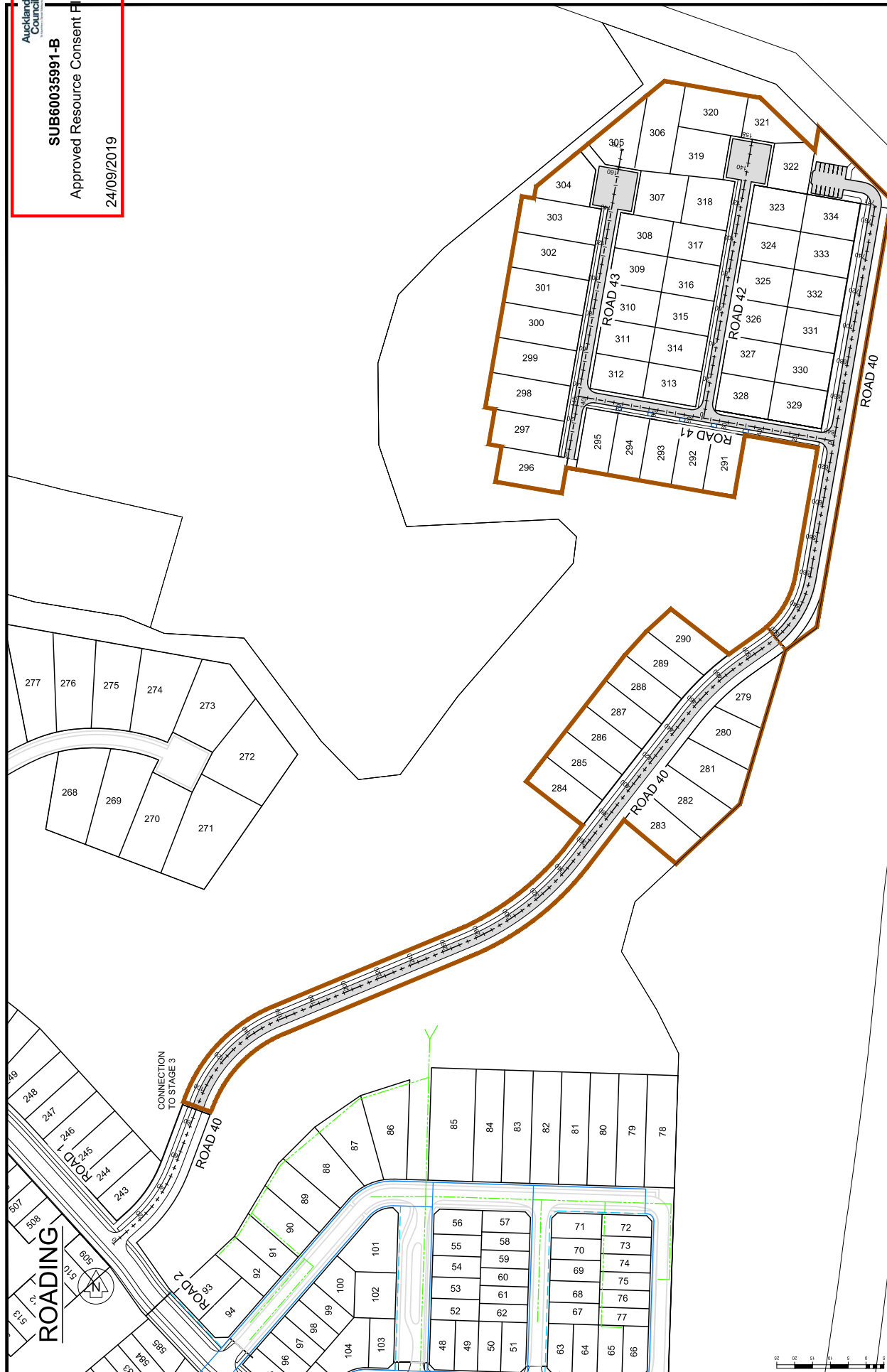
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CONSULTANTS LTD

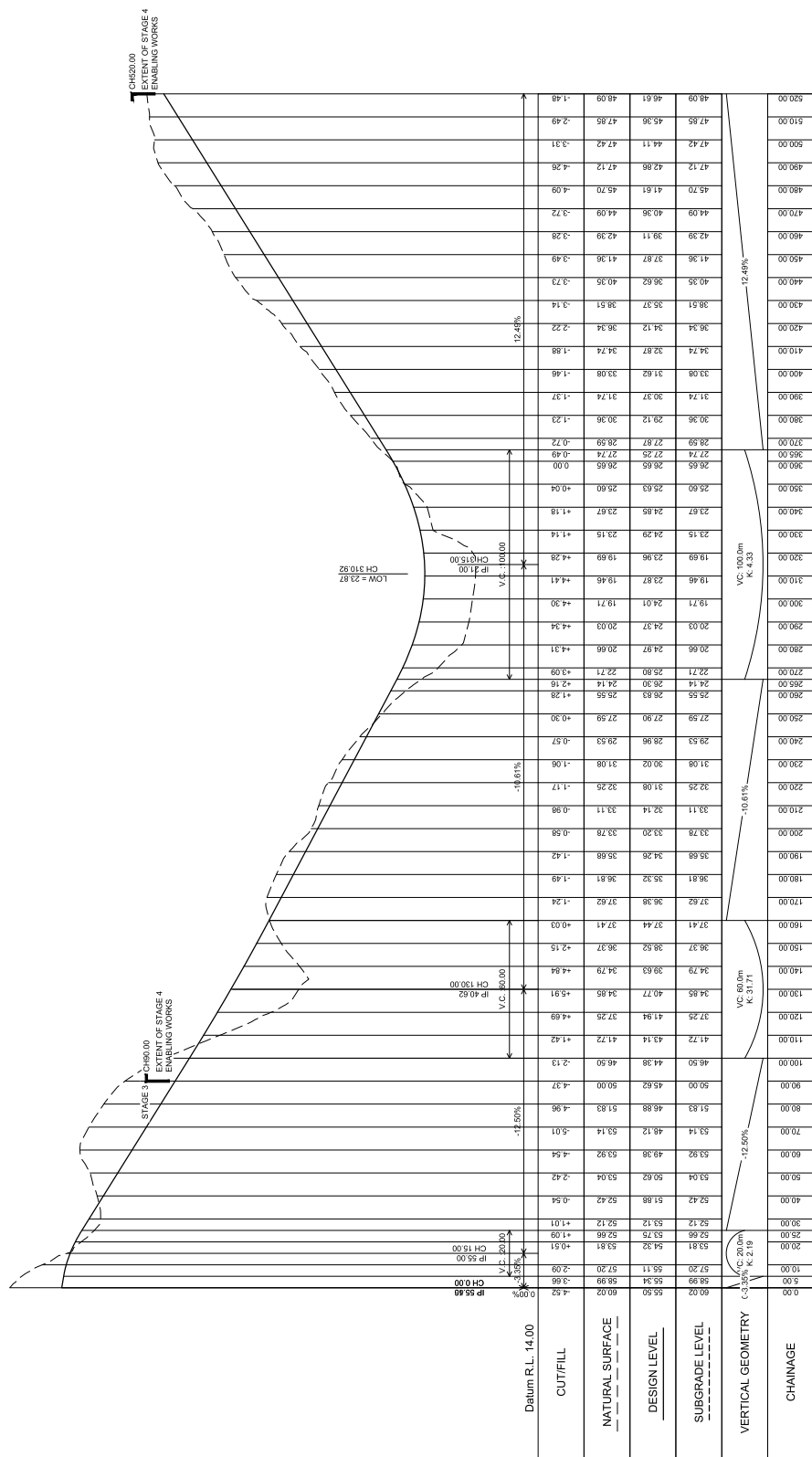
COMPETENT PERSON FOR THE PURPOSES
OF THE RESOURCE MANAGEMENT ACT 1991
TRANSPORT PLANNING, DESIGN, CONSTRUCTION

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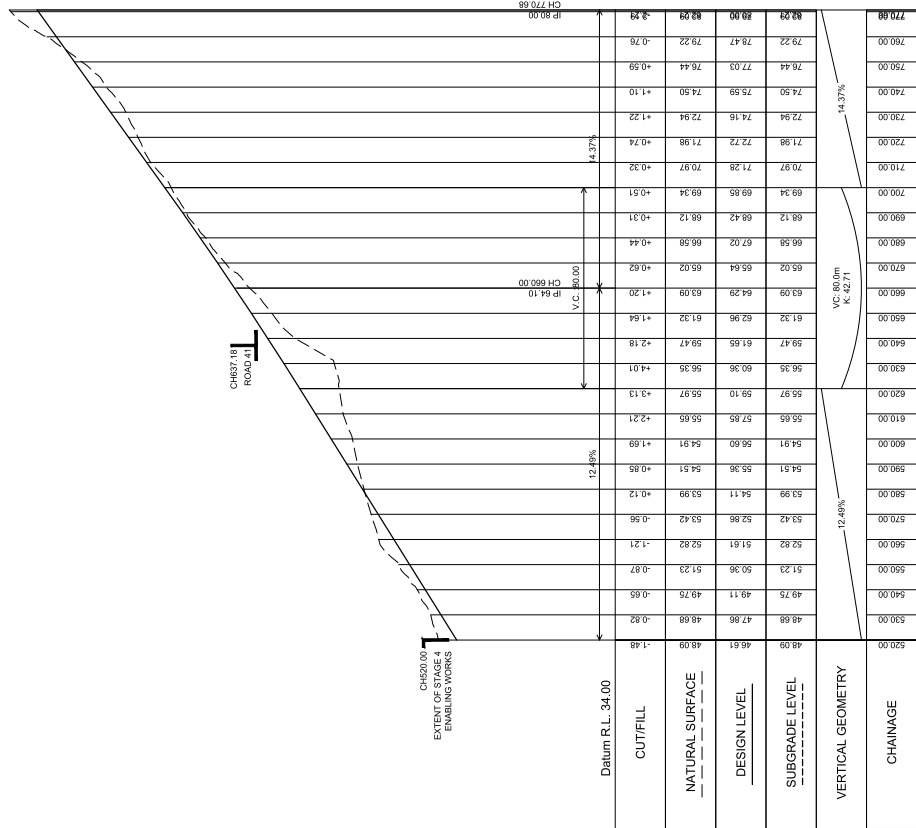
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Job Title AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND	File No. 12516-01-5127 Draw. No. C 340
Design AUS Drawn AUS Checked NL Date November 2018 Scale 1:1000 (A1) : 2000 (A3) CAD Filename 12516-01_5127-340 STG4.dwg	© Copyright 2018 Airey Consultants Ltd
LEGEND:  STAGE BOUNDARY  SUPERLOT BOUNDARY  SWALE / STREAM / STORMWATER CHANNEL  STREETScape RANGARDEN	\$127
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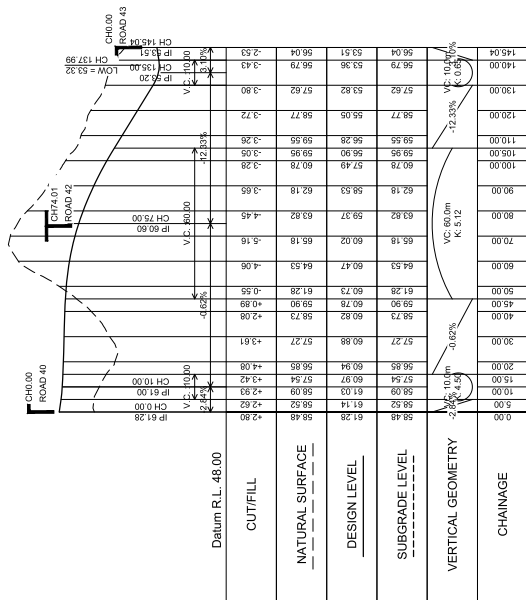


ROAD 40 LONGITUDINAL SECTION

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										Contract Title STAGE 4 - ROAD 40 LONG SECTION			
										Job Title AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND			
										Design A/S Survey A/S Drawn A/S Checked ML Date 30/11/2018 Scale 1:1000 (A1), 1:2000 (A3) CAD Filename 12516-01_S127-340 STG4.dwg © Copyright 2018 Airey Consultants Ltd			
										Revision Details No. Date			
										30/07/18 A Issue for Consent			
										23/01/15 Revision Details			
										SECTION 427 ISSUE			
										Issue for Consent			
										Revision Details			



ROAD 40 LONGITUDINAL SECTION



ROAD 41 LONGITUDINAL SECTION

No.		Date	No.	Revision Details	Date	A/S Checked	M/L	Dated	Drawn	Signed	Ceased	A/S RECON LTD
B	SECTION 12 ISSUE	30/7/18										
A	Issue for Consent	23/10/15										
No.	Revision Details	Date	No.	Revision Details	Date							

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J&S Title

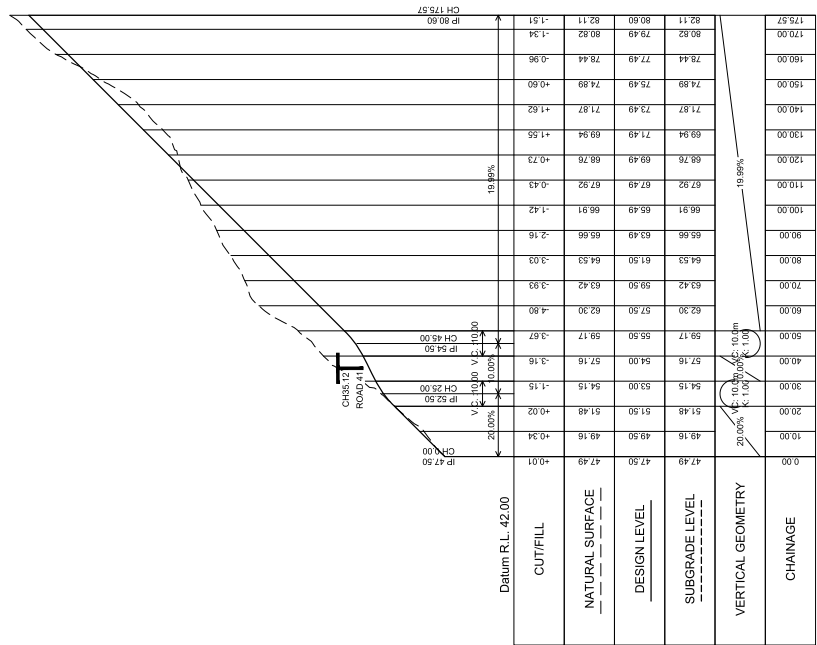
**AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**

Drawing Title:
**STAGE 4 - ROAD 40 & 41 LONG
SECTIONS**

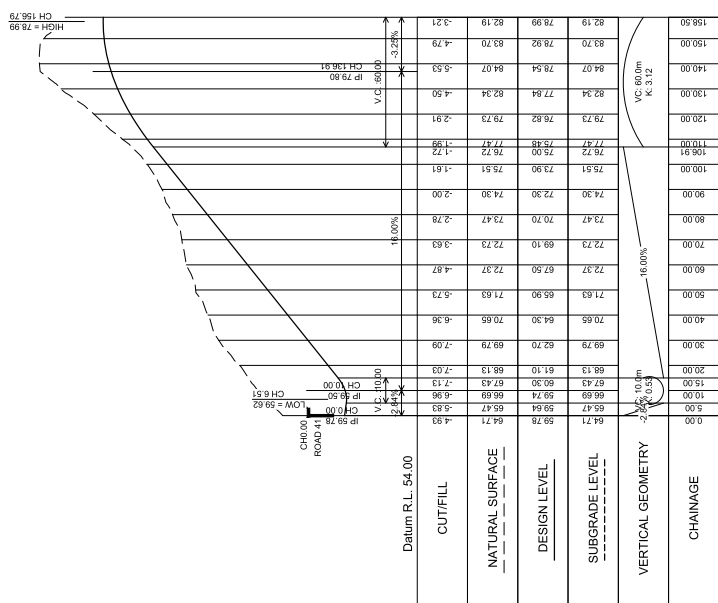
File No.	Rev.	Drawing No.
12516-01-S127	B	343

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Incorporated in New Zealand
Incorporated, Auckland, North Coast, Queensland



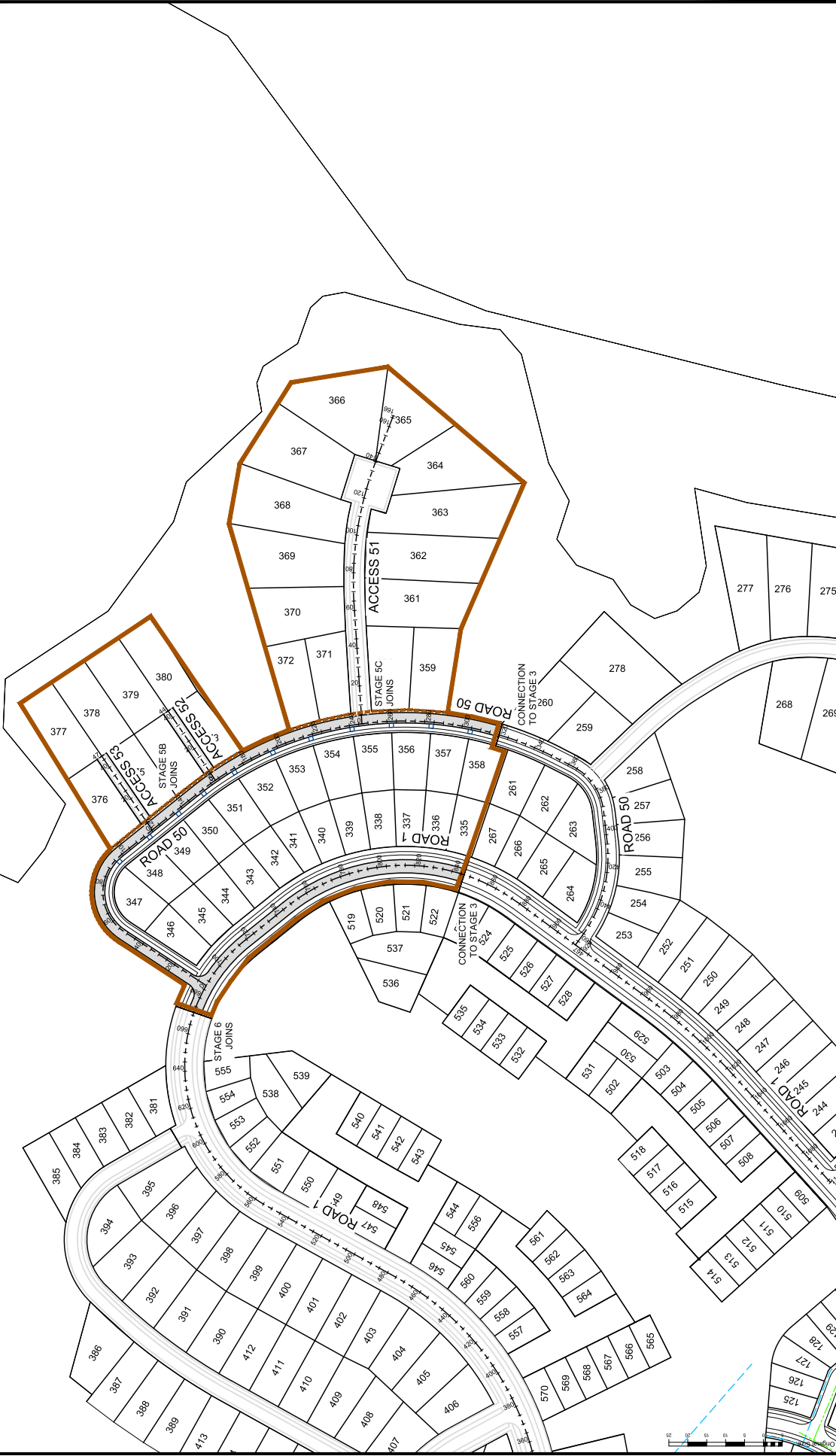
ROAD 43 LONGITUDINAL SECTION

ROAD 42 LONGITUDINAL SECTION[illegible]



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24/09/2019

ROADING





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CONSULTING CIVIL & STRUCTURAL ENGINEERS
12516-01-S127

STAGE 5 - ROAD ENABLING PLAN

File No: 12516-01-S127
Rev: C
Dwg No: 350

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

LEGEND:

- STAGE BOUNDARY
- SUPERLOT BOUNDARY
- SWALE / STREAM / STORMWATER CHANNEL
- STREET SCAPES / RANGING

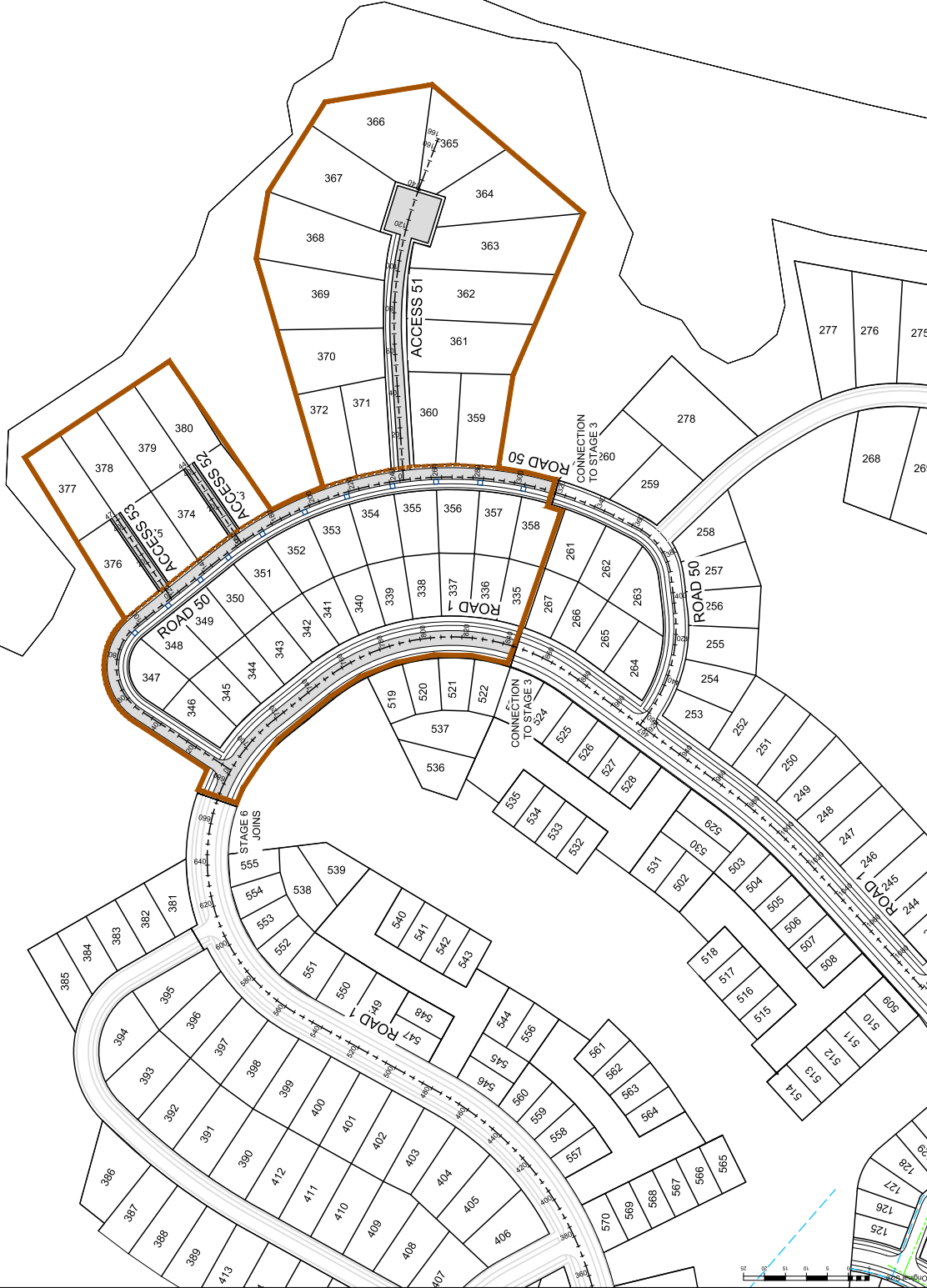
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Survey	A/S	
Drawn	A/S	
Checked	ML	
Date	December 2018	
Scale	1:1000 (A1) 1:2000 (A3)	
Geo File Name	12516-01_S127_S01_S127.dwg	
Copyright	© Copyright 2018 Airey Consultants Ltd	

SECTION 127 REVISIONS

No.	Revision Details	Date
C	SECTION 127 REVISIONS	30/07/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/09/17
A	ISSUE FOR CONSENT	23/10/15

(Current Revision Date: 17/12/2018)



No.	1	Revision Details	(Current Revision Date: 17/12/2018)	Date	23/10/15	A	ISSUE FOR COMMENT	26/05/17	B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	30/07/16	C	SECTION 127 REVISIONS	30/07/16	C	STAGE BOUNDARY	DESIGN	AJS	RECON LTD	SURVEY	AJS	SUPERLOT BOUNDARY	DRAWN	AJS	CHECKED	ML	DATE	DECEMBER 2016	SCALE	1:1000 (A1) 1:2000 (A3)	CAD FILENAME	12516-01_5127 560 5105.dwg	COPYRIGHT	© Copyright 2018 Airey Consultants Ltd	S127	AV JENNINGS	HALL FARM WEST OREWA	LOT 1 DP 310813 & LOT 3 DP327701	HIBISCUS COAST	AUCKLAND	AIRREY CONSULTANTS LTD	CONSULTING DATA & STRUCTURE (ENGINEERS)	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	12516-01_5127 560 5105.dwg	PROJECT FILENAME	1251
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Scale Horizontal 1:500 Vertical 1:100 (A1)
Horizontal 1:1000 Vertical 1:200 (A3)

No.	Revision Details	Date	No.	Revision Details	Date	Design Survey	A/S RECON LTD
B	SECTION 127 REVISIONS	30/07/16				Drawn	A/S
A	Issue for Consent	23/10/15				Checked	M.L.
						Date	17/12/2018
						Scale	1:1000 (A1), 1:2000 (A3)
						CAD Filename	12516-0-1_S127 350 ST05.dwg
							© Copyright 2018 Army Consultants Ltd

Job Title: **AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**



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CONSULTANTS LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS
Thapara, Pulekote, Haridwar, Uttarakhand, India

File No.	Rev.	Drawing
12516-01-S127	B	357

Drawing Title:

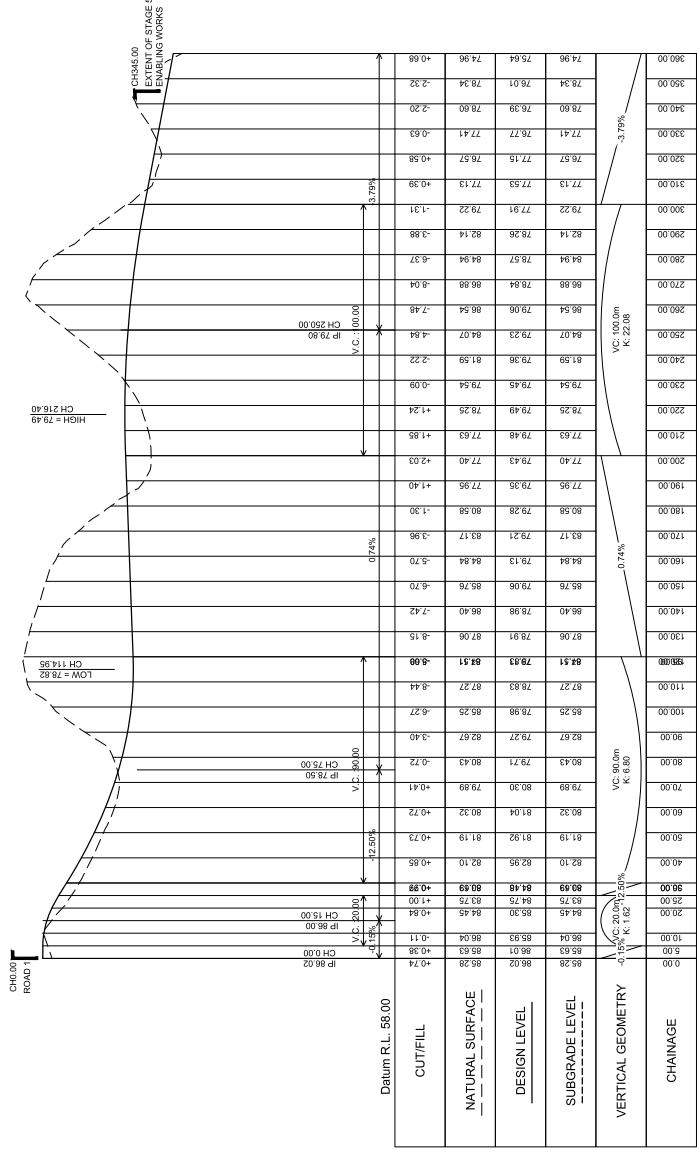
STAGE 5 - ROAD 1 LONG SECTION



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24/09/2019

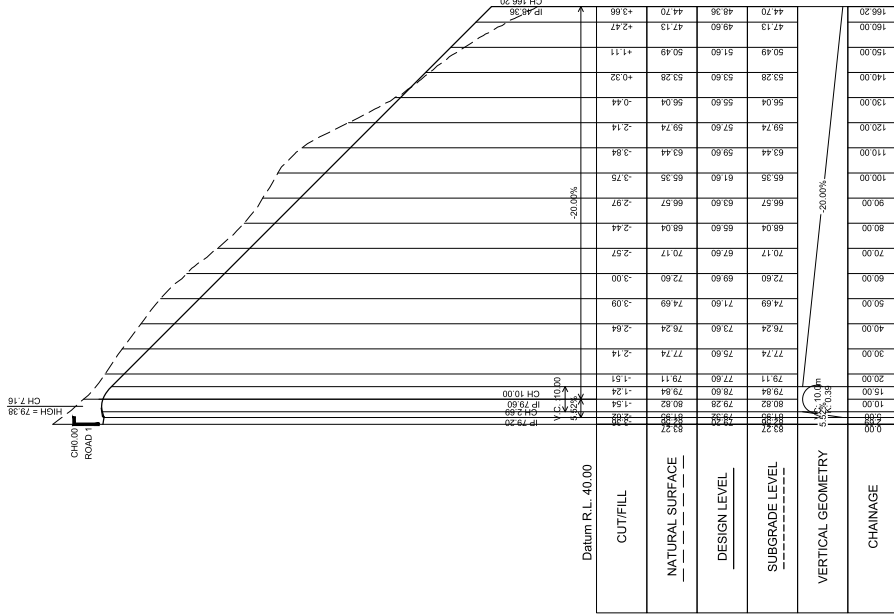




SUB60035991-B

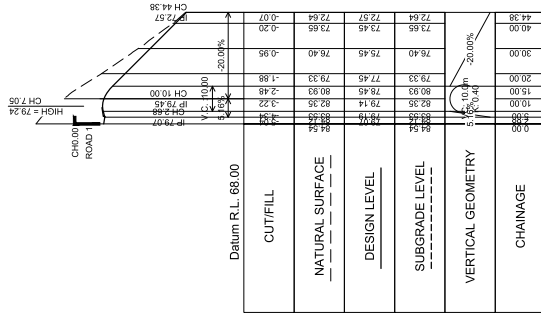
Approved Resource Consent Plan

24/09/2019



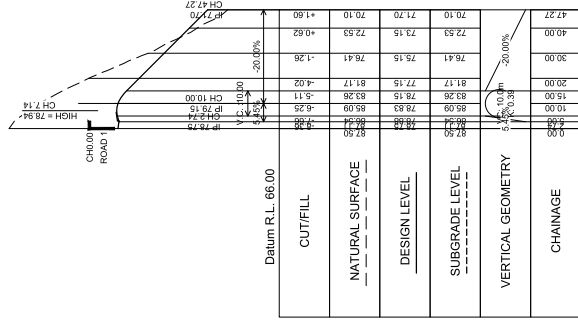
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ACCESS 51 LONGITUDINAL SECTION



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ACCESS 52 LONGITUDINAL SECTION



Scale: Horizontal 1:500 Vertical 1:100 (A1)
Horizontal 1:1000 Vertical 1:200 (A3)

ACCESS 53 LONGITUDINAL SECTION

Job Title		Drawing Title	
AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND		STAGE 5 - ACCESS 51, 52 & 53 LONG SECTIONS	
Design Survey Checked Date Scale CAD Filename		RECON LTD JAS MS 17/12/2018 1:1000 (A1), 1:2000 (A3) 12516-01_S127_350_STGS.dwg	
No.		Revision Details	
30/07/18		23/10/15	
Issue for Consent		Revision Details	
A		B	
File No.		Drawing No.	
12516-01-S127		354	



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Approved Resource Consent Plan
24/09/2019





AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design: AJS
Survey: RECON LTD
Drawn: AJS
Date: November 2018
Scale: 1:1000 (A1) 1:2000 (A3)
CAD Filename: 12518-01_S127_060 STC06.dwg
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STAGE 6 - COMPLETED ROAD PLAN

File No: 12516-01-S127
Rev: C
Dwg No: 361

LEGEND:

- STAGE BOUNDARY
- SUPERLOT BOUNDARY
- SWALE / STREAM / STORMWATER CHANNEL
- STREET / SCAPED / RANGARDEN

No.	Revision Details	Date
C	SECTION 127 REVISIONS	30/07/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/09/17
A	ISSUE FOR CONSENT	23/10/15

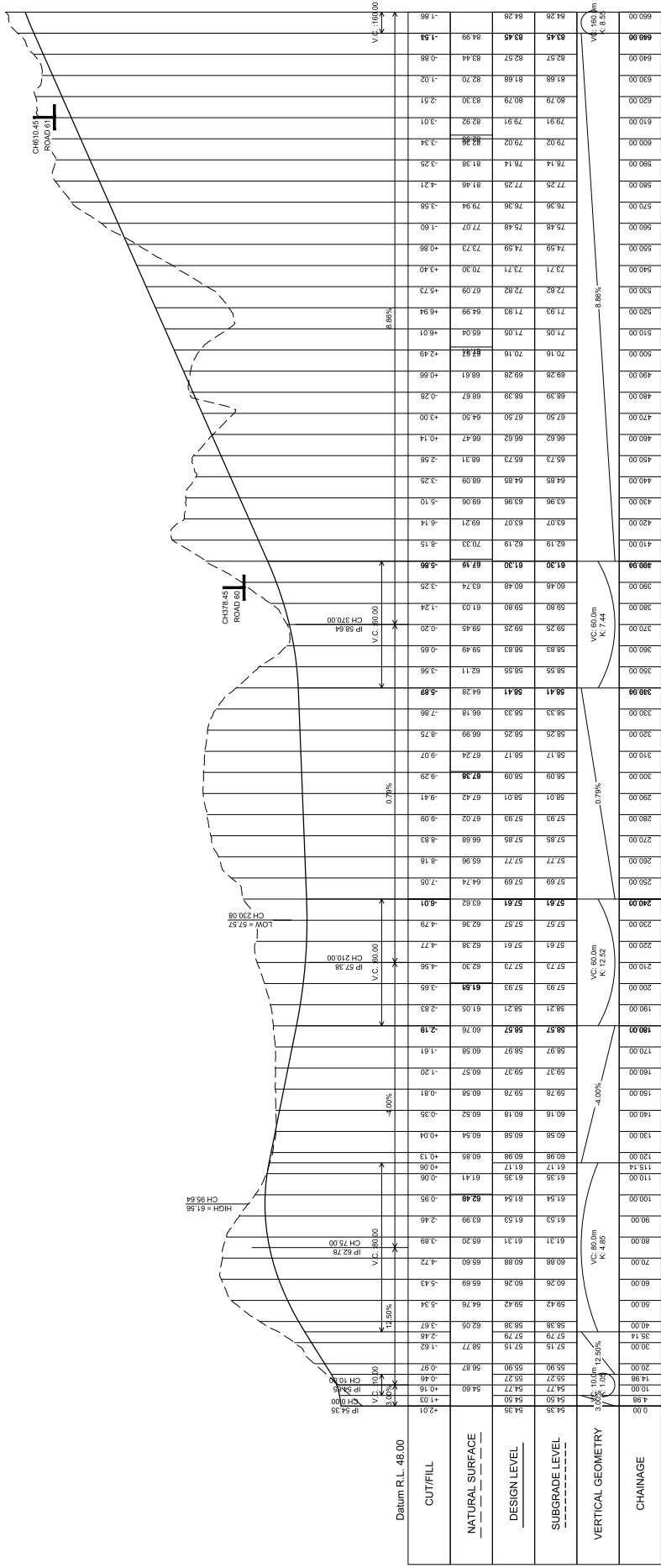
(Current Revision Date: 30/11/2018)



SUB60035991-B

Approved Resource Consent Plan

24/09/2019



ROAD 1 LONGITUDINAL SECTION

Scale Horizontal 1:500 Vertical 1:100 (A3)
Horizontal 1:1000 Vertical 1:200 (A4)

No.	Revision Details	Date	No.	Revision Details	Date
B	SECTION 127 REVISIONS	30/07/18			
A	Issue for Consent	23/10/15			
	Revision Details				

Design	AJS	RECON LTD
Survey	AS	
Checked	MS	
Date	30/11/2018	
Scale	1:1000 (A1), 1:2000 (A3)	
CAD Filename	12516-01_S127_360_STG6.dwg	
© Copyright 2018 Airey Consultants Ltd		

Job Title
**AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**



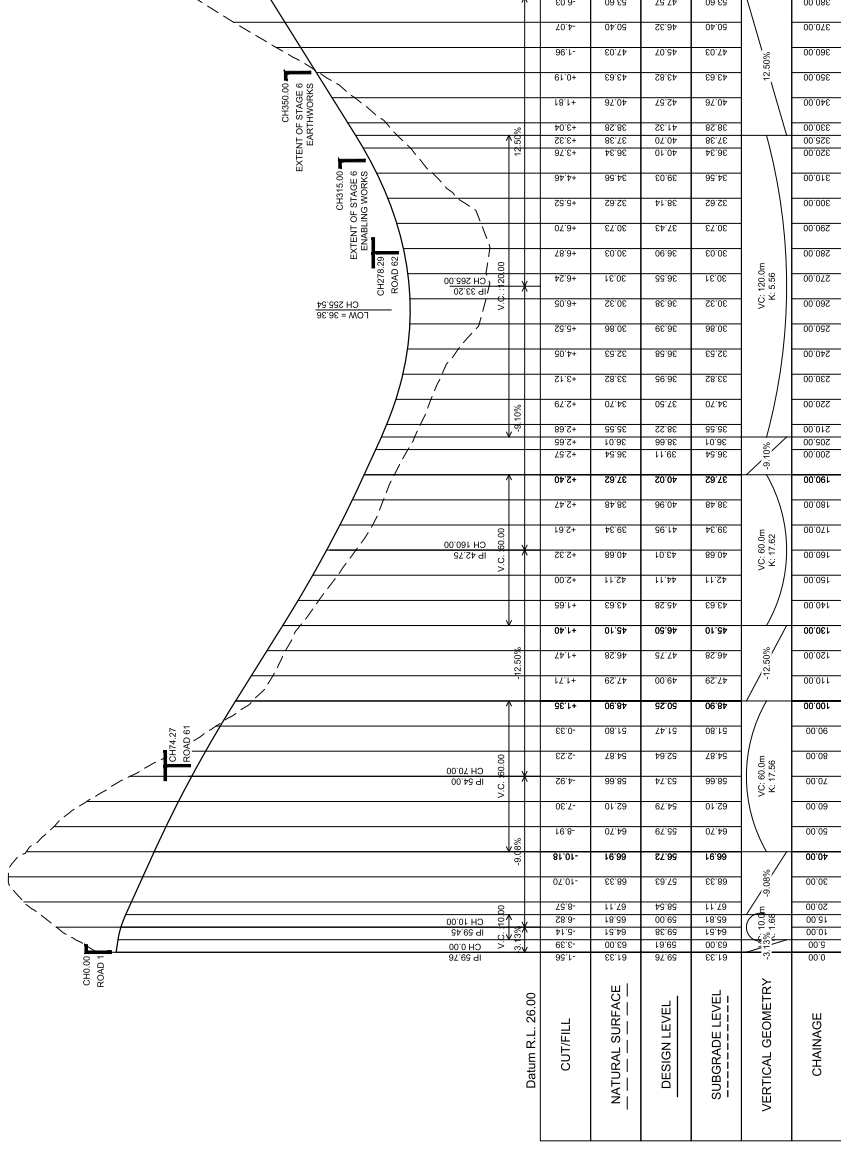
Drawing Title	STAGE 6 - ROAD 1 LONG SECTION
File No	12516-01-S127
Rev	B
Drawing No	362

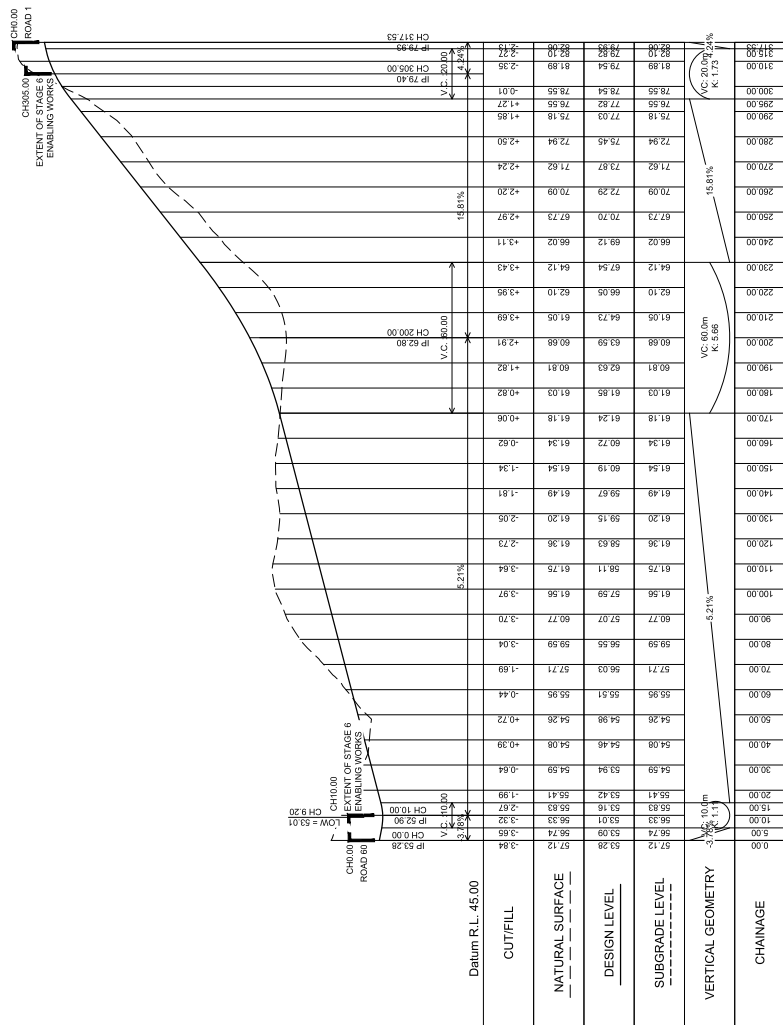


SUB60035991-B

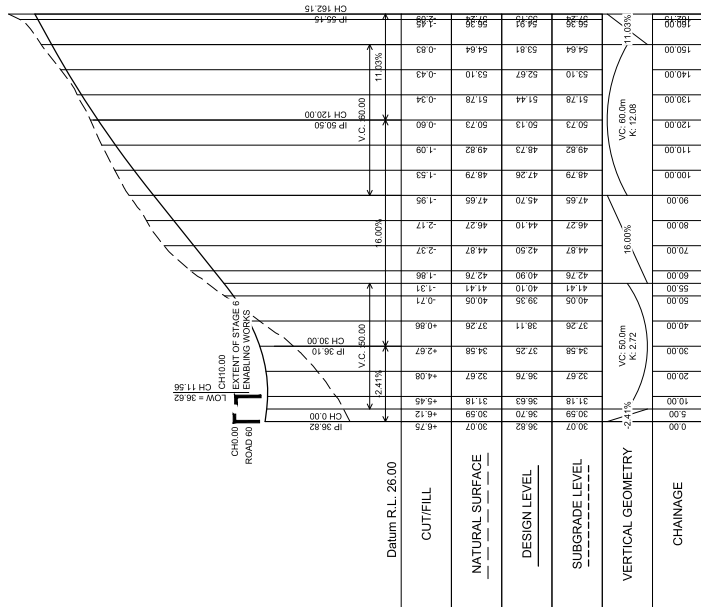
Approved Resource Consent Plan

24/09/2019





ROAD 61 LONGITUDINAL SECTION



ROAD 62 LONGITUDINAL SECTION

[illegible]

[illegible]

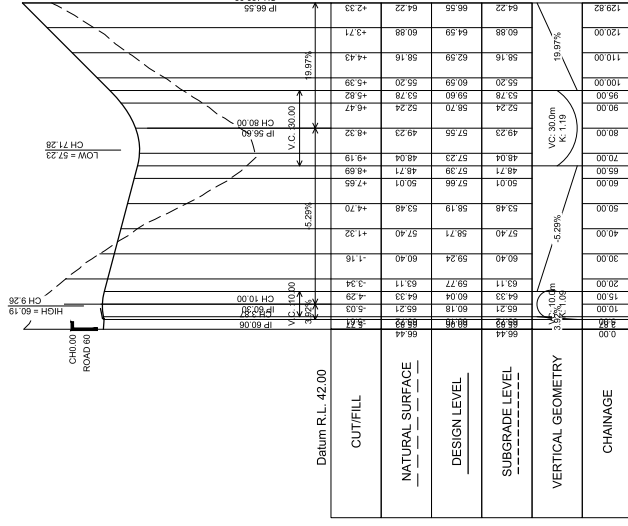
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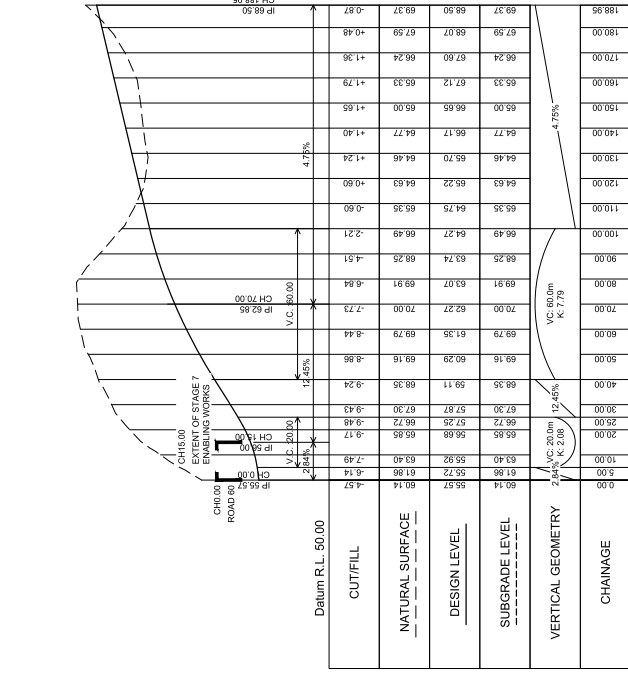
SUB60035991-B

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24/09/2019



ROAD 71 LONGITUDINAL SECTION



ROAD 70 LONGITUDINAL SECTION



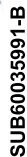
SECTION 127 ISSUE	30/07/18	30/11/2018	1:1000 (A1), 1:2000 (A3)	12516-01, S127 270 STG7, R/W	Copyright 2018 Arrey Consultants Ltd
A. Issue for Consent	23/10/15				
Revision Details	No.	Date	Revision Details	No.	Date

Job Title
AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND



STAGE 7 - ROAD 70 & 71 LONG SECTIONS	Drawing No.	12516-01-S127	Rev.	B	373
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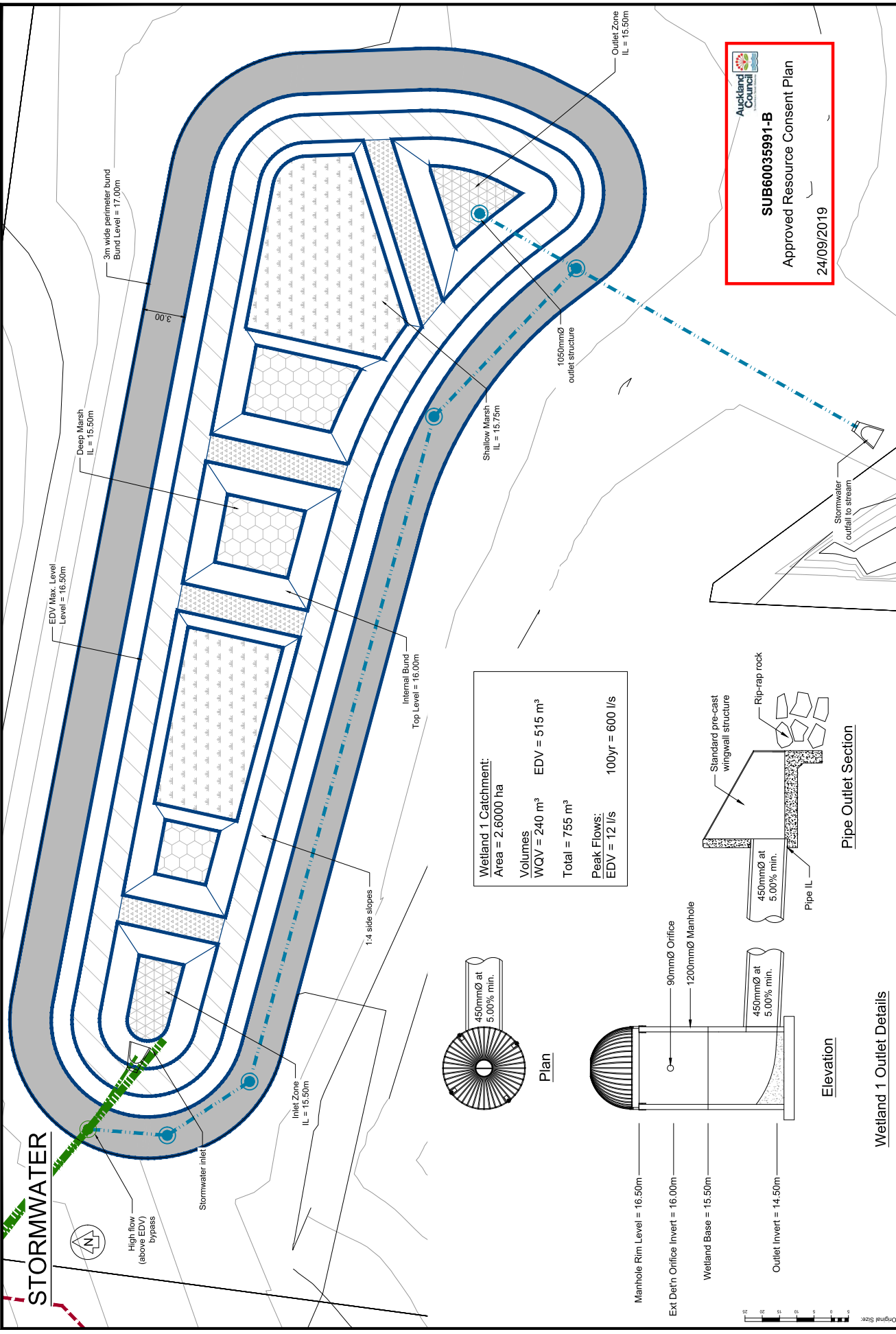
1. LEVELS IN TERMS OF MEAN SEA LEVEL (AUCKLAND VERTICAL DATUM 1948)
2. COORDINATES IN TERMS OF NZGD 2000 (MT EDEN CIRCUIT)
3. CONTOURS INTERVALS ARE:
3.1. 5.00m - MAJOR
3.2. 1.00m - MINOR
4. STORMWATER TREATMENT DEVICES ARE TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL TP10 STANDARDS.
5. ALL LOTS WILL REQUIRE RAINWATER RETENTION & DETENTION TANKS TO MITIGATE IMPERMEABLE AREAS. REFER TO CALCULATIONS FOR SIZING.
6. FULL DESIGN DETAILS TO BE PROVIDED FOR THE ENGINEERING PLAN APPROVAL FOR EACH STAGE.



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24/09/2019

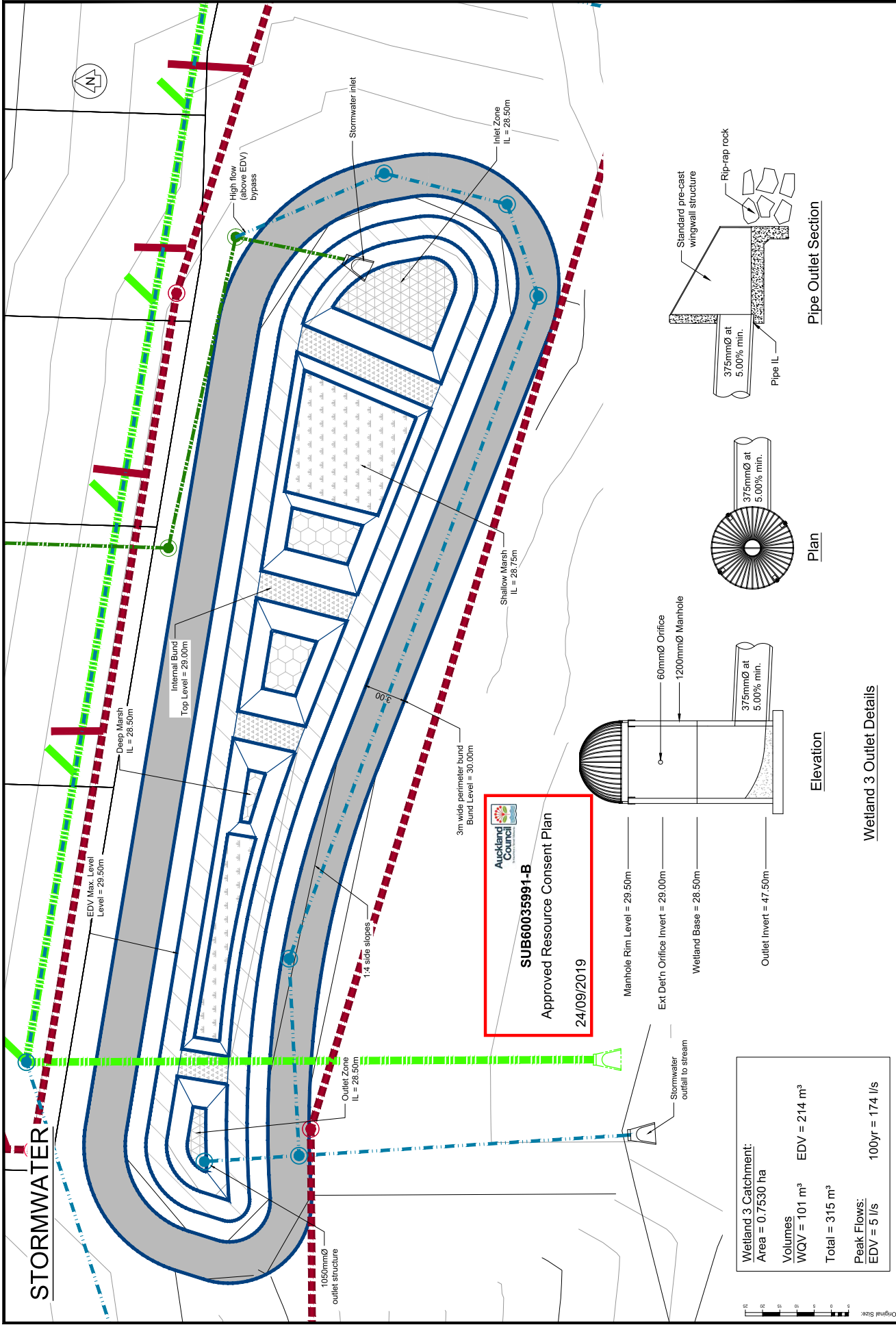
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24/09/2019



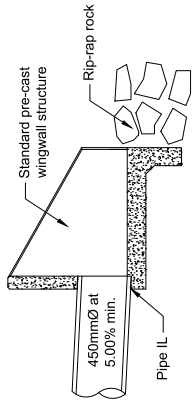
Revision Details		No.		Date	
A		ISSUE FOR CONSENT		23/12/15	
B		MINOR REVISIONS		30/11/16	
C		STORMWATER - UNTREATED		INTERNAL BUND	
D		STORMWATER - TREATED		SHALLOW MARSH	
E		WASTEWATER		DEEP MARSH	
F		PROPOSED SWM4		PROPOSED WWS4	
G		EXIST. SWM4		EXIST. WWS4	
H		PROPOSED SWM4		PROPOSED WWS4	
I		PROPOSED SWM4		PROPOSED WWS4	
J		PROPOSED SWM4		PROPOSED WWS4	
K		PROPOSED SWM4		PROPOSED WWS4	
L		PROPOSED SWM4		PROPOSED WWS4	
M		PROPOSED SWM4		PROPOSED WWS4	
N		PROPOSED SWM4		PROPOSED WWS4	
O		PROPOSED SWM4		PROPOSED WWS4	
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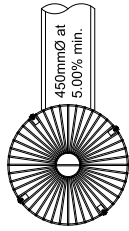
Revision Details		Current Revision Date: 01/12/2018	
No.	Revision	Date	
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B	SECTION 127 REVISIONS	09/09/16	
C	MINOR REVISIONS	30/11/18	
LEGEND:		Date	
INLET/OUTLET ZONE		EX. MH	
INTERNAL BUND		PROPOSED SWMH	
SHALLOW MARSH		PROPOSED WWHM	
DEEP MARSH			
EDV INVERT			
STORMWATER - UNTREATED			
STORMWATER - TREATED			
WASTEWATER			
PC CONTOUR - MAJOR			
PC CONTOUR - MINOR			
PROPOSED WWHM			
DESIGN		AJS	
SURVEY		RECON LTD	
DRAWN		AJS	
CHECKED		ML	
DATE		December 2019	
SCALE		1:25 (A1) 1:50 (A3)	
CADD FILENAME		12516-01_S127_401.dwg	
JOB TITLE		AV JENNINGS	
		HALL FARM WEST OREWA	
		LOT 1 DP 310813 & LOT 3 DP32701	
		HIBISCUS COAST	
		AUCKLAND	
DRAWING TITLE		WETLAND 3 DETAILS	
FILE NO.		12516-01-S127	
REV		C	
DWG. NO.		403	

STORMWATER

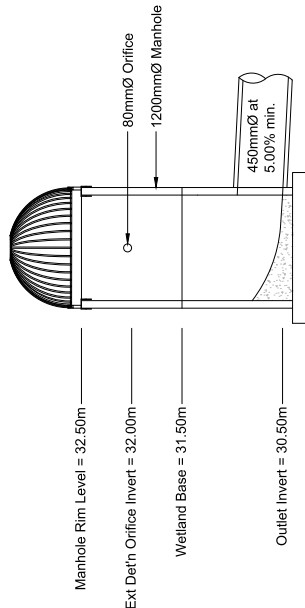
Wetland 4 Catchment:	
Area = 2.0000 ha	
Volumes	
WQV = 205 m ³	EDV = 439 m ³
Total = 644 m ³	
Peak Flows:	
EDV = 10 l/s	100yr = 462 l/s



Pipe Outlet Section



Plan



Elevation

Wetland 4 Outlet Details

LEGEND:

INLET/OUTLET ZONE	STORMWATER - UNTREATED
INTERNAL BUND	STORMWATER - TREATED
SHALLOW MARSH	WASTEWATER
DEEP MARSH	PC CONTOUR - MAJOR
EDV LIMIT	PC CONTOUR - MINOR
PROPOSED SWM4	PROPOSED WWSM
EX. MH	

Design	AJS
Survey	RECON LTD
Drawn	AJS
Checked	ML
Date	December 2018
Scale	1:25 (A1) 1:250 (A3)
CUO Name	12516-01, S127 401 402
Copyright	© Copyright 2018 Airey Consultants Ltd

S127

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Drawing Title:
WETLAND 4 DETAILS



CONSULTING CIVIL & STRUCTURAL ENGINEERS
 CONSULTING ELECTRICAL ENGINEERS
 CONSULTING MECHANICAL ENGINEERS

File No:
12516-01-S127

Rev:
C

Drawg No:
404



SUB60035991-B

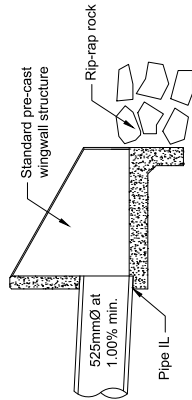
Approved Resource Consent Plan

24/09/2019

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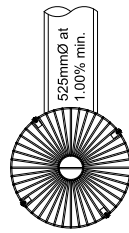
STORMWATER

Wetland 4 Catchment:	
Area = 1.7000 ha	
Volumes	
WQV = 157 m ³	EDV = 337 m ³
Total = 494 m ³	
Peak Flows:	
EDV = 8 l/s	100yr = 392 l/s

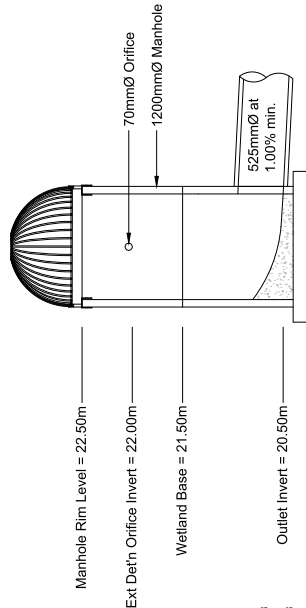


Pipe Outlet Section

Auckland Council
SUB60035991-B
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 24/09/2019



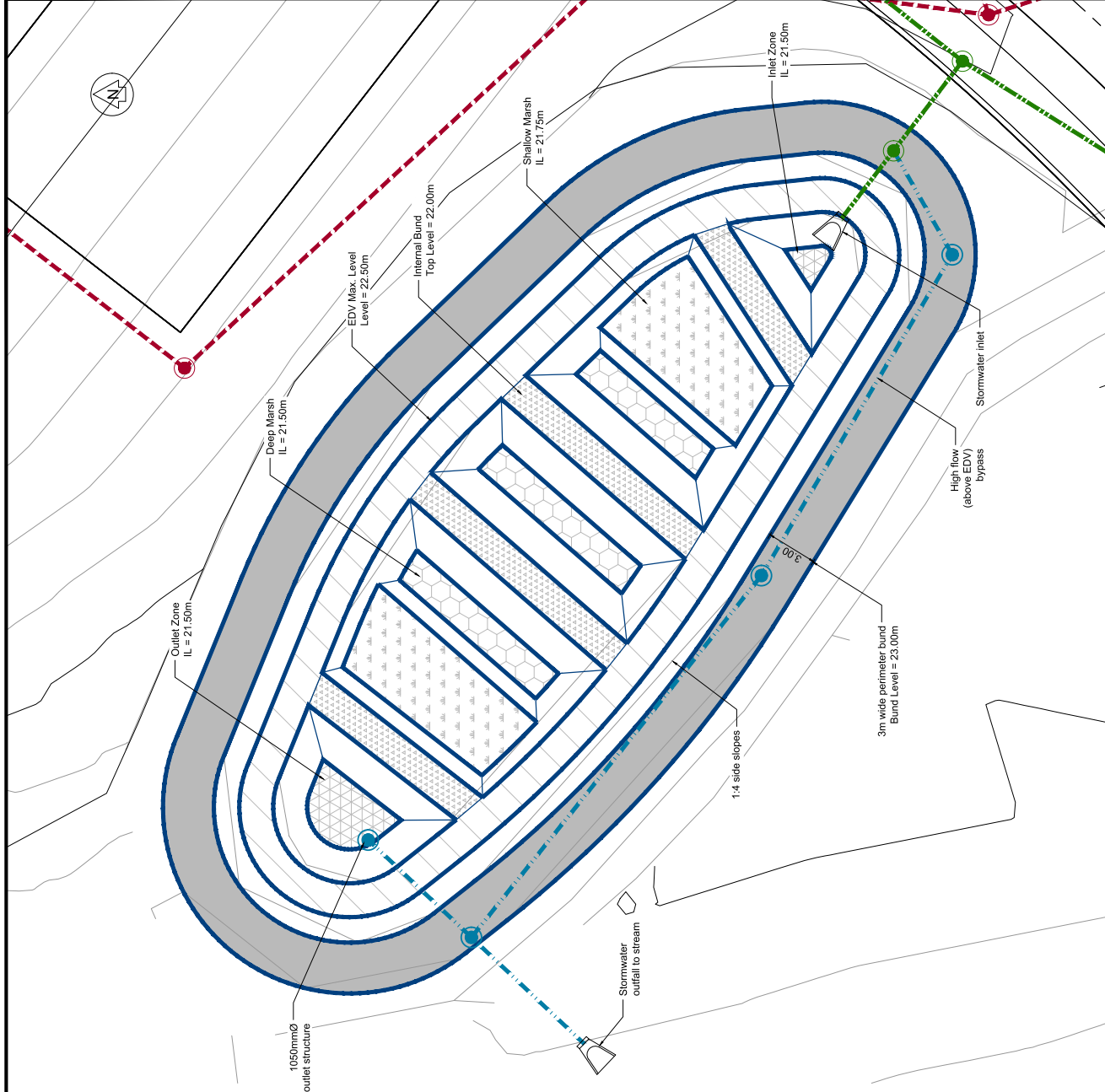
Plan

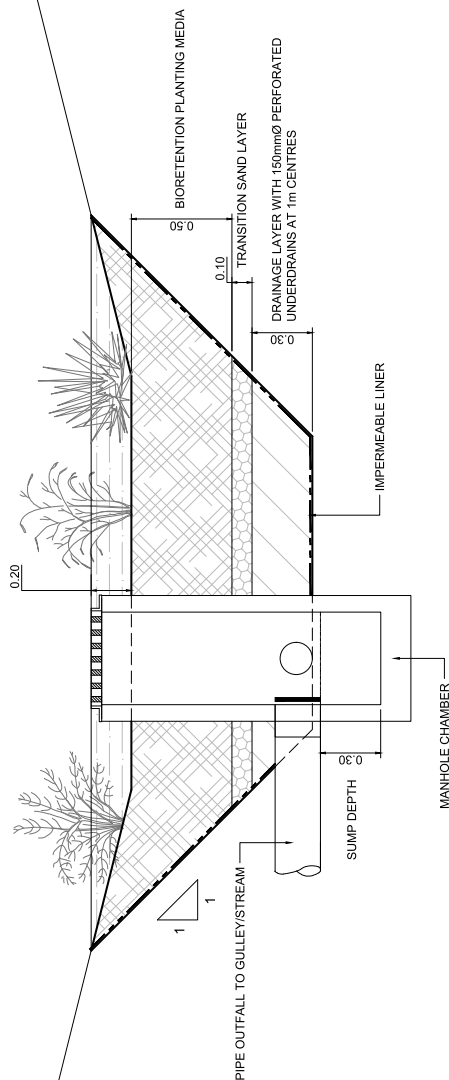


Elevation

Wetland 5 Outlet Details

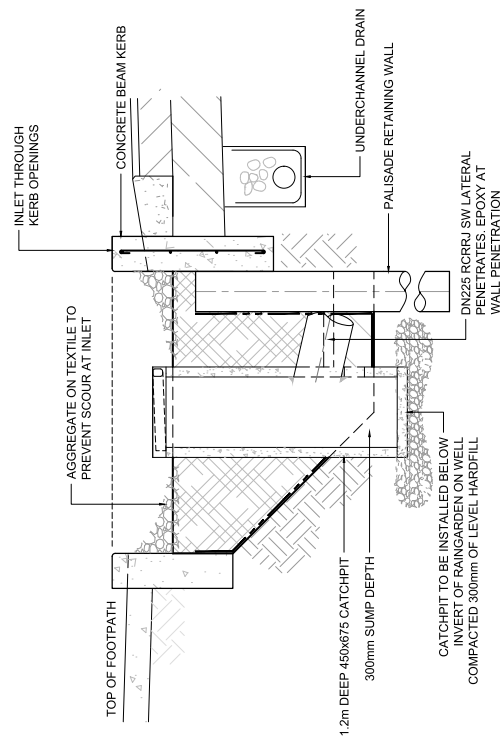
LEGEND: INLET/OUTLET ZONE INTERNAL BUND SHALLOW MARSH DEEP MARSH EDV LIMIT PROPOSED SWMH EX. MH		Design Survey Drawn Checked Date Scale CADD Filename © Copyright 2018 Airey Consultants Ltd	AJS RECON LTD AJS ML December 2018 1:25 (A1) 1:250 (A3) 12516-01_S127 405.dwg	Drawing Title WETLAND 5 DETAILS Rev A Draw No 405
AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND		AIREY CONSULTANTS LTD CONSULTING CIVIL & STRUCTURAL ENGINEERS 10/102 HIBISCUS PARKWAY, HIBISCUS COAST, AUCKLAND		





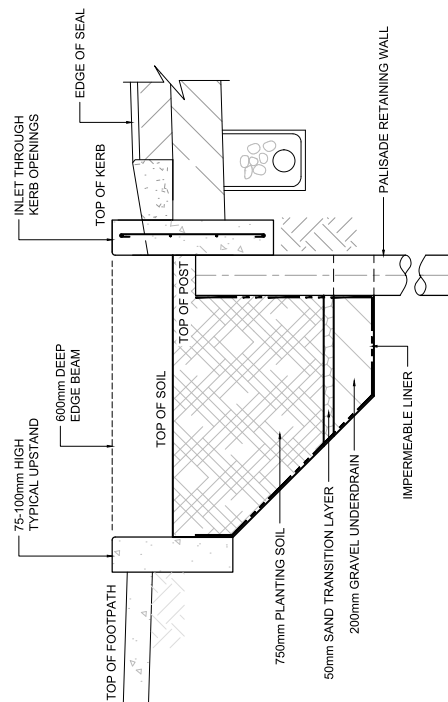
PROPOSED RAINGARDEN DETAIL

SCALE: 1:25 (A3)



PROPOSED STREET RAINGARDEN DETAIL (WITH CATCHPIT)

SCALE: 1:25 (A3)



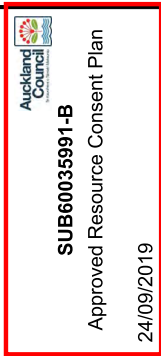
PROPOSED STREET RAINGARDEN DETAIL (WITHOUT CATCHPIT)

SCALE: 1:25 (A3)

[illegible]

Job Title: AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST KIBICKLAND	Drawing Title: PROPOSED RAINGARDEN TYPICAL DETAILS		Drawing No. 406
	File No. 12516-01-S127	Page B	

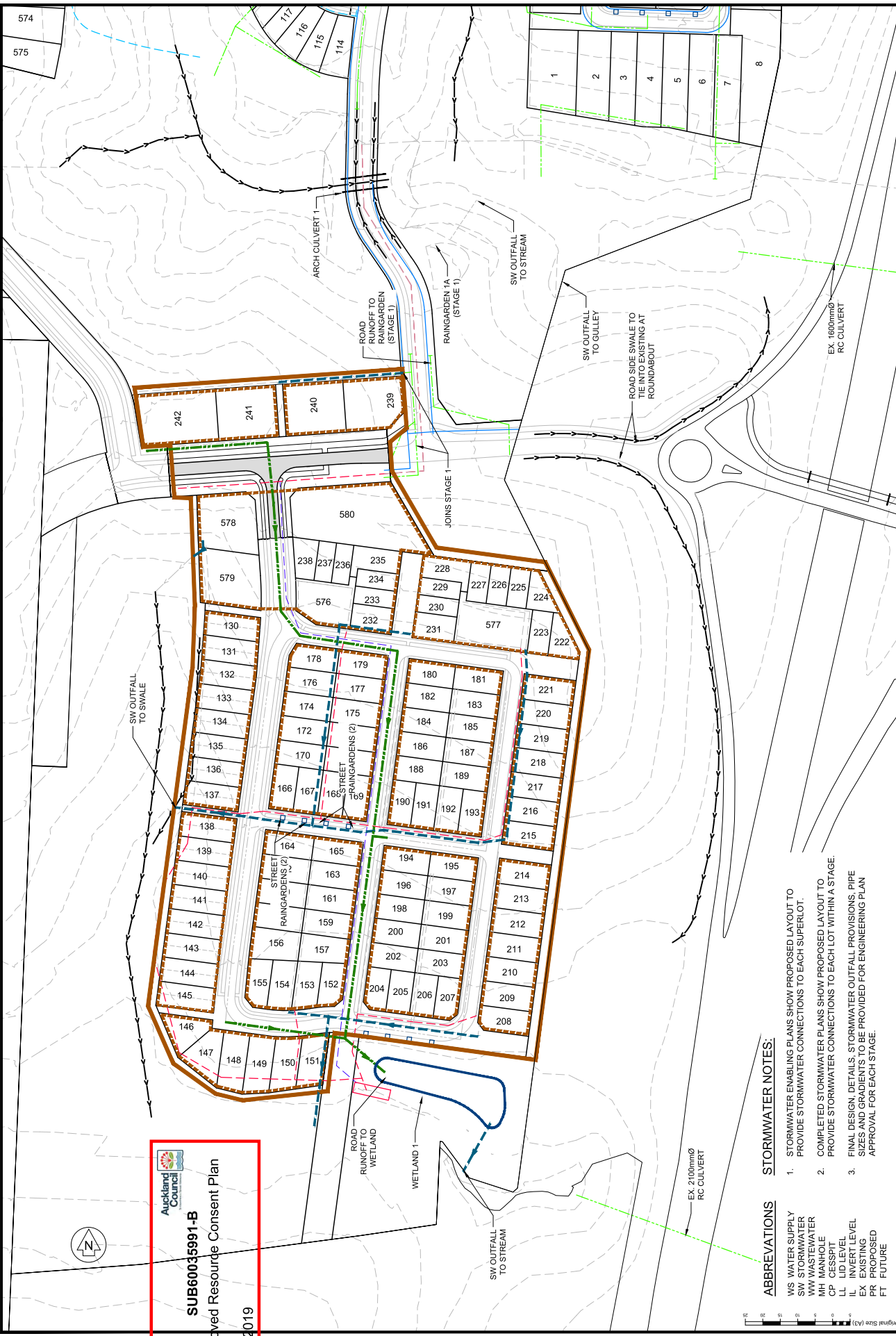
1. ARCH BRIDGE CONSTRUCTION TO SPAN WIDTH OF STREAM BED.
2. CONSTRUCTION DETAILS TO BE PREPARED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE AS REQUIRED.
3. ALL ARCH BRIDGES WILL REQUIRE A BUILDING CONSENT.
4. FINAL CONSTRUCTION METHODOLOGY AND PILE DEPTHS TO BE COMPLETED AT ENGINEERING APPROVAL STAGE.



PROPOSED ARCH BRIDGE TYPICAL PLAN VIEW
SCALE: 1/200 (A3)

[illegible]


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24/09/2019



STORMWATER NOTES:

1. STORMWATER ENABLING PLANS SHOW PROPOSED LAYOUT TO PROVIDE STORMWATER CONNECTIONS TO EACH SUPERLOT.
2. COMPLETED STORMWATER PLANS SHOW PROPOSED LAYOUT TO PROVIDE STORMWATER CONNECTIONS TO EACH LOT WITHIN A STAGE.
3. FINAL DESIGN, DETAILS, STORMWATER OUTFALL PROVISIONS, PIPE SIZES AND GRADIENTS TO BE PROVIDED FOR ENGINEERING PLAN APPROVAL FOR EACH STAGE.

ABBREVIATIONS

- WS WATER SUPPLY
- SW STORMWATER
- WW WASTEWATER
- MH MANHOLE
- CP CESSPIT
- LL LID LEVEL
- IL INVERT LEVEL
- EX EXISTING
- PR PROPOSED
- FT FUTURE

LEGEND:

- PR SW - UNTREATED
- PR SW - TREATED
- EX SW - UNTREATED
- EX SW - TREATED
- PR WW - GRAVITY
- PR WW - PRESSURE
- FT SW - UNTREATED
- FT SW - TREATED
- SW SWALE/CHANNEL
- SW TREATMENT DEVICE
- EX MH

No.	Revision Details	Date	No.
E	GENERAL REVISIONS	30/11/18	
D	SECTION 127 REVISIONS	30/07/18	
C	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17	
B	COMMERCIAL PRECINCT STAGE ADDED, STAGE BOYS REVISED.	23/11/16	
A	ISSUE FOR CONSENT	23/10/16	

Design	Survey	Recon Ltd
Checked	Checked	Checked
Date	17/12/2018	
Scale	1:1000 (A1), 1:2000 (A3)	
CAD Filename	12516-01_S127_410_STG2.dwg	
Copyright	© Copyright 2018 Airey Consultants Ltd	

Job Title
AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

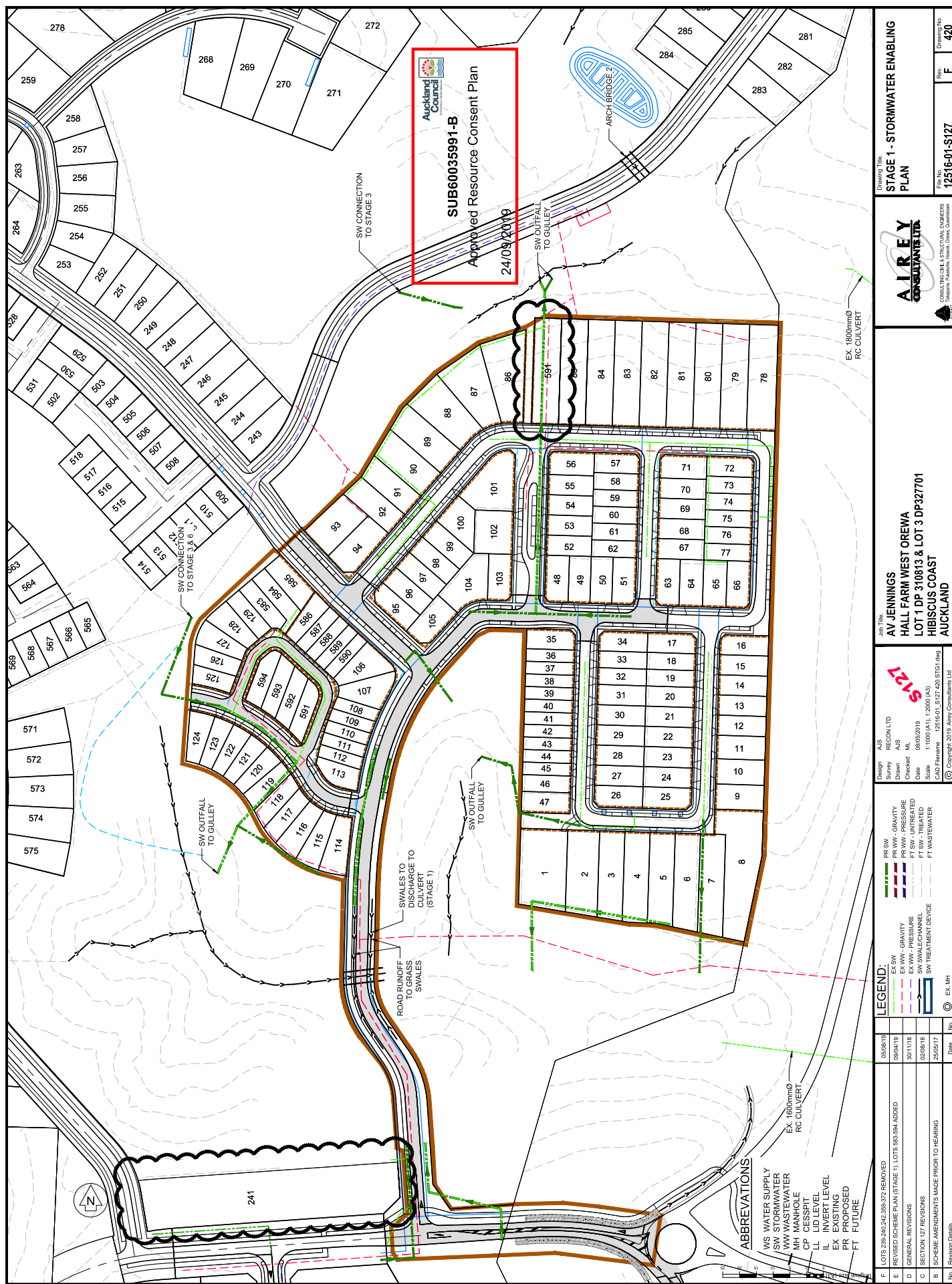


Drawing Title
STAGE 2 - STORMWATER ENABLING PLAN

File No
12516-01-S127

Rev
E

Drawing No
410



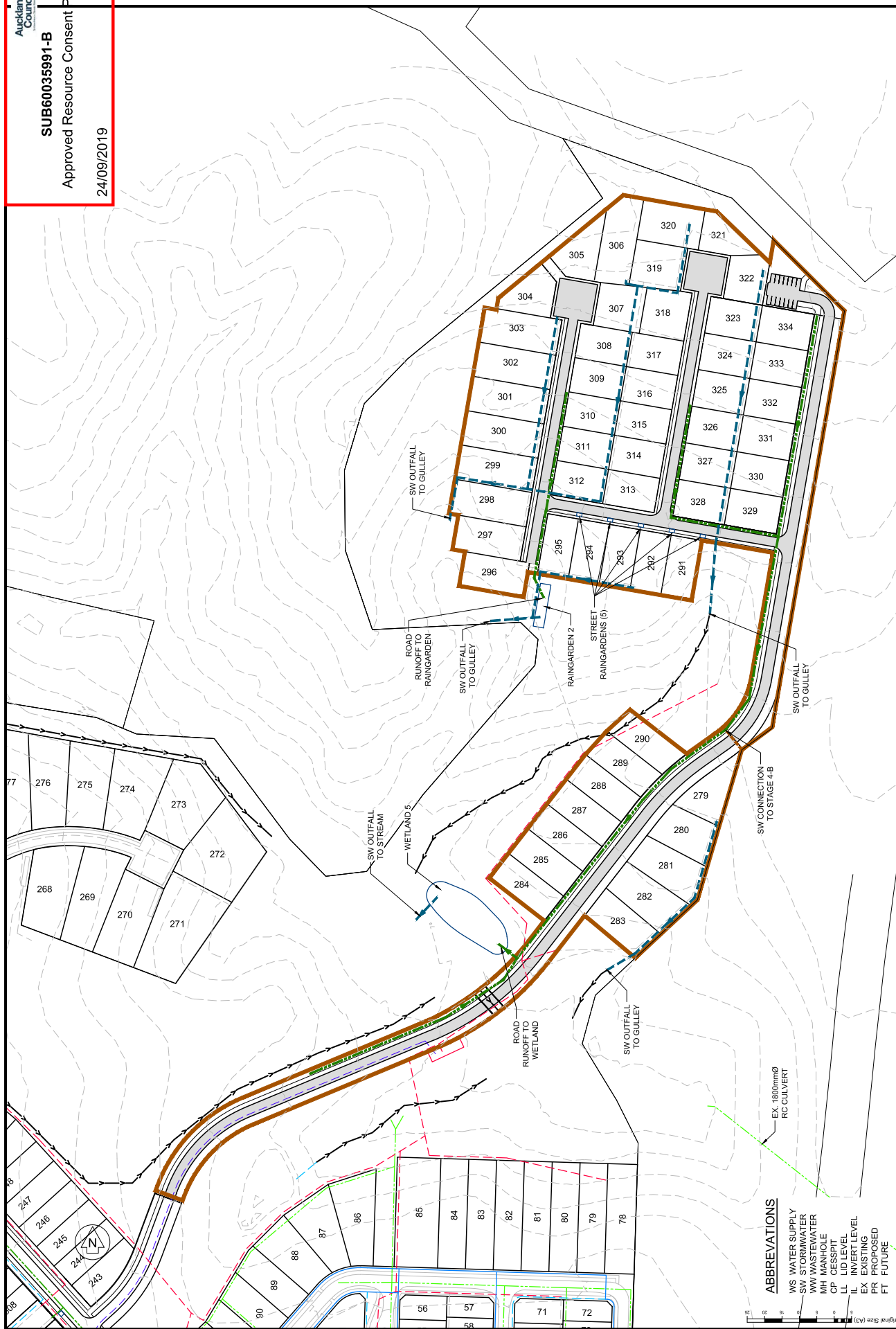




SUB60035991-B

Approved Resource Consent Plan

24/09/2019



ABBREVIATIONS

WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

0					
C	SECTION 127 ISSUE				03/06/18
B	SCHEME AMENDMENTS MADE PRIOR TO HEARING				25/05/17
A	Issue for Consent				23/10/15
	Preparation of Application				14/10/15

LEGEND.

LEGEND:

	EX SW - UNTREATED		PR SW - UNTREATED
	EX SW - TREATED		PR SW - TREATED
	EX WW - GRAVITY		PR WW - GRAVITY
	EX WW - PRESSURE		PR WW - PRESSURE
	SW SWALE/CHANNEL		FT SW - UNTREATED
	SW TREATMENT DEVICE		FT SW - TREATED
	EX MH		FT WASTEWATER

Design AJIS
Survey RECON LTD
Drawn AJIS
Checked MIL
Date 01/12/2018
Scale 1:1000 (A1), 1:2000 (A3)
CAD Filename 12516-01_S127 440 STG-
Copyright 2018 Axiom Consultants Ltd

Survey RECON LTD
Drawn AJS
Checked ML
Date 01/12/2018
Scale 1:1000 (A1), 1:2000 (A3)
CAD Filename 12516-01_S127 440 STG

AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND



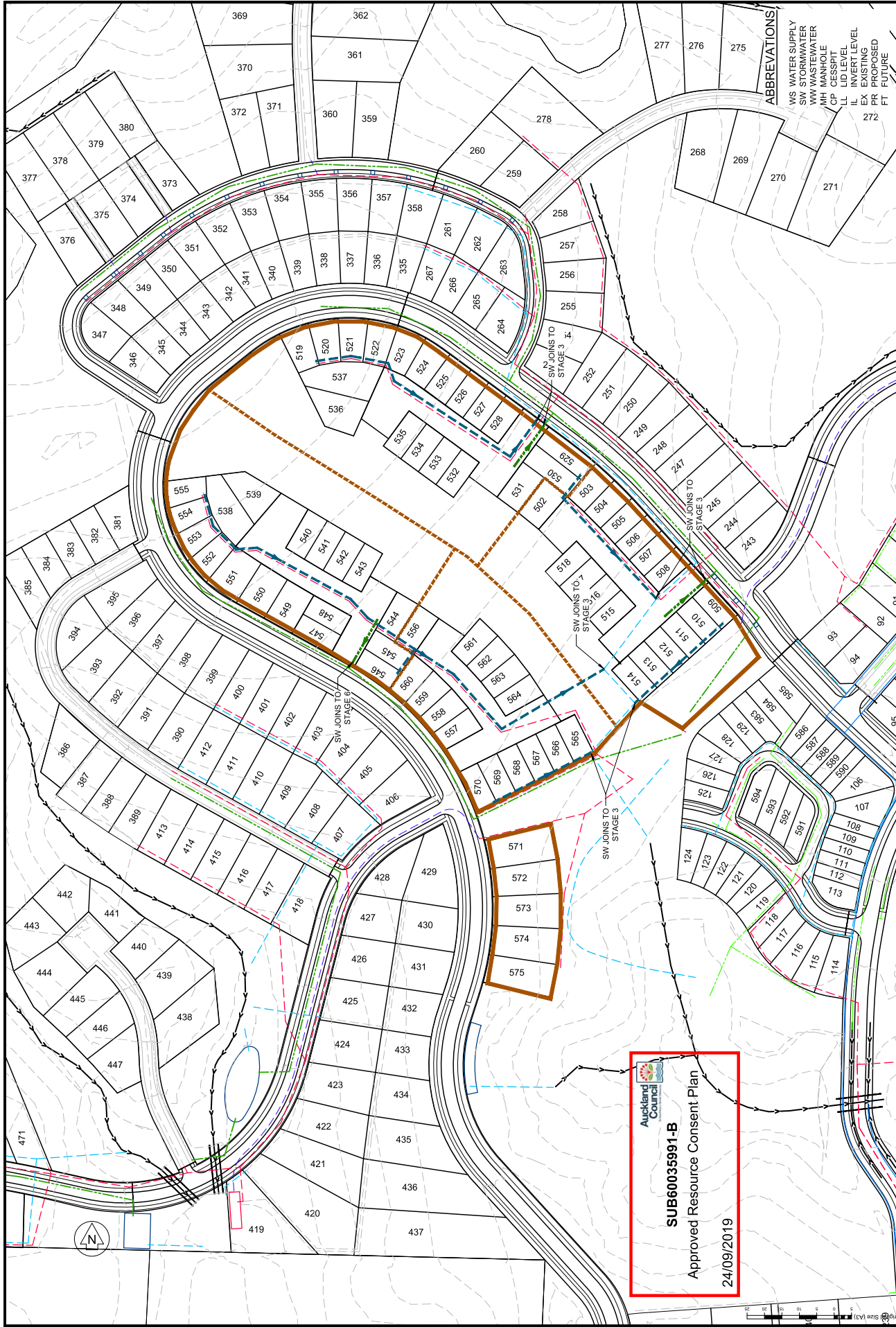
AIREY
CONSULTANTS LTD.

CONSULTING CIVIL & STRUCTURAL ENGINEERS
TAKASU, PUEBLO, HOERCK, CRENS, QUEBEC

STAGE 4 - COMPLETED STORMWATER PLAN	File No.	Rev.	Drawing No.
	12516-01-S127	C	441

WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

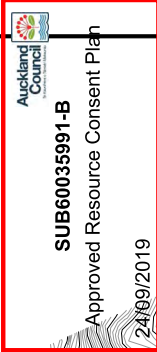




LEGEND:	
PR SW - UNTREATED	EX SW - UNTREATED
PR SW - TREATED	EX SW - TREATED
PR WW - GRAVITY	EX WW - GRAVITY
PR WW - PRESSURE	EX WW - PRESSURE
FT SW - UNTREATED	SW SWALE/CANAL
FT SW - TREATED	SW TREATMENT DEVICE
	EX MH
	©
ABBREVIATIONS:	
WS	WATER SUPPLY
SW	STORMWATER
WW	WASTEWATER
MH	MANHOLE
CP	CESSPIT
LL	LID LEVEL
IL	INVERT LEVEL
EX	EXISTING
PR	PROPOSED
FT	FUTURE
Job Title: AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND	
Design: Survey: AJS Recon: AJS Drawn: MS Checked: MS Date: 03/12/2018 Scale: 1:1000 (A1), 1:2000 (A3) CAD Filename: 12516-01_S127_400_STGB.dwg © Copyright 2018 Airey Consultants Ltd	
Revision Details:	
No.	Date
1	03/08/16
2	25/05/17
3	23/10/15
SECTION 27 ISSUE	
B SCHEME AMENDMENTS MADE PRIOR TO HEARING	
A Issues for Consent	
No. Revision Details	
File No: 12516-01-S127	
Drawing No: C 481	
STAGE 8 - COMPLETED STORMWATER PLAN	
AIREY CONSULTANTS LTD 222A/222B/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575	

WASTEWATER

1. WASTEWATER PIPES GENERALLY TO BE 150mmØ EXCEPT AS SHOWN.
2. CONNECTIONS TO LINES TO BE 500mm MIN. FROM DOWNSTREAM BOUNDARY AND 1200mm BELOW PROPOSED BUILDING PLATFORM LEVELS.
3. ALL PROPERTY CONNECTIONS INTO WASTEWATER LINES TO BE 100mmØ ON 15mmØ WYE.
4. PRIVATE SATELLITE MANHOLES TO BE PROVIDED AT HEAD OF EACH PRIVATE LOW PRESSURE SYSTEM WITH CONNECTION INTO PUBLIC GRAVITY RETICULATION.
5. REFER TO PUMP STATION LAYOUT PLAN FOR LAYOUT PLANS OF PUMPING STATIONS.
6. PUMP STATION CONSTRUCTION DETAILS TO BE PROVIDED AT ENGINEERING PI AN APPROVAL STAGE



SUB60035991-B

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24/09/2019

ABBREVIATIONS

WWS WATER SUPPLY
WSW STORMWATER
WWW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

Drawing Title,
**PROPOSED WASTEWATER LAYOUT
PLAN**

AIRY
CONSULTANTS LTD.

LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Design AJS
Survey RECON LTD
Drawn AJS
Checked ML
Date May 2019
Scale 1:2500 (A1) 1:5000 (A3)
CAD Filename 12516-01_S127 500.dwg

LEGEND:

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	EX WW	PR WW - GRAVITY
	EX WW - PRESSURE	PR WW - PRESSURE
	SW SWALE/CHANNEL	FT SW - UNTREATED
	SW TREATMENT DEVICE	FT SW - TREATED
		FT WAS/FEWATER

G	LOTS 239-240,242,359-372 REMOVED	05/08/11
F	REVISED SCHEME PLAN (STAGE 1) LOTS 583-594 ADDED	09/04/11
E	MINOR REVISIONS	30/11/11
D	MINOR REVISIONS	04/10/10
C	SECTION 127 REVISIONS	03/08/11

File No.	Rev.	Dwg. No.
12516-01-S127	C	500

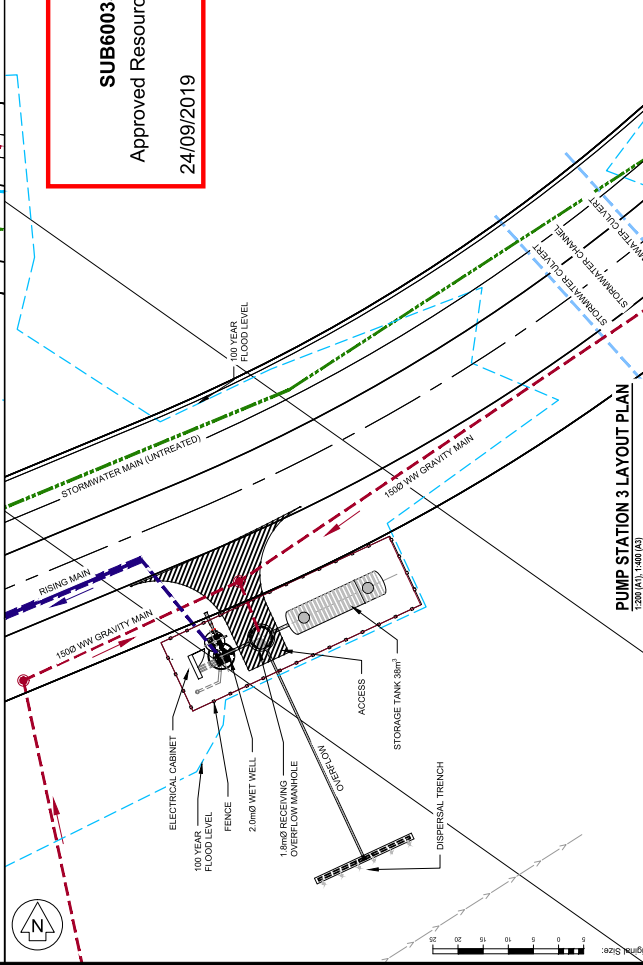
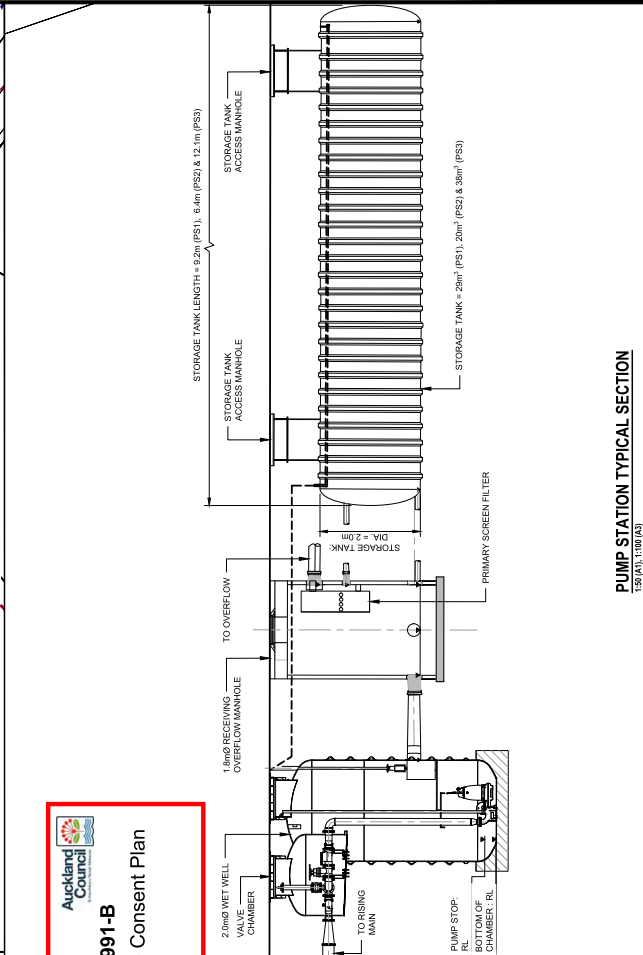
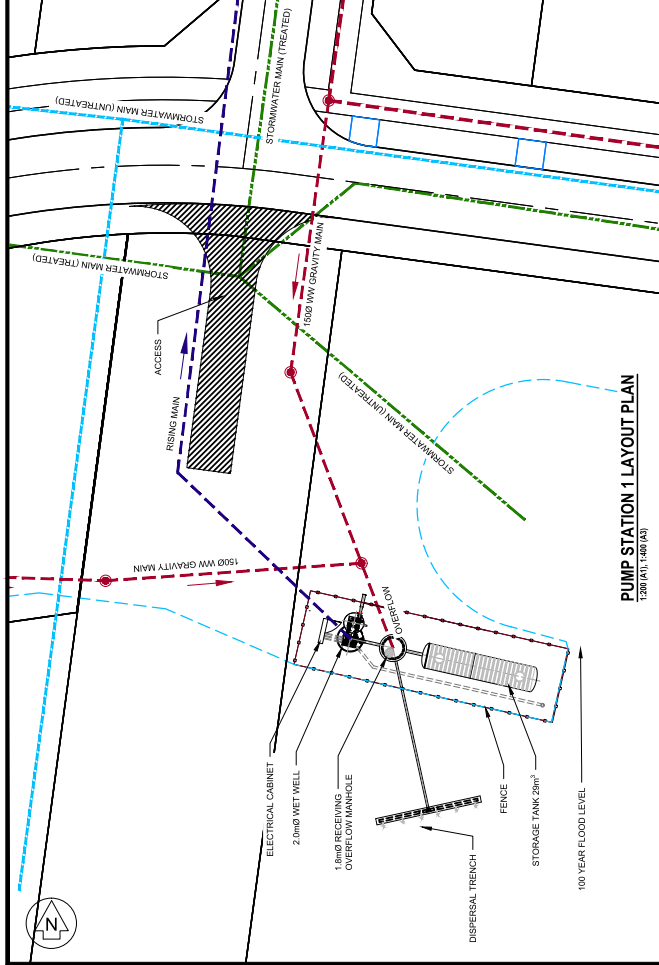
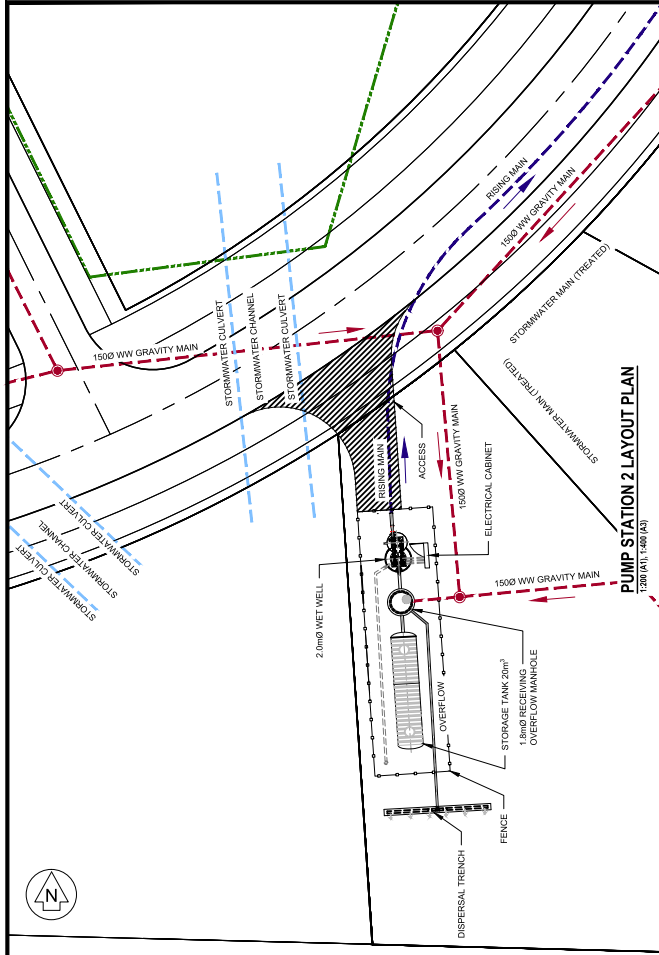
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Takeshi, Pankaj, Haili, Ganesha Chaitanya

**HIBISCUS COAST
AUCKLAND**

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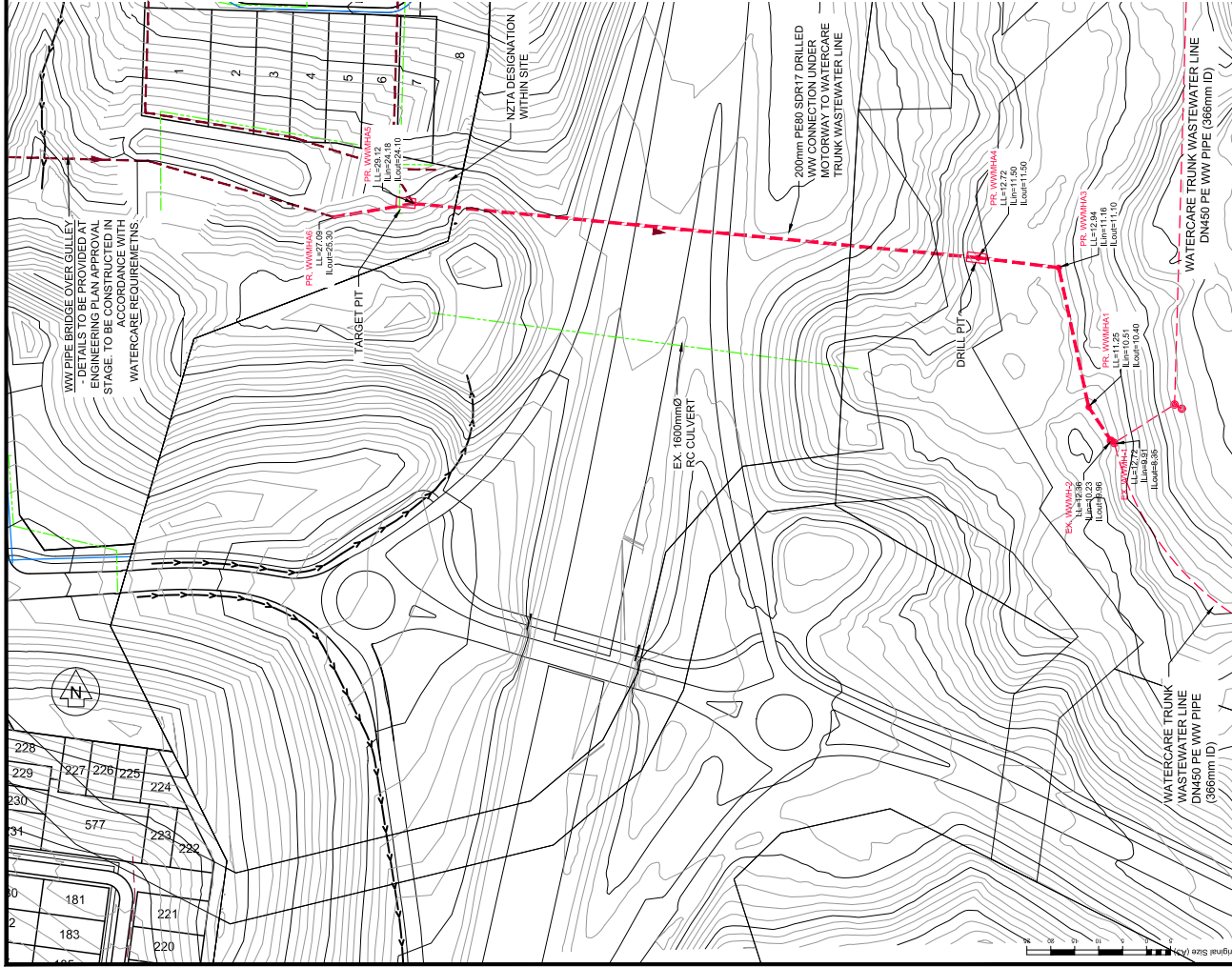
© EX. MH

C	SECTION 127 REVISIONS	03/08/11
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Approved Resource Consent Plan
24/09/2019

PRELIMINARY WASTEWATER PUMP STATION LAYOUT PLANS TYPICAL CROSS SECTION		Drawing Title: PRELIMINARY WASTEWATER PUMP STATION LAYOUT PLANS TYPICAL CROSS SECTION	Rev: B Draw No: 501
AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND		AIR EY CONSULTANTS LTD CONSULTING CIVIL & STRUCTURAL ENGINEERS 10/100 PARNELL ROAD, AUCKLAND 1010, NEW ZEALAND	File No: 12516-01-S127
PUMP STATION TYPICAL SECTION 1:250 (A1: 1:100 A3)		Design: PS Survey: RECON LTD Drawn: VL Checked: PS Date: April 2019 Scale: 1:200 (A1) 1:400 (A3) CADD filename: 12516-01_S127_000.dwg © Copyright 2019 Airey Consultants Ltd	
LEGEND: PR SW - GRAVITY EX SW - GRAVITY EX WW - PRESSURE PR WW - PRESSURE FT SW - UNTREATED FT SW - TREATED SW TREATMENT DEVICE FT WASTEWATER PROPOSED SW/MH EX MH PROPOSED WWHM		SECTION 127 REVISIONS 03/09/19 A ISSUE FOR CONSENT Revision Details (Current Revision Date: 15/04/2019)	



GENERAL NOTES

COORDINATES ARE NZTM ON NZSD 2000. HEIGHTS ARE FROM AUCLAND COUNCIL GIS VIEWER AND ARE BASED ON LANDS AND SURVEY DATUM 1946 (MEAN SEA LEVEL).

ALL WORKS TO BE IN ACCORDANCE WITH WATERCARE'S "WATER AND WASTEWATER CODE OF PRACTICE FOR LAND DEVELOPMENT AND SUBDIVISION". THE CONTRACTOR SHALL BE AWARE OF THESE STANDARDS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.

ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGN ENGINEER.

ALL LEVELS SHALL BE CONFIRMED ON-SITE.

THE CONTRACTOR IS TO REINSTATE ALL WORKS TO ORIGINAL CONDITION.

WORKS SHALL NOT PROCEED UNTIL ALL NECESSARY CONSENTS ARE APPROVED.

APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED AS PER ARC TP90.

WASTEWATER NOTES:

LOCATE ALL SERVICES PRIOR TO DRILLING OR EXCAVATION OF DRILL PITS.

REINSTATE ALL DRILL PITS WITH FULLY COMPACTED MATERIAL. REINSTATE TO ORIGINAL CONDITION.

MAKE GOOD ALL DAMAGE TO PROPERTIES AFFECTED BY THE WORKS.

ALL MANHOLES TO BE FITTED WITH A STAINLESS STEEL SAFETY GRILL TO PREVENT ANY PERSON OR POINT LOAD IN ACCORDANCE WITH WATERCARE'S REQUIREMENTS.

DRILLING UNDER SH18 NOTES:

PREPARE A TRAFFIC MANAGEMENT PLAN AND OBTAIN APPROVAL FROM NZTA/AMA PRIOR TO WORKS COMMENCING.

LOCATE AND CONFIRM LOCATION OF ALL NZTA ASSETS AS PER AS BUILT PLANS BY PHOTOLOG OR SIMILAR AND CONFIRM DESIGN PRIOR TO DRILLING. ENSURE MINIMUM CLEARANCES OF 500mm ARE ACHIEVED.

REVIEW DRILLING METHODOLOGY PRIOR TO CONSTRUCTION.

CONFIRM DEPTHS OF PILOT HOLE BENEATH SH18 ARE GREATER THAN 20m AT ALL LOCATIONS.

CHECK ROAD SURFACE THROUGHOUT DRILLING AND PIPE INSTALLATION AND ENSURE THAT THERE IS NO SURFACE DEFECTS.

AS BUILT PLANS TO BE PROVIDED TO NZTA/AMA UPON COMPLETION.

POTENTIAL ISSUES ARISE DURING CONSTRUCTION.

ABBREVIATIONS

WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
PP PRESSURE PIPE
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

Construction Methodology

Preliminaries

- Watercare, Council, Land owner (NZTA/AMA) approvals - review all conditions and ensure these can be met prior to works commencing.
- Take photographic evidence of all areas along route and areas of disturbance.
- Discuss H&S and Environmental plans.
- Conductor access request and Traffic Management Plan (TMP) for survey set out across the Auckland - Waikare Motorway.
- Conductor access request and TMP for plot holes across the Auckland - Waikare Motorway.

Pre-construction

- Contractor to locate all services in terms and private property.
- Surveyor to set out all proposed drill lines and manholes, using GPS, and spray marks on the road under the approved Traffic Management Plans (TMP). Confirm levels and required clearances.
- Pre-construction on-site meeting to be attended by Watercare, Auckland Council, NZTA/AMA, Airy Consultants, Dempsey Wood Contractors and Drilling Contractors (to be confirmed). Airy Consultants to arrange.

Construction

- Excavate and test 200mm PE 80 SDR17 lines.
- Excavate drill positions, entry and exit holes and manhole positions.
- Position drill and begin drilling pilot hole.
- Constant monitoring of drill head location including direction, depth, and gradient by staff using handheld receiver following drill head along surveyed path.
- Once pilot hole is complete, the drill head is pulled back through the pilot hole and cuts a larger diameter hole to fit the pipe through. Drill cuttings are flushed through to the drill pit at the downstream end and removed using a vacuum truck.
- The 200mm butt welded line is then connected to the drill head and pulled back through the finished hole.
- The pipe is then cut to the required length, and connected to the new water service line.
- Drill pits will be backfilled, topped and grass seeded.

Post-construction

- Undertake CCTV inspection and report.
- Testing drilled sewer line to Watercare's specifications.

Environmental

- Containment of silt laden water and displaced thrust material to be provided by the proposed silt pits.
- Suction truck to be utilised to remove drill cuttings.

Health and Safety

- Adhere to all relevant conditions including approval to work in road corridor and conditions of Traffic Management Plan.
- Staff and subcontractors to read and endorse Site Safety plan to be prepared and approved prior to construction.
- All staff to attend a preconstruction tool box meeting.
- Appropriate PPE.

Contingencies

- If for any reason a thrust line cannot be completed then the drill hole shall be pressure grout filled.
- If any signs of disturbance to the surface of the motorway are observed at any time during or after the drilling then NZTA/AMA is to be contacted immediately and any current works are to stop.

Traffic Management Plan

A TMP is currently being prepared by Temporary Traffic Control (TTC) and will be submitted to NZTA/AMA for approval once completed



SUB60035991-B

Approved Resource Consent Plan

24/09/2019

LEGEND:

- EX SW - UNTREATED
- EX SW - TREATED
- EX WW - GRAVITY
- EX WW - PRESSURE
- EX SW - GRAVITY
- EX WW - PRESSURE
- FT SW - UNTREATED
- FT SW - TREATED
- FT WW - GRAVITY
- FT WW - PRESSURE

No.	Revision Details	Date	No.
1	MINOR REVISIONS	30/11/18	
2	NZA DESIGNATION ADDED. WWH4S REVISED	04/10/17	
3	SECTION 127 REVISIONS	05/08/17	
4	SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17	
5	Issue for Consent	23/10/15	

Design	AJS	Revised	02/12/2018
Survey	RECON LTD	Checked	02/12/2018
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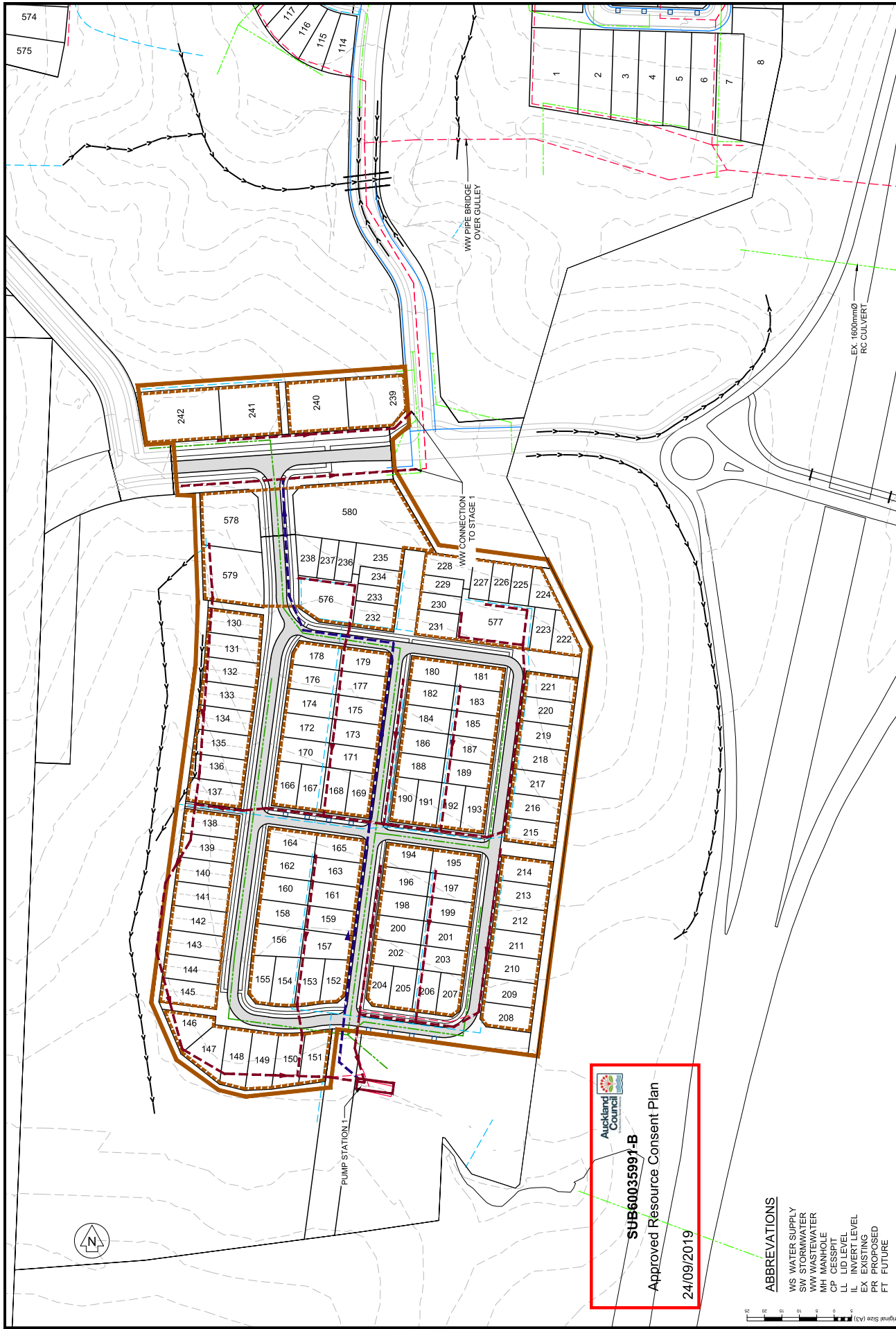
Job Title
AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND

Drawing Title
STAGE 1 - WASTEWATER
CONNECTION TO EXISTING -
ENABLING PLAN

File No.
12516-01-S127

Revision No.
E

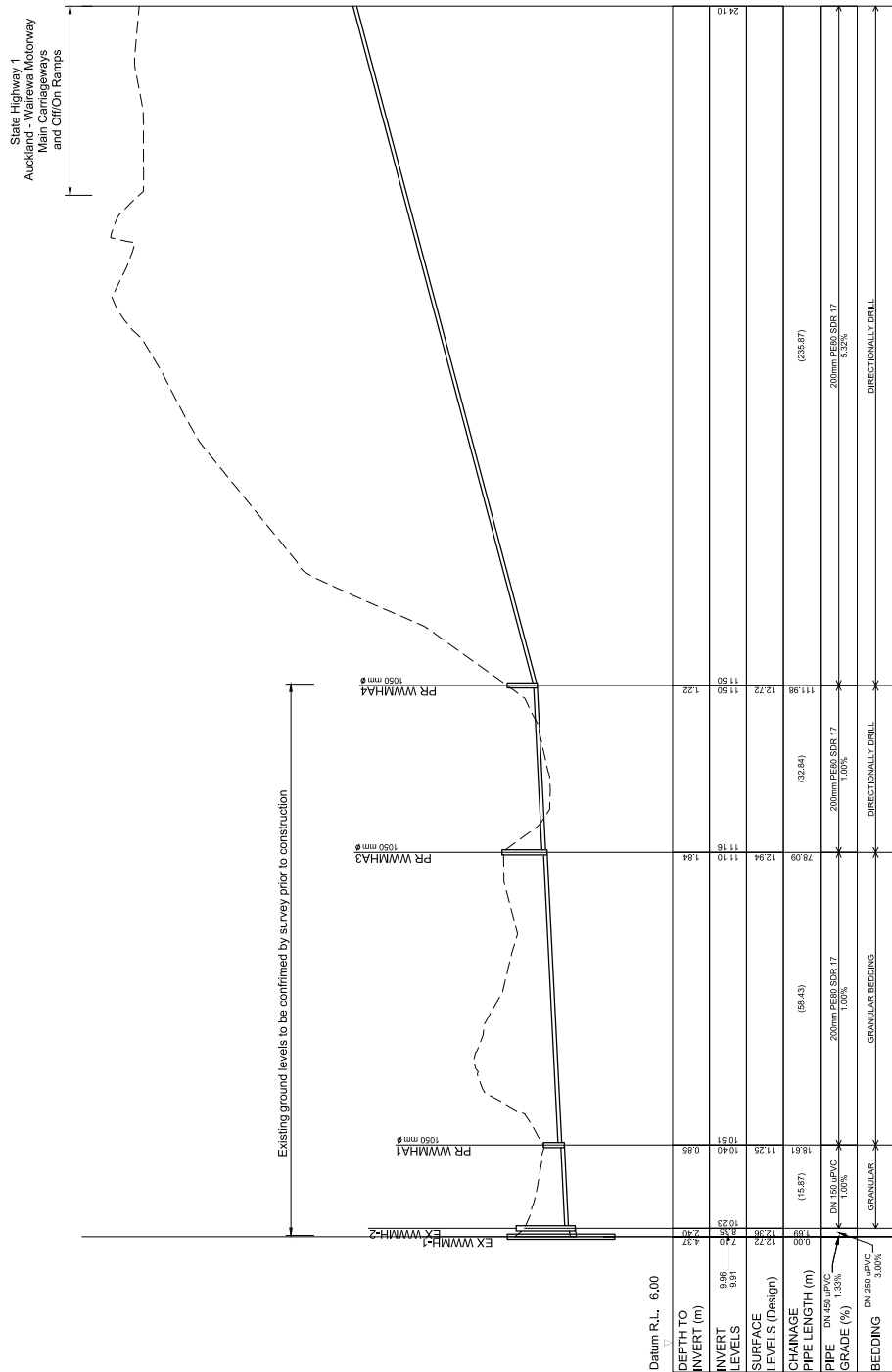
12516-01-S127



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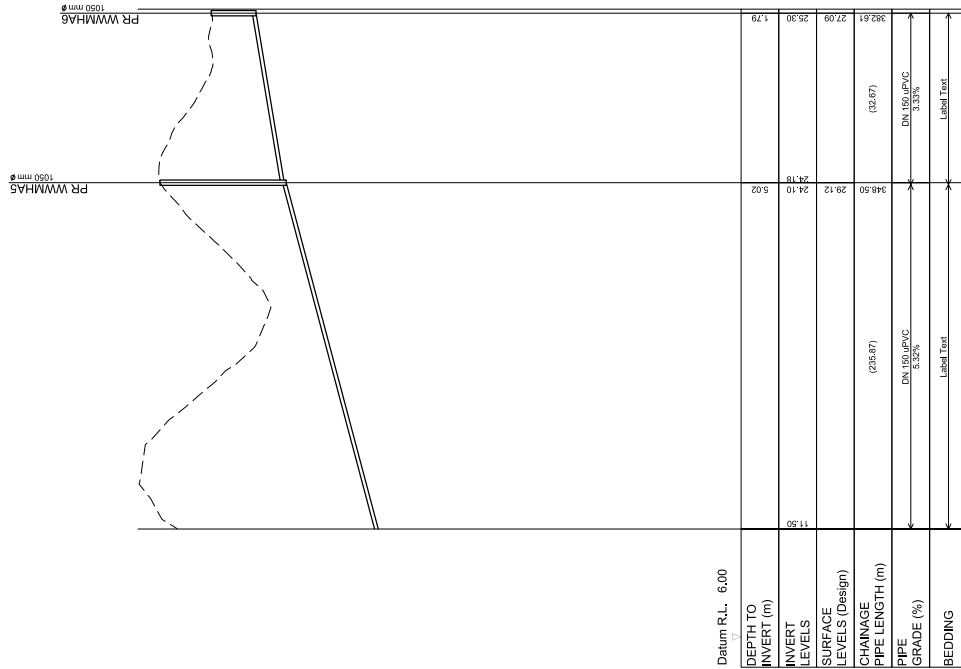
- ABBREVIATIONS**
- WS WATER SUPPLY
 - SW STORMWATER
 - WW WASTEWATER
 - MH MANHOLE
 - CP CESSPIT
 - LL LID LEVEL
 - IL INVERT LEVEL
 - EX EXISTING
 - PR PROPOSED
 - FT FUTURE

LEGEND: PR SW - UNTREATED PR SW - TREATED PR WW - GRAVITY PR WW - PRESSURE FT SW - UNTREATED FT SW - TREATED FT WW - GRAVITY FT WW - PRESSURE SW TREATMENT DEVICE EX MH		30/11/18 02/08/18 25/05/17 23/11/16 23/10/15	No. No. No. No. No.
MINOR REVISIONS D SECTION 127 REVISIONS C SCHEME AMENDMENTS MADE PRIOR TO HEARING B COMMERCIAL PRECINCT STAGE ADDED, STAGE BOYS REVISED A Issues for Consent			
DESIGN Survey RECON LTD Checked MS Date 03/12/2018 Scale 1:1000 (A1), 1:2000 (A3) CAD Filename: 12516-01_S127_S11_S12_S122.dwg © Copyright 2018 Airey Consultants Ltd		Job Title AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND	
Drawing Title STAGE 2 - COMPLETED WASTEWATER PLAN		File No 12516-01-S127	Drawing No E 512

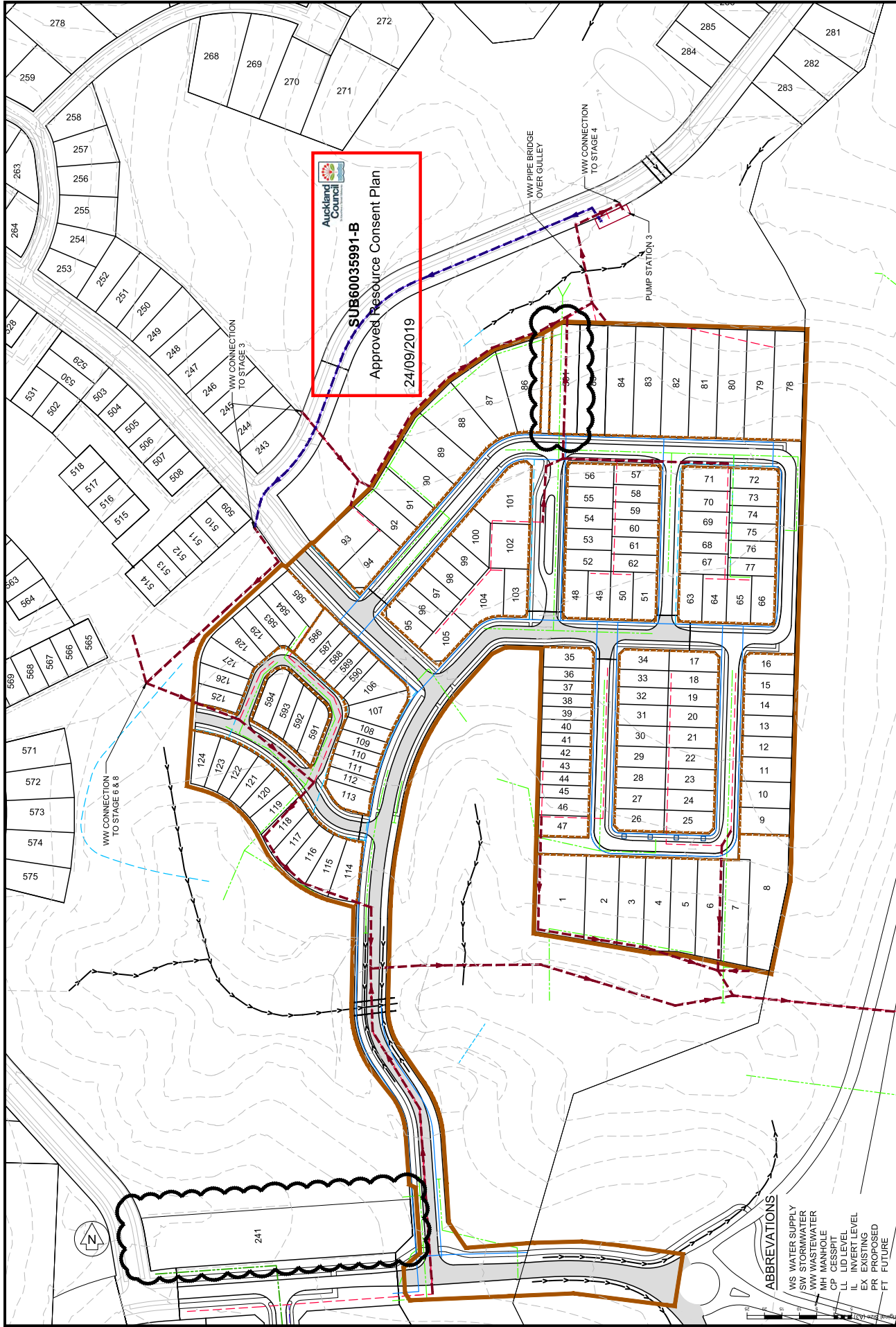


LONGITUDINAL SECTION - WW LINE A

[illegible]



C	Job Title:		 AIREY CONSULTANTS LTD CONSULTING CIVIL & STRUCTURAL ENGINEERS Tairāwhiti, Pākehā, Hekei, Oti		Drawing Title: STAGE 1 - WASTEWATER ENABLING LONGSECTION (SHEET 2 OF 2)
	Design: ASB Drawn: ASB Checked: ML Date: 02/12/2018 Scale: 1 mm#1 (A1), 1 mm#2 (A3) CAD Filename: 12516-01_1272_510 STG1.dwg © Copyright 2018 Airey Consultants Ltd		Drawing No.: 12516-01-1272 Rev: B 516		
A	LEGEND: --- EX SW - UNTREATED --- EX SW - TREATED --- PR SW - GRAVITY --- PR WW - PRESSURE --- EX WW - PRESSURE --- EX WW - GRAVITY --- SW SWALE/CHANNEL --- SW TREATMENT DEVICE --- FT WASTEWATER --- EX MH --- EX KH				
B	IWMHs REVISED 04/10/18 06/06/18				
A	SECTION 127 REVISIONS Revision Details				





LEGEND: PR SW EX SW PR WW - GRAVITY EX WW - GRAVITY PR WW - PRESSURE EX WW - PRESSURE FT SW - TREATED FT SW - TREATMENT DEVICE EX MH EX MH		05/08/19 08/04/19 30/11/19 03/08/19 25/05/17	No. No. No. No. No.
F LOTS 239-240, 242-259, 372 REMOVED E REVISED SCHEME PLAN (STAGE 1) LOTS 563-594 ADDED D GENERAL REVISIONS C SECTION 127 REVISIONS B SCHEME AMENDMENTS MADE PRIOR TO HEARING		No. No. No. No.	
A/S RECON LTD Survey Checked M Date 08/05/2019 Scale 1:1000 (A1), 1:2000 (A3) CAD Filename: 12516-01_S127_S20_STG1.dwg © Copyright 2019 Airey Consultants Ltd		Job Title AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND	
Drawing Title STAGE 1 - COMPLETED WASTEWATER PLAN		File No 12516-01-S127 Rev F Drawing No 521	



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WS WATER SUPPLY
SW STORMWATER
WW WASTEWATER
MH MANHOLE
CP CESSPIT
LL LID LEVEL
IL INVERT LEVEL
EX EXISTING
PR PROPOSED
FT FUTURE

STAGE 3 - WASTEWATER ENABLING PLAN

ACENZ
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Takapuna, Pukekohe, Horek, Orewa, Queenstown

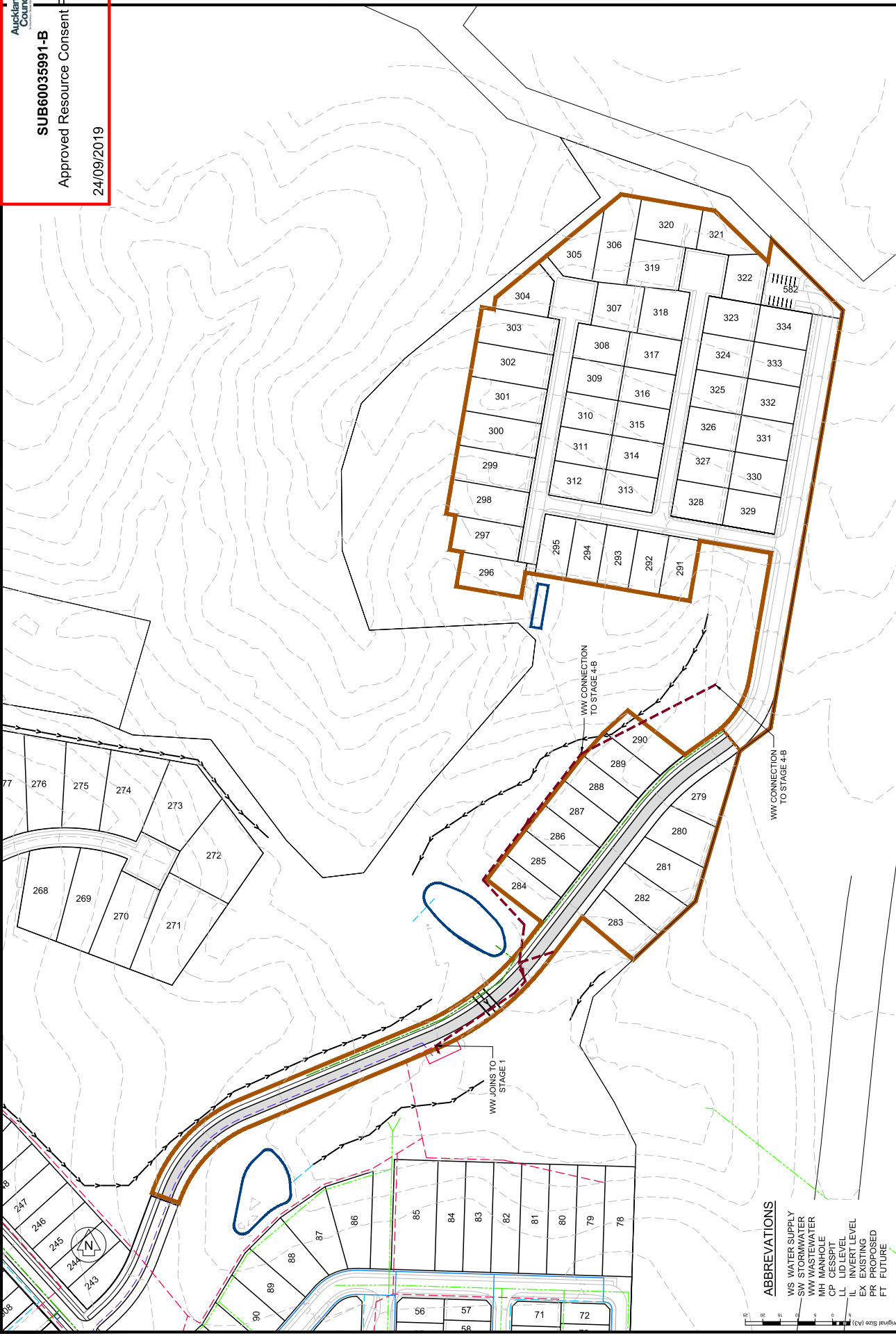
**AV JENNINGS
HALL FARM WEST OREWA
LOT 1 DP 310813 & LOT 3 DP327701
HIBISCUS COAST
AUCKLAND**

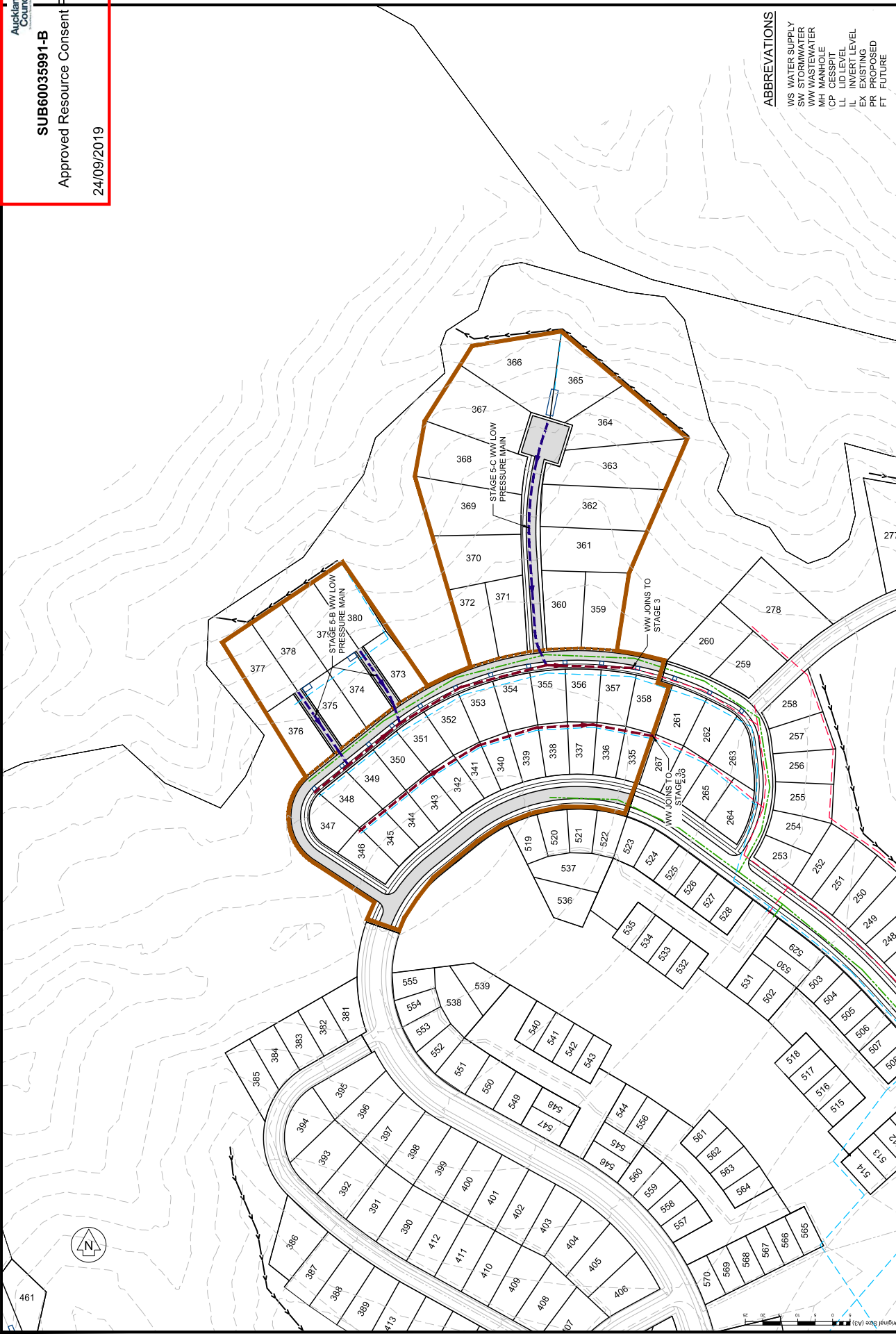
Design AJIS
Survey RECON LTD
Drawn AJIS
Checked ML
Date 02/12/2018
Scale 1:1000 (A1), 1:2000 (A3)
CAD Filename 12516-01_S127 530 STG1
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LEGEND:

EX SW - UNTREATED	PR SW - TREATED
EX SW - GRAVITY	PR WW - GRAVITY
EX WW - PRESSURE	PR WW - PRESSURE
EX WW - PRESSURE	FT SW - UNTREATED
SW SWALE/CHANNEL	FT SW - TREATED
SW TREATMENT DEVICE	FT WASTEWATER
EX. MH	

No.	Date	Revision Details
A	23/10/15	Issues for Consent
B	25/05/17	SCHEME AMENDMENTS MADE PRIOR TO HEARING
C	03/09/16	SECTION 127 ISSUE
D	30/11/16	MINOR REVISIONS

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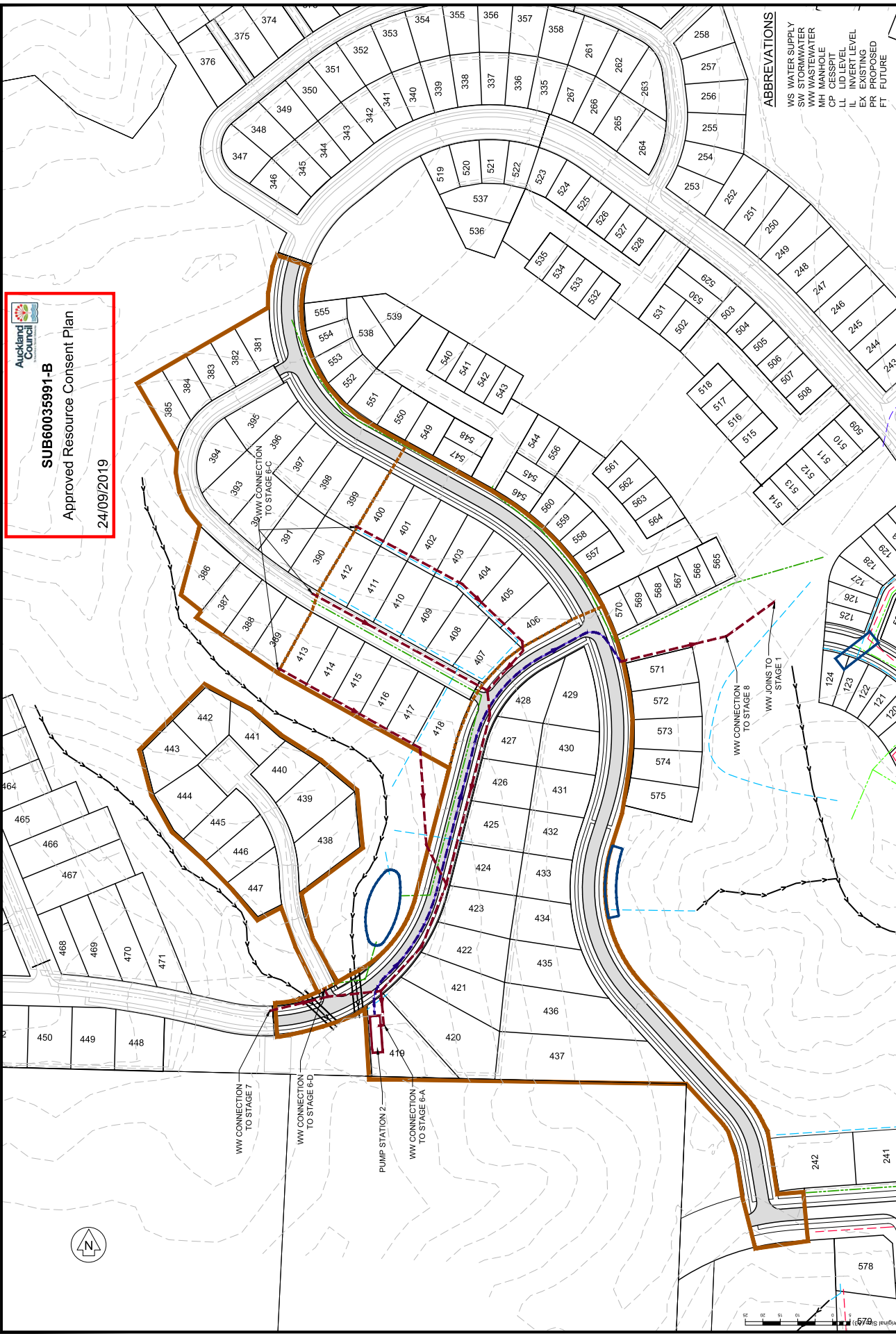


ABBREVIATIONS
 WS WATER SUPPLY
 SW STORMWATER
 WW WASTEWATER
 MH MANHOLE
 CP CESSPIT
 LL LID LEVEL
 IL INVERT LEVEL
 EX EXISTING
 PR PROPOSED
 FT FUTURE

Drawing Title STAGE 5 - COMPLETED WASTEWATER PLAN		File No. 12516-01-S127	Drawing No. 551			
Job Title AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND		AIR EY CONSULTANTS LTD 2018/01/01 - 2020/01/01 Registered Professional Engineers Engineers 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555		Design Survey Checked Date Scale CAD Filename	RECON LTD MS 02/12/2018 1:1000 (A1, 1:2000 (A3)) 12516-01_S127_550_STG5.dwg	Copyright 2018 Airey Consultants Ltd
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SECTION 17 ISSUE	03/08/16	No.	Date			
B SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17	No.	Date			
A Issue for Consent	23/10/15	No.	Date			
No.	Revision Details	No.	Date			

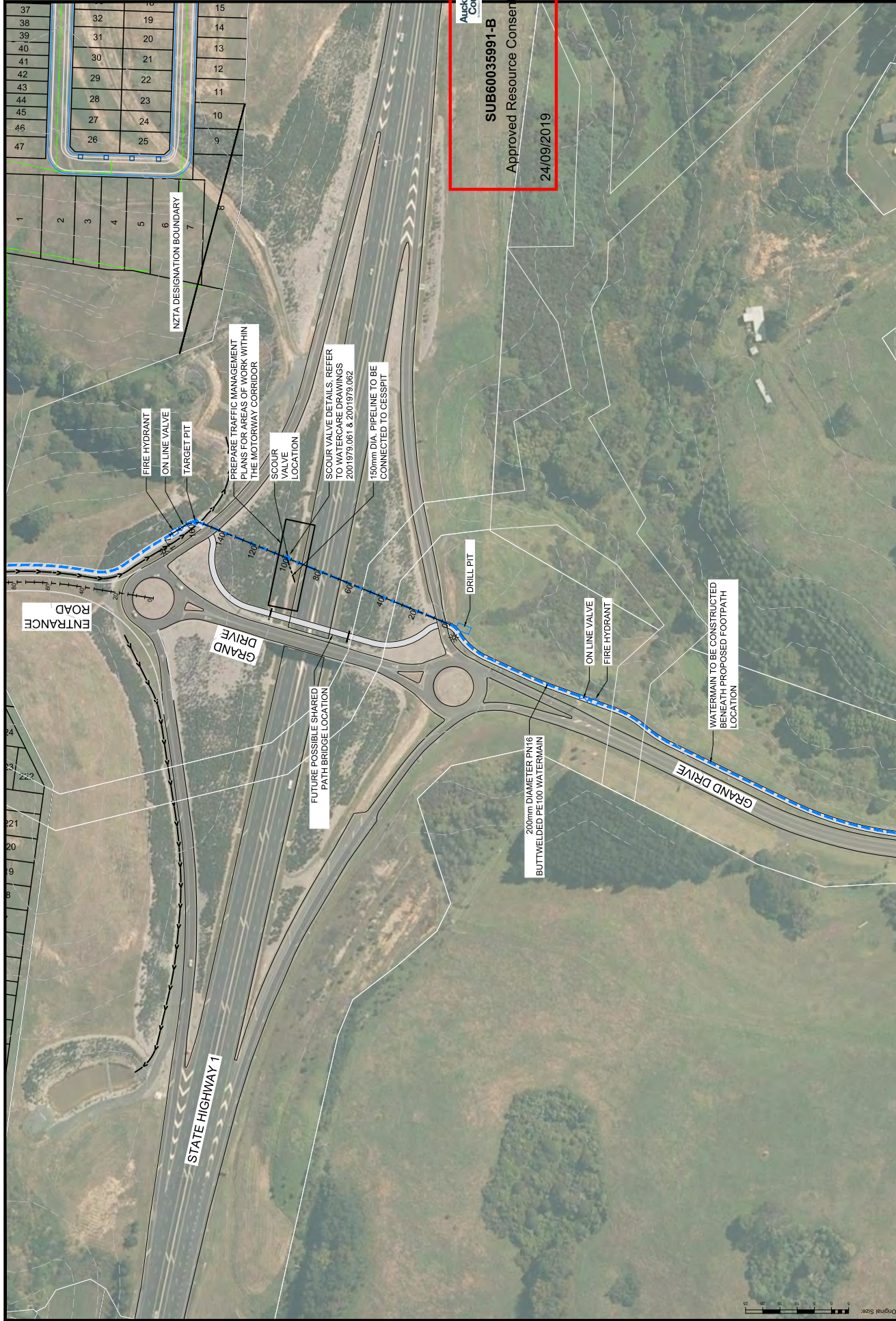


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24/09/2019



- ABBREVIATIONS**
- WS WATER SUPPLY
 - SW STORMWATER
 - WW WASTEWATER
 - MH MANHOLE
 - CP CESSPIT
 - LL LID LEVEL
 - IL INVERT LEVEL
 - EX EXISTING
 - PR PROPOSED
 - FT FUTURE

Drawing Title STAGE 6 - WASTEWATER ENABLING PLAN		File No 12516-01-S127	Rev C	Drawing No 560
 AIREY CONSULTANTS LTD CONSULTANTS 12516-01-S127 560 STAGE 6 WASTEWATER ENABLING PLAN HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND				
DESIGN Survey: RECON LTD Checked: MS Date: 02/12/2018 Scale: 1:1000 (A1), 1:2000 (A3) CAD Filename: 12516-01-S127 560 STAGE 6.dwg © Copyright 2018 Airey Consultants Ltd LEGEND: PR SW - UNTREATED PR SW - TREATED PR WW - GRAVITY PR WW - PRESSURE FT SW - UNTREATED FT SW - TREATED FT WW - GRAVITY FT WW - PRESSURE SW MANHOLE SW TREATMENT DEVICE EX MH				
SECTION 27 ISSUE	03/08/16			
B SCHEME AMENDMENTS MADE PRIOR TO HEARING	25/05/17			
A Issue for Consent	23/10/15			
No. Revision Details	Date	No.		





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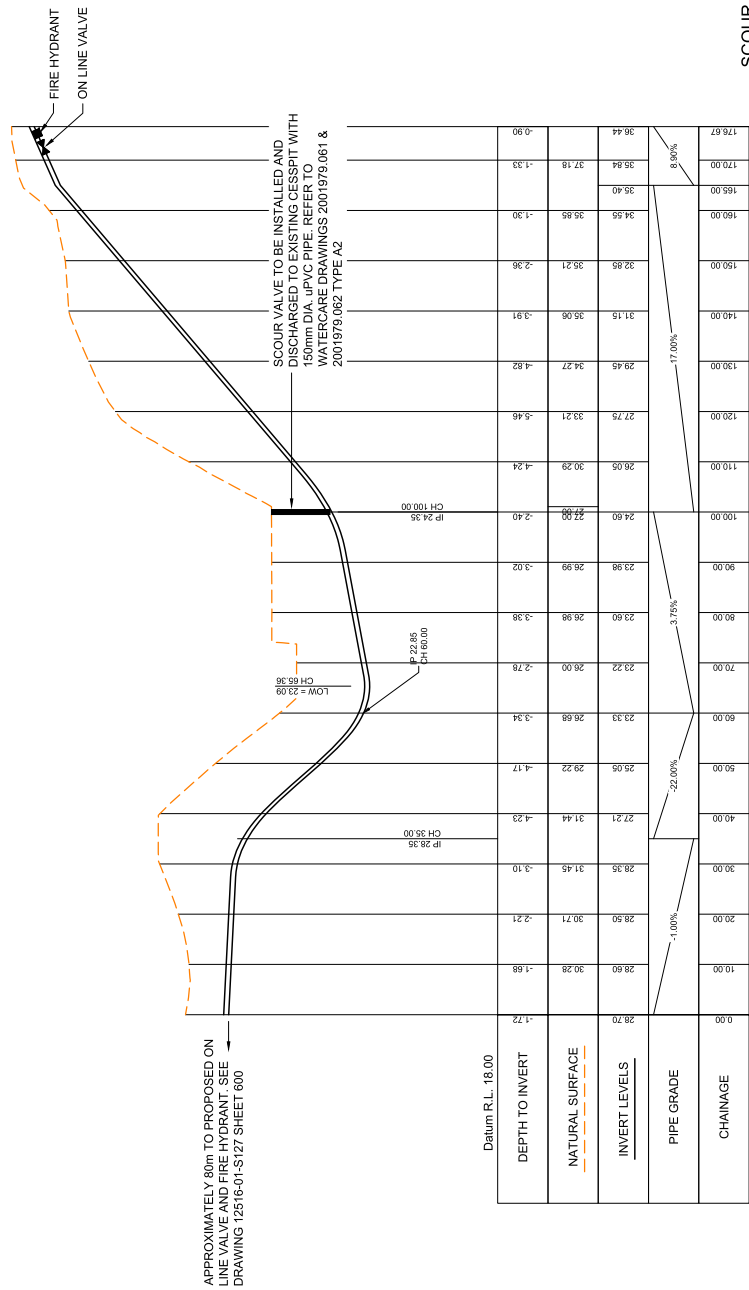
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LEGEND:  PROPOSED INDICATIVE WATERMAIN ALIGNMENT		DESIGN: AJS RECON LTD Survey Drawn Checked M.L. Date December 2018 Scale 1:1000 (A1) 1:2000 (A3) CAD Filename: 12516-01_S127_000.dwg © Copyright 2018 Airey Consultants Ltd		JOB TITLE: AV JENNINGS HALL FARM WEST OREWA LOT 1 DP 310813 & LOT 3 DP327701 HIBISCUS COAST AUCKLAND		FILE NO: 12516-01-S127		Rev: A		Dwg No: 600	
NO: A		REVISION DETAILS: NZTA DESIGNATION ADDED 02/12/2018		DATE: 02/12/2018		FILE NO: 12516-01-S127		Rev: A		Dwg No: 600	



Drawing Title:
WATER SUPPLY ENABLING PLAN

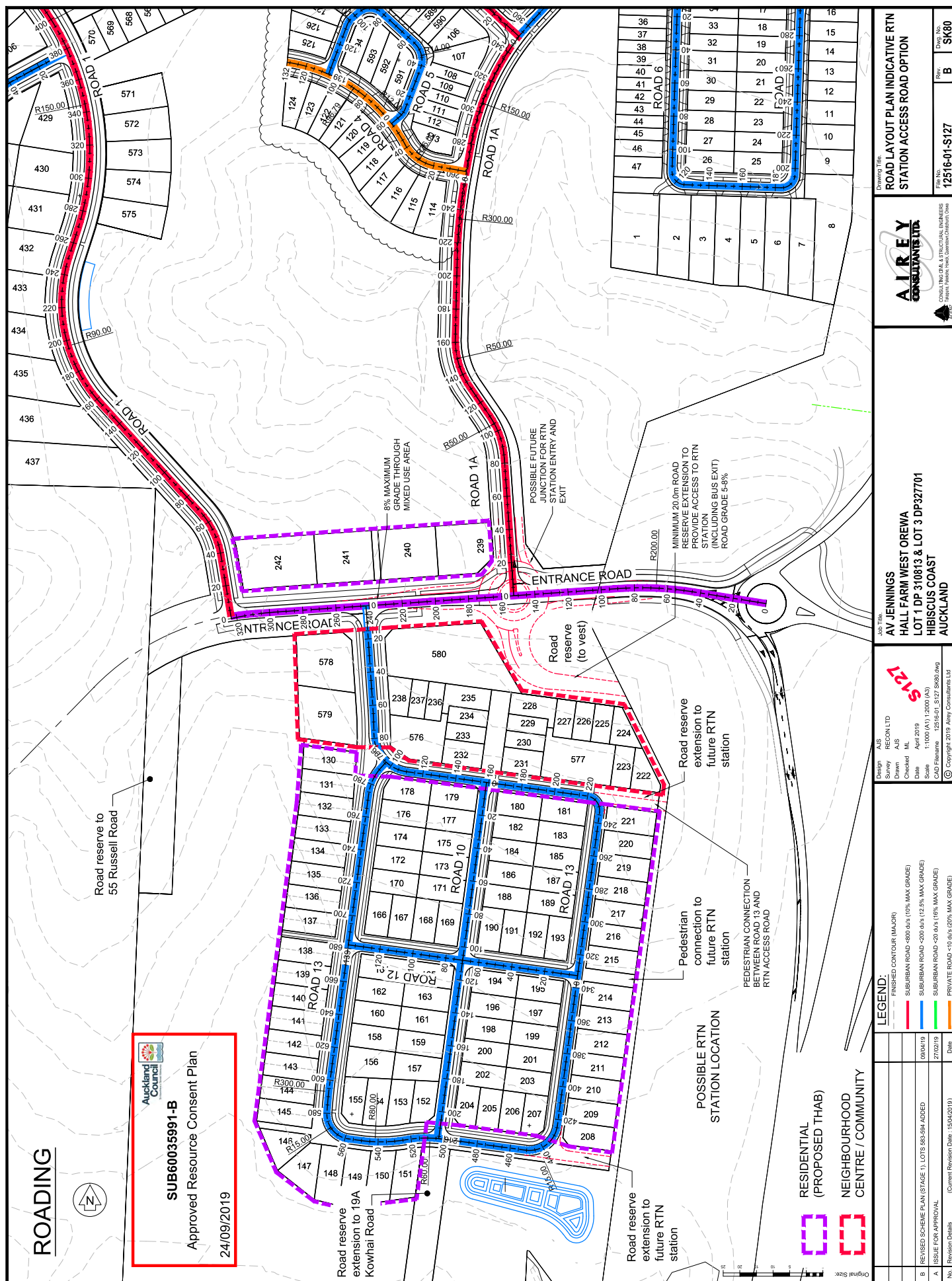


WATERMAIN UNDER MOTORWAY LONGITUDINAL SECTION

SCOUR VALVE INSTALLATION METHODOLOGY

1. ESTABLISH TRAFFIC MANAGEMENT PLAN (TMP) FOR WORKS WHILE THE CORRIDOR IS CLOSED
2. PROVIDE ALL WORKS REQUIRED FOR TMP AND HEALTH & SAFETY REQUIREMENTS
3. LOCATE DRILLED PIPE LOCATION
4. CONFIRM FALL AVAILABLE TO CESSPIT USING TYPE A2 SCOUR VALVE
5. EXCAVATE FOR PIPE CONNECTION AND SCOUR VALVE CHAMBER
6. INSTALL PIPE CONNECTIONS TO CHAMBER AND SCOUR VALVES PER WATERCARE DRAWINGS AND REQUIREMENTS
7. CONSTRUCT SCOUR DRAIN TO EXISTING CESSPIT
8. REINSTATE ALL AFFECTED AREAS AND REPLACE ANY VEGETATION THAT MAY HAVE BEEN AFFECTED BY THE WORKS OR OTHER IMPACTS OF THE WORKS ON SURROUNDING AREAS
9. REMOVE TRAFFIC CONTROLS FOR FINAL COMPLETION OF THE PROJECT AND PROVIDE FINAL INSPECTIONS BY THE ENGINEER, WATERCARE, NZTA, AUCKLAND MOTORWAY ALLIANCE.



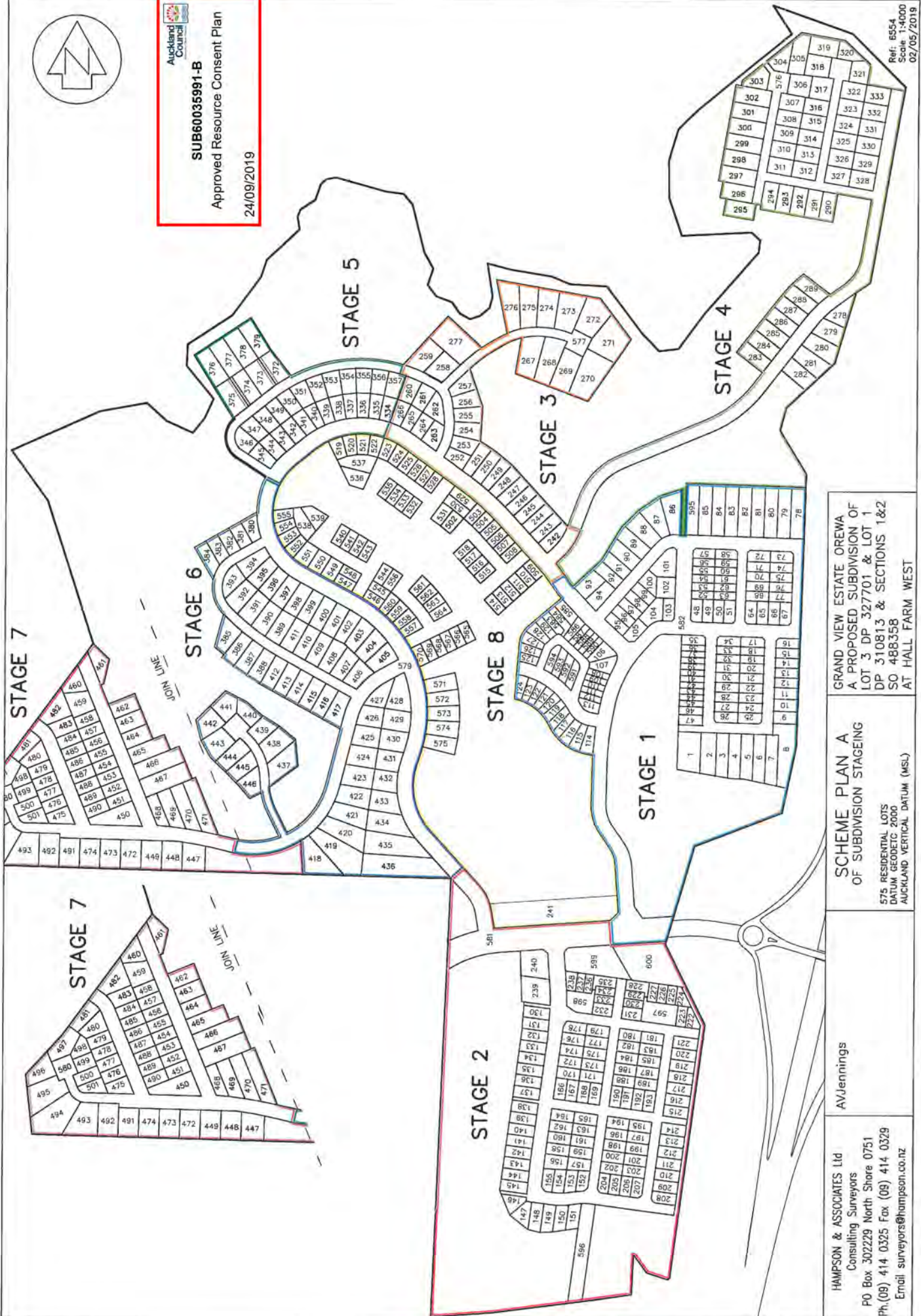




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GRAND VIEW ESTATE OREWA
A. PROPOSED SUBDIVISION OF
LOT 3 DP 327701 & LOT 1
DP 310813 & SECTIONS 1&2
SO 488358
AT HALL FARM WEST

SCHEME PLAN A
OF SUBDIVISION STAGING
575 RESIDENTIAL LOTS
DATUM GEODEC 2000
AUCKLAND VERTICAL DATUM (MSL)

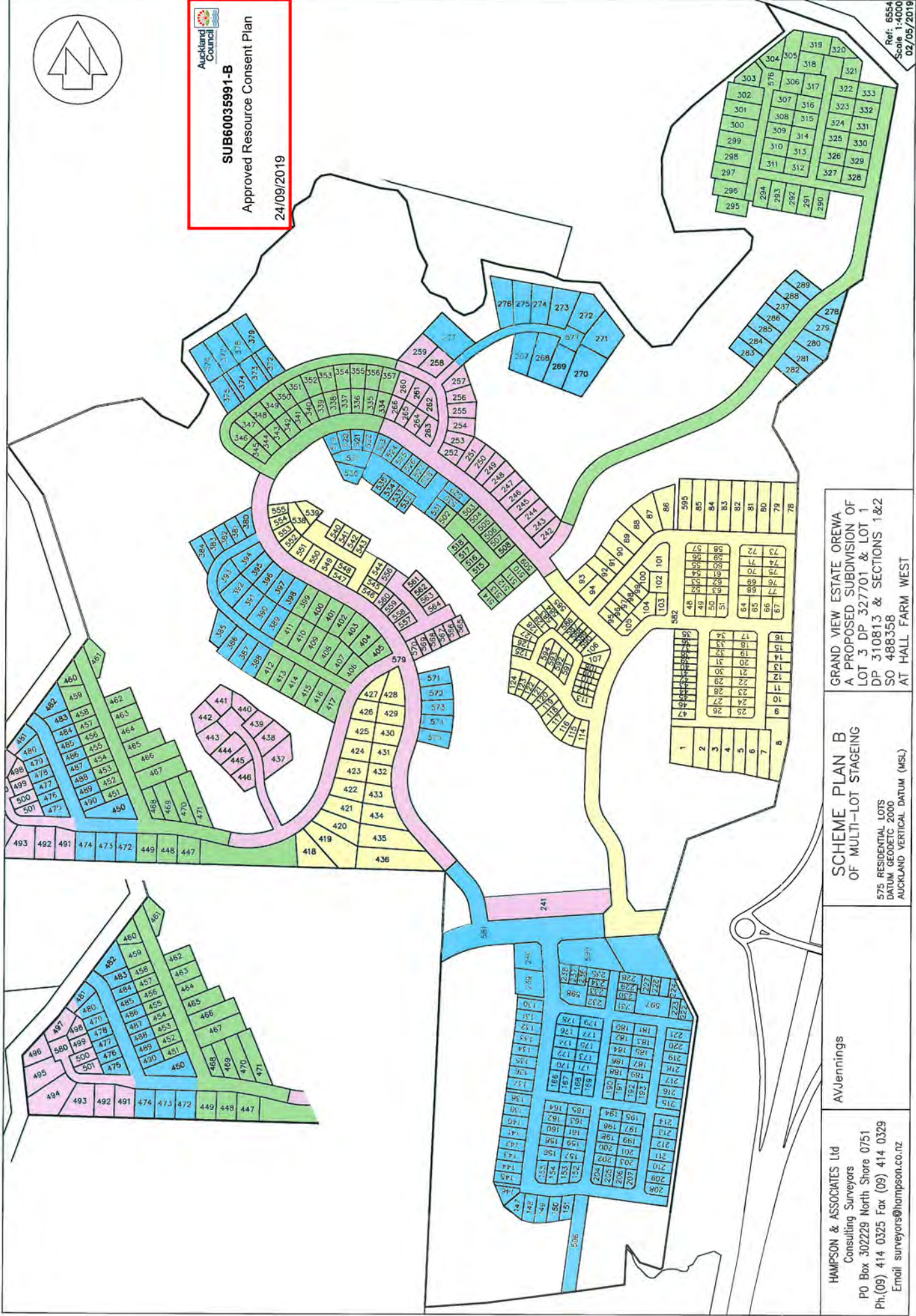
HAMPSON & ASSOCIATES Ltd
Consulting Surveyors
PO Box 302229 North Shore 0751
Ph. (09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz

AVJennings

Ref: 6554
Scale: 1:4000
02/05/2019



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GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF
LOT 3 DP 327701 & LOT 1
DP 310813 & SECTIONS 1&2
SO 488358
AT HALL FARM WEST

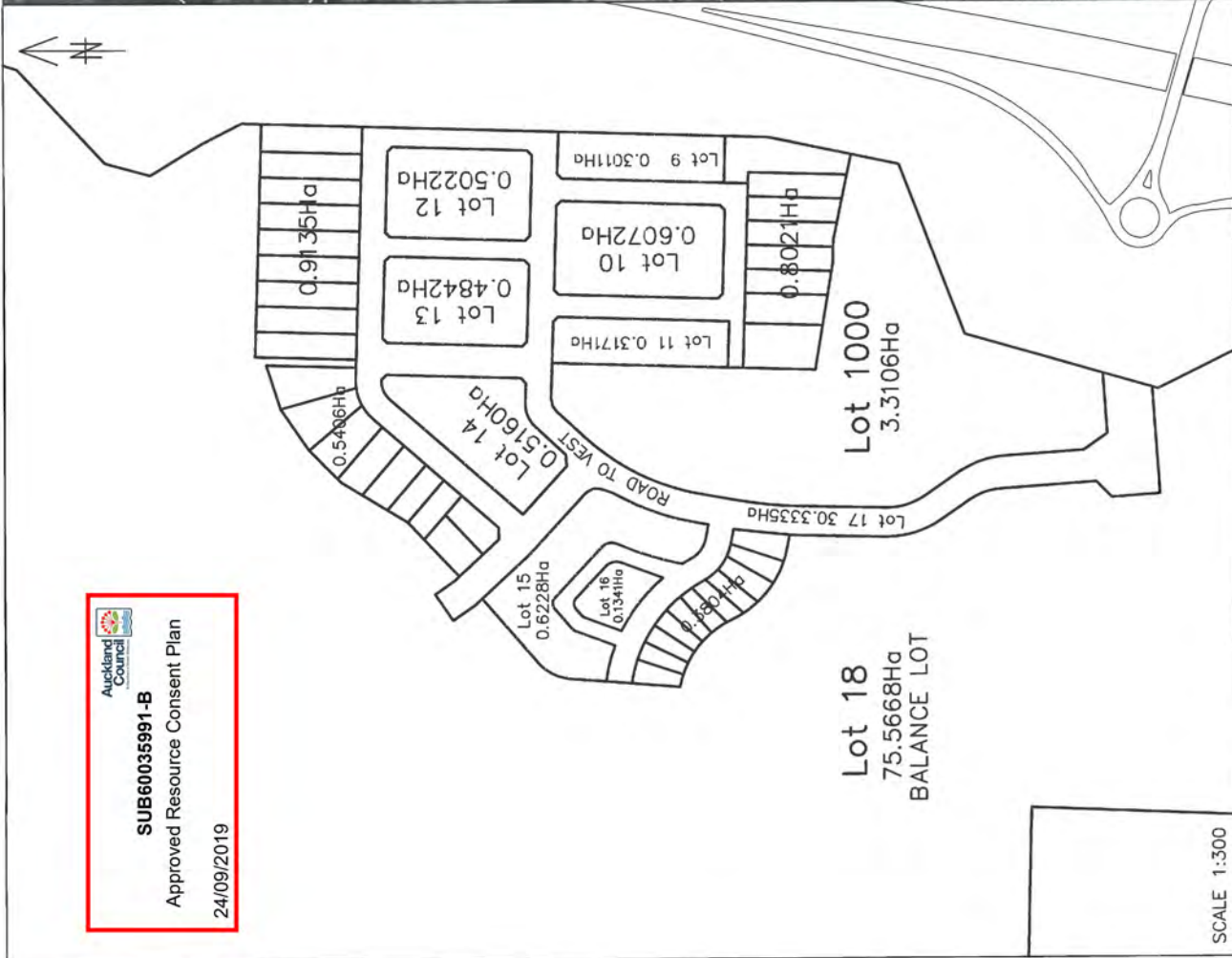
SCHEME PLAN B
OF MULTI-LOT STAGING
575 RESIDENTIAL LOTS
DATUM GEODETIC 2000
AUCKLAND VERTICAL DATUM (MSL)

AV Jennings
HAMPSON & ASSOCIATES Ltd
Consulting Surveyors
PO Box 302229 North Shore 0751
Ph (09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz

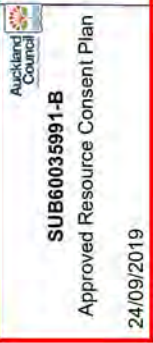
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02/05/2019

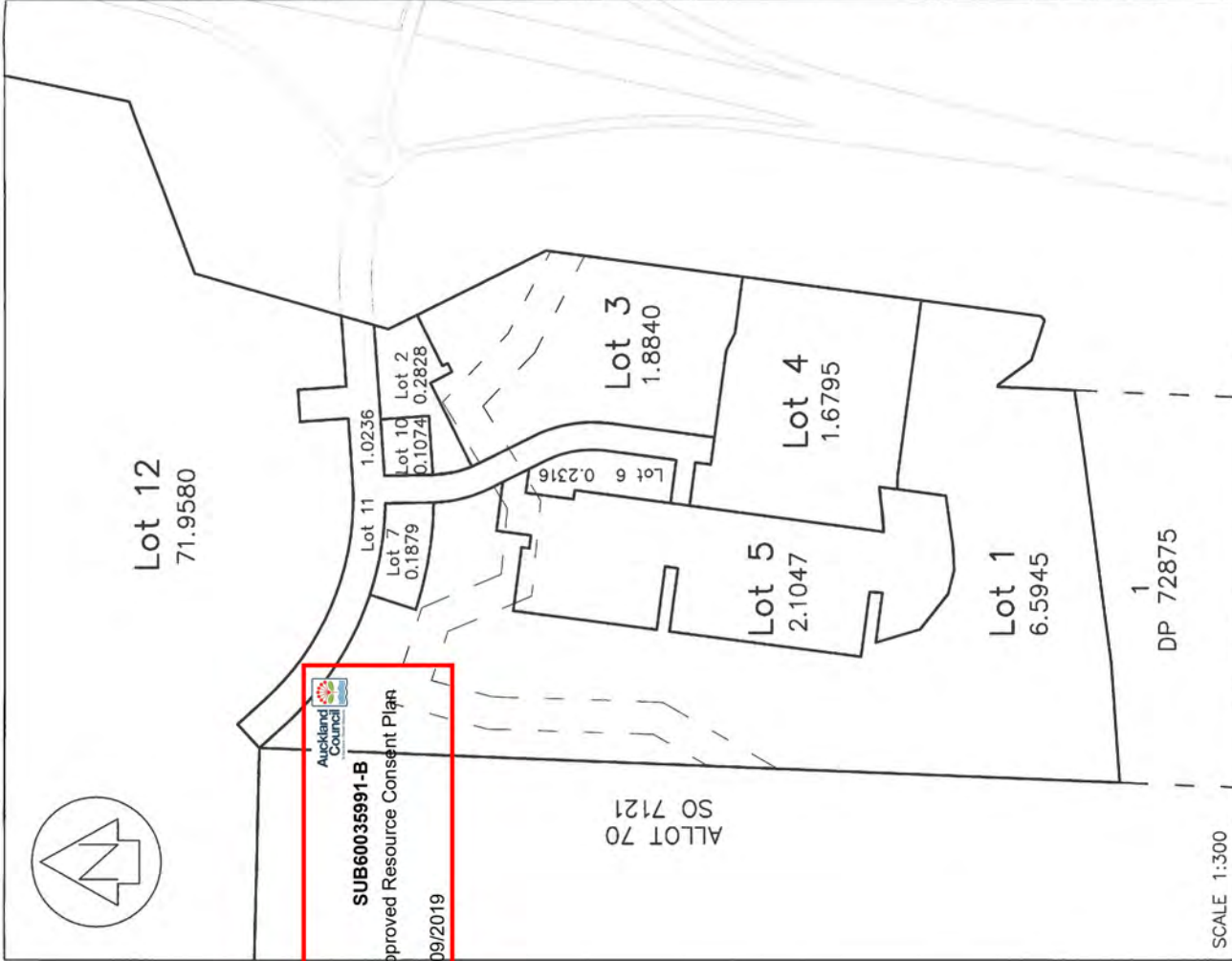


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24/09/2019



HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors PO Box 302229 North Harbour Ph.(09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz		Client: AVJennings		Values: DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY		Drawing Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 486358 AT HALL FARM WEST STAGE 1 SCHEME PLAN		Project No: 6554
SCALE 1:300		Drawn: ES		Date: 02/05/19		Scale: Not to scale		Sheet: S1
		Designed: ES		Date:		Drawing No: S1		1
		Verified: ES		Date:				
		Approved: ES		Date:				





HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors PO Box 302229 North Harbour Ph.(09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz	Client: OREWA WEST INVESTMENTS Ltd.	Notes: DATUM: GEODETIC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY	<table> <tr> <td>Drawn</td><td>ES</td><td>Designed</td><td>Verified</td><td>Approved</td> </tr> <tr> <td>Signed</td><td></td><td>Signed</td><td>Signed</td><td>Signed</td> </tr> <tr> <td>Date</td><td>8/11/18</td><td>Date</td><td>Date</td><td>Date</td> </tr> </table>	Drawn	ES	Designed	Verified	Approved	Signed		Signed	Signed	Signed	Date	8/11/18	Date	Date	Date	Project Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 2 SCHEME PLAN Project No: 5970 Scale: Not to scale Drawing No: S2 Sheet: 1
Drawn	ES	Designed	Verified	Approved															
Signed		Signed	Signed	Signed															
Date	8/11/18	Date	Date	Date															



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24/09/2019

SCALE 1:300



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24/09/2019

ALLOT 70
SO 7121

Lot 12
71.9580

Lot 1
6.5945

Lot 5
2.1047

Lot 4
1.6795

Lot 3
1.8840

Lot 10
0.1074

Lot 2
0.2828

Lot 7
0.1879

Lot 6
0.2316

Lot 11
1.0236

DP 72875

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Land & Engineering Surveyors
PO Box 302229 North Harbour
Ph: (09) 414 0325 Fax: (09) 414 0329
Email: surveyors@hampson.co.nz

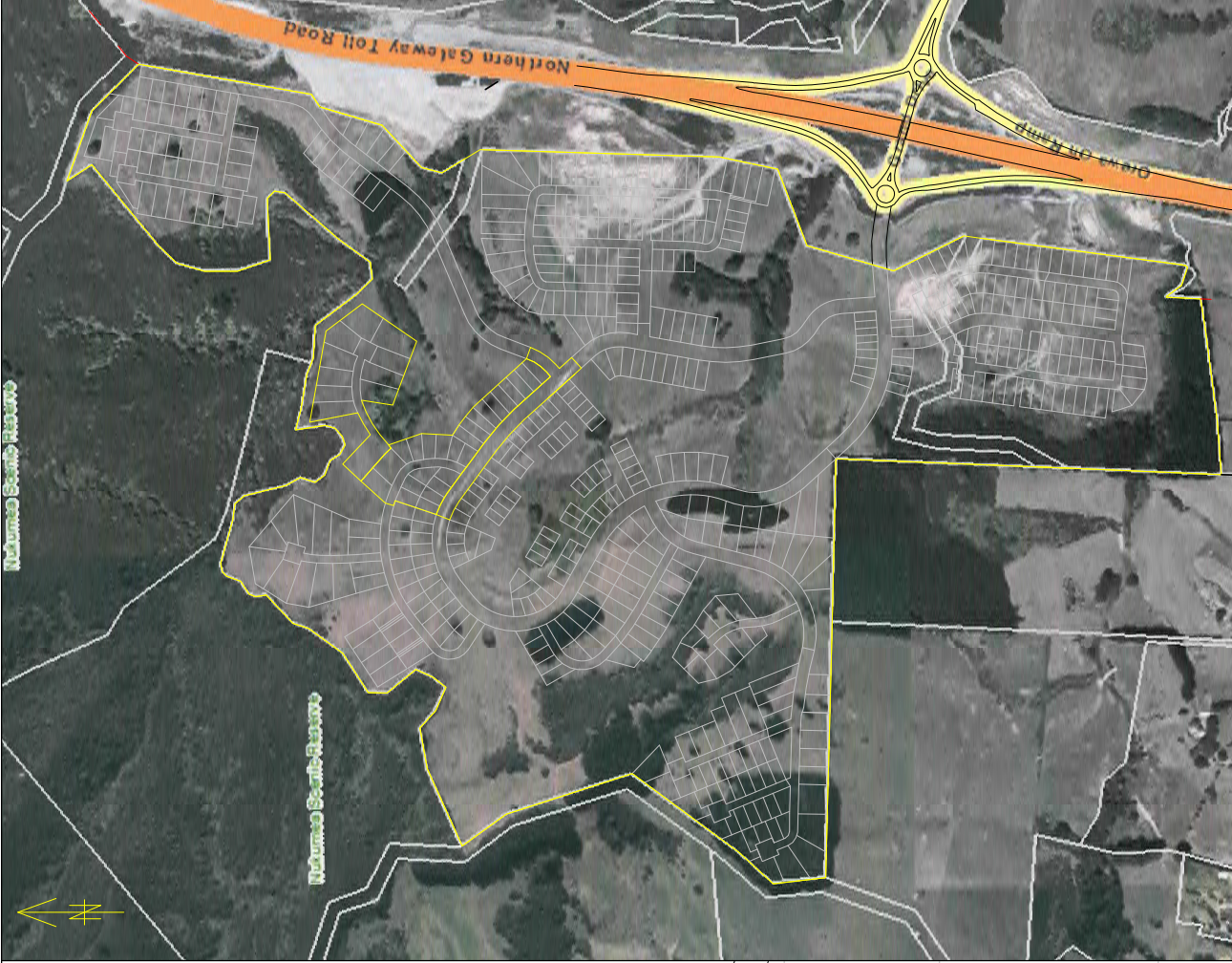
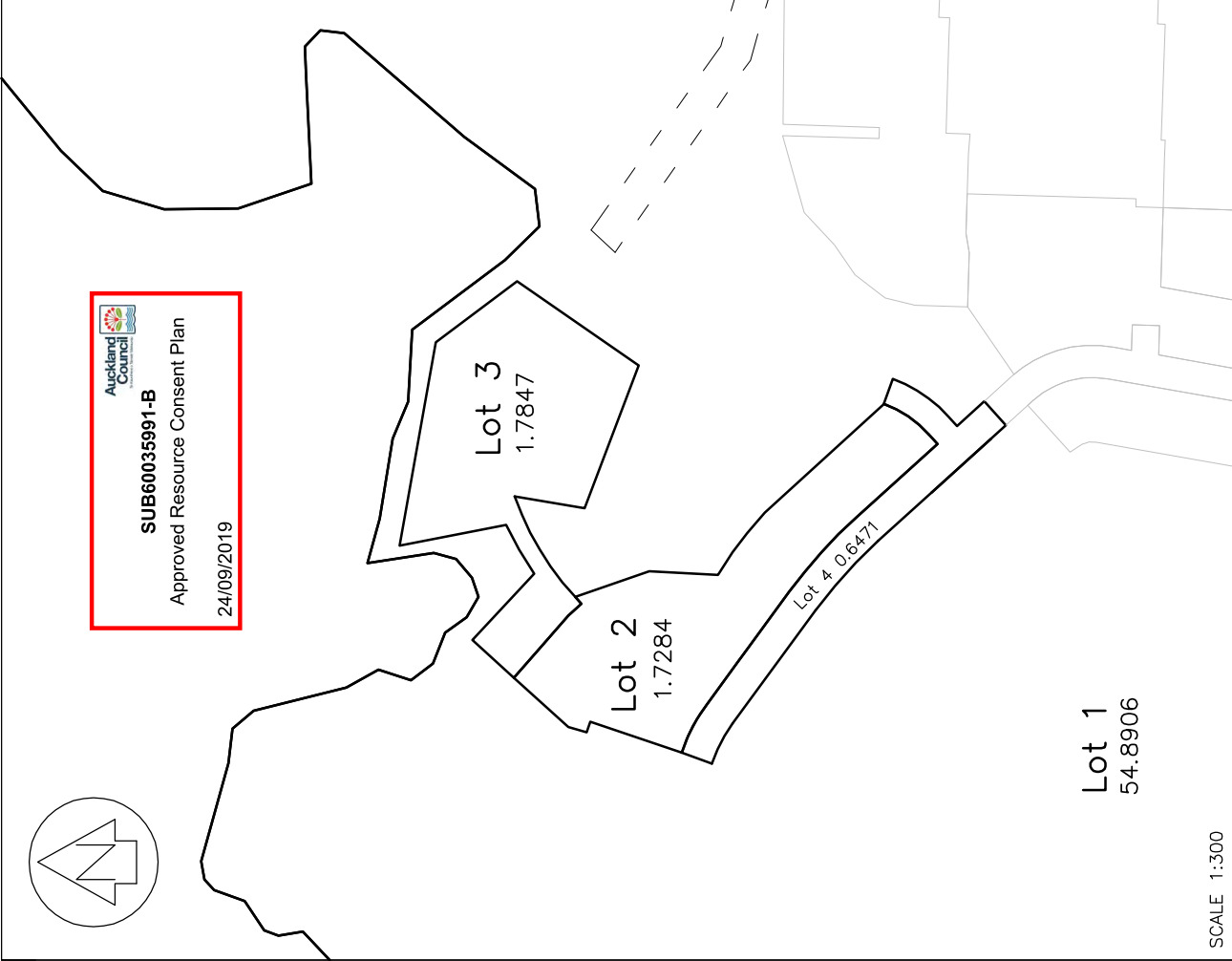
Client: OREWA WEST INVESTMENTS Ltd.

Notes:
DATUM: GEODETIC 2000
AUCKLAND VERTICAL DATUM (MSL)
AREAS AND MEASUREMENTS ARE SUBJECT TO A
LAND TRANSFER SURVEY

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Verified	Approved	Scale	Date

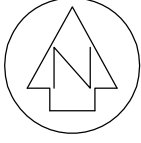
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A PROPOSED SUBDIVISION OF LOT 3 DP 327701 &
LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 2 SCHEME PLAN

Project No.	5970
Scale	1:1000 (BA1) 1:2000 (BA3)
Drawing No.	S2
Sheet	2



SCALE 1:300

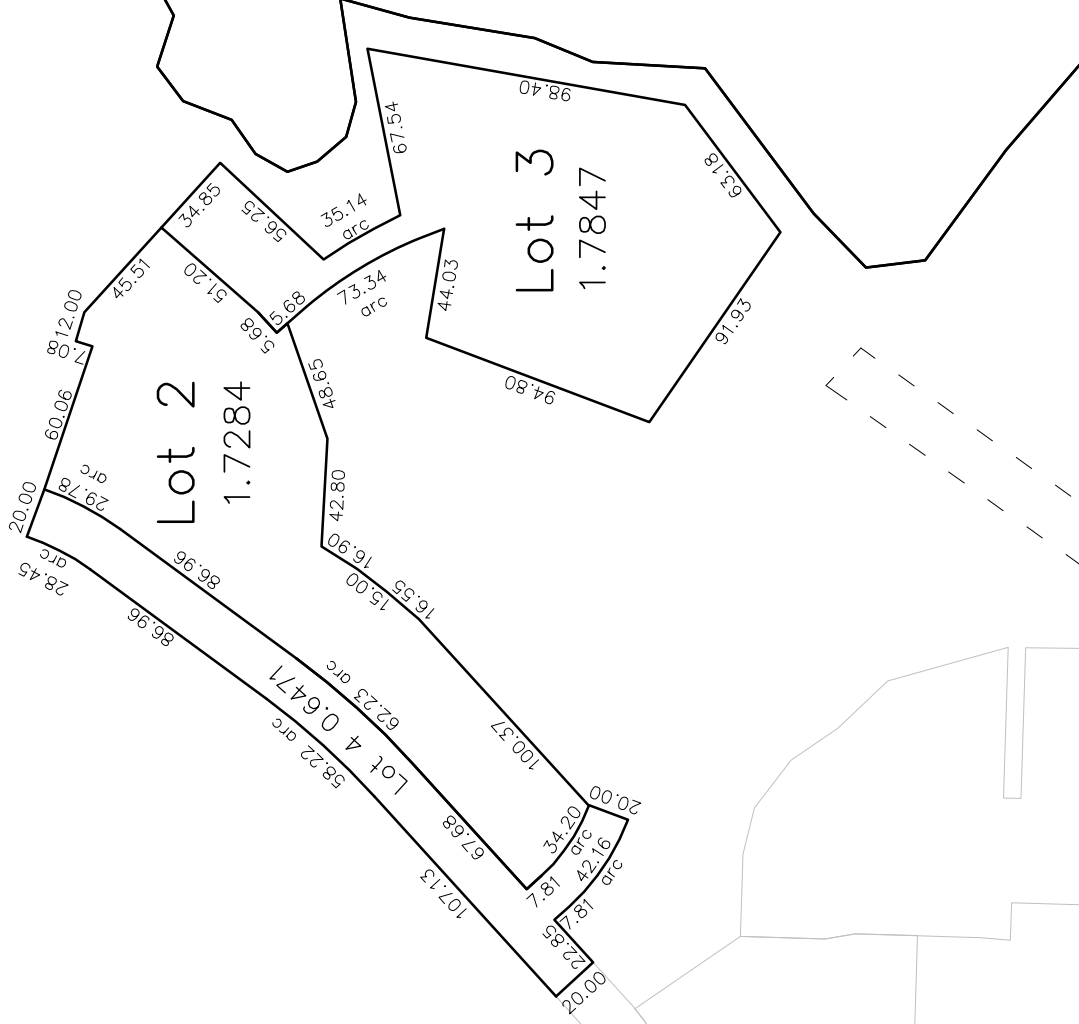
HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors P O Box 302229 North Harbour Ph.(09) 414 0325 Fax (09) 414 0329 Email: surveyors@hampson.co.nz		Client: OREWA WEST INVESTMENTS Ltd.	Notes: DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY	Drawing Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 3 SCHEME PLAN				Project No. 5970
		Drawn ES		Signed		Date 16/10/15	Scale Not to scale	
		Designed		Signed		Date	Drawing No. S3	
		Verified		Signed		Date	Sheet 1	
		Approved		Signed		Date		



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24/09/2019



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Land & Engineering Surveyors
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Ph.(09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz

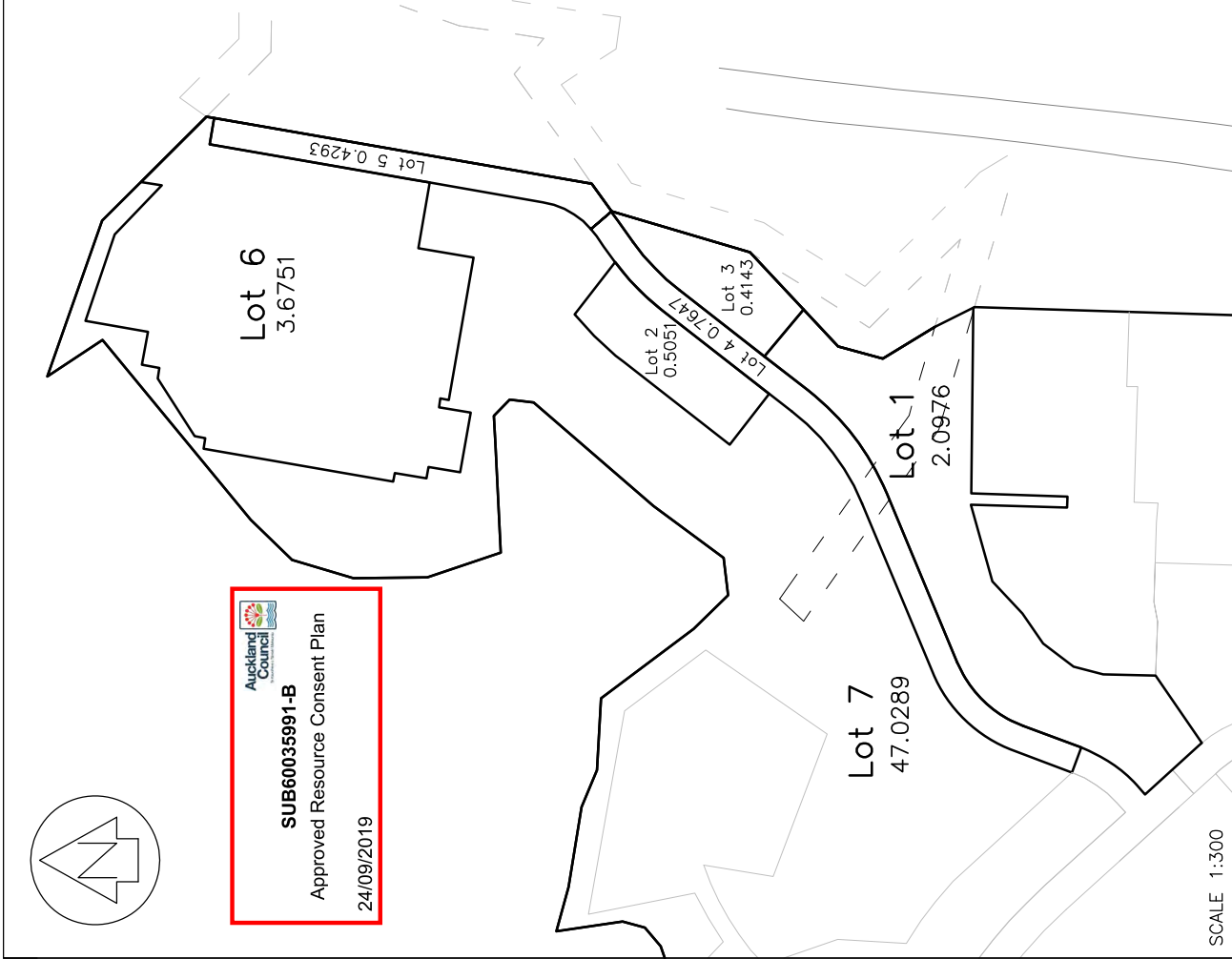
Client: OREWA WEST INVESTMENTS Ltd.

Notes:
DATUM GEOIDETIC 2000
AUCKLAND VERTICAL DATUM (MSL)
AREAS AND MEASUREMENTS ARE SUBJECT TO A
LAND TRANSFER SURVEY

Drawn	Signed	Date
ES		17/09/15
Designed	Signed	Date
Verified	Signed	Date
Approved	Signed	Date

Drawing Title:
GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF LOT 3 DP 327701 &
LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 3 SCHEME PLAN

Project No.	5970
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Drawing No.	S3
Sheet	2



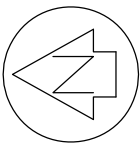
Client: OREWA WEST INVESTMENTS Ltd.	DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY
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Drawn ES	Signed 16/10/15	Date 16/10/15
Designed	Signed	Date
Verified	Signed	Date
Approved	Signed	Date

Drawing Title:

GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF LOT 3 DP 327701 &
LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 4 SCHEME PLAN

Project No. 5970	Scale Not to scale	Drawing No. S4
	Sheet 1	



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SCALE 1:300

HAMPSON & ASSOCIATES Ltd
Land & Engineering Surveyors
PO Box 30229 North Harbour
Ph.(09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz



SUB60035991-B

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24/09/2019

Lot 7

47.0289

Lot 1
2.0976

Lot 2
0.5051

Lot 4
0.7647

Lot 3
0.4143

Lot 6
3.6751

Lot 5
0.4293

HAMPSON & ASSOCIATES Ltd
Land & Engineering Surveyors
PO Box 30229 North Harbour
Ph.(09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz

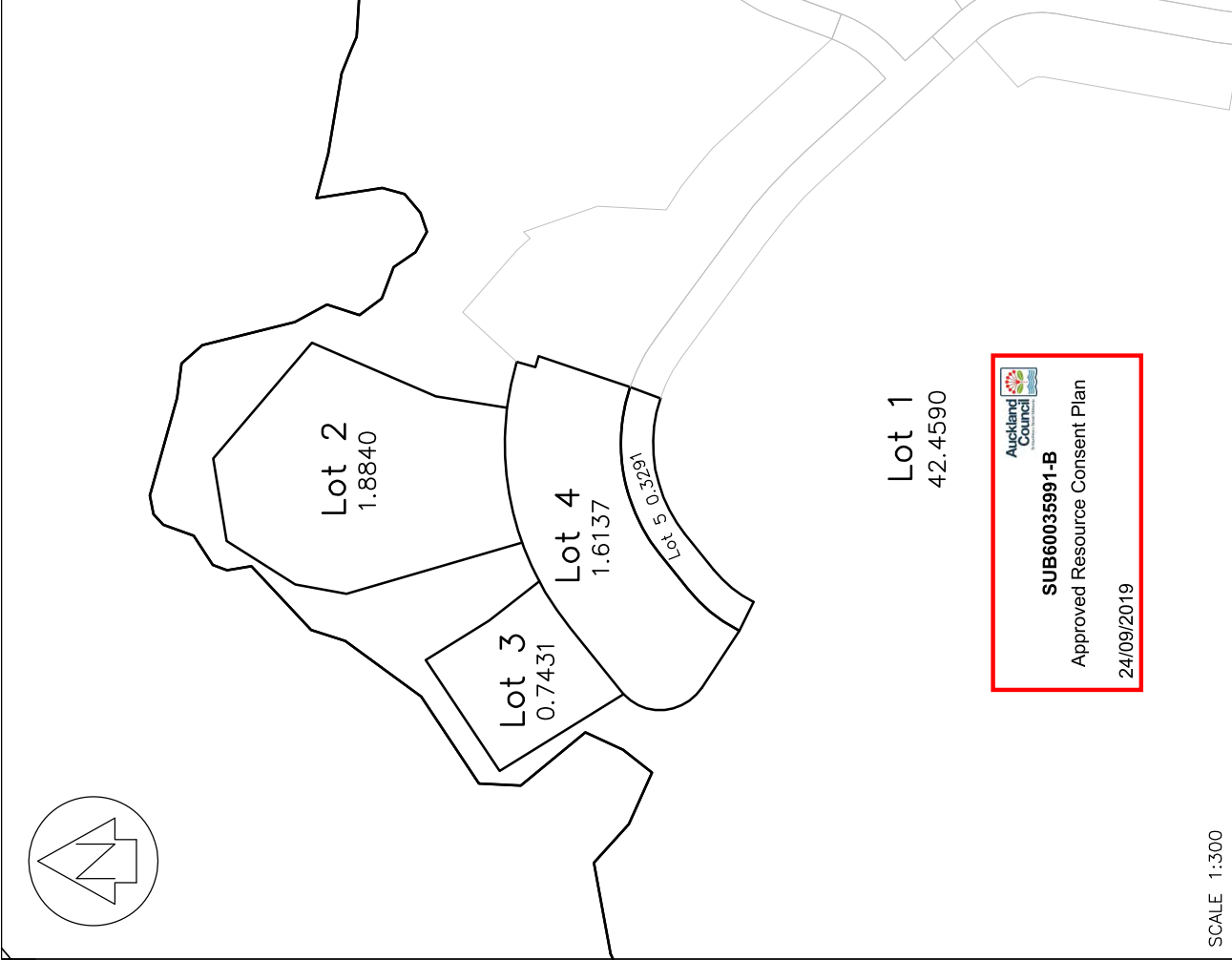
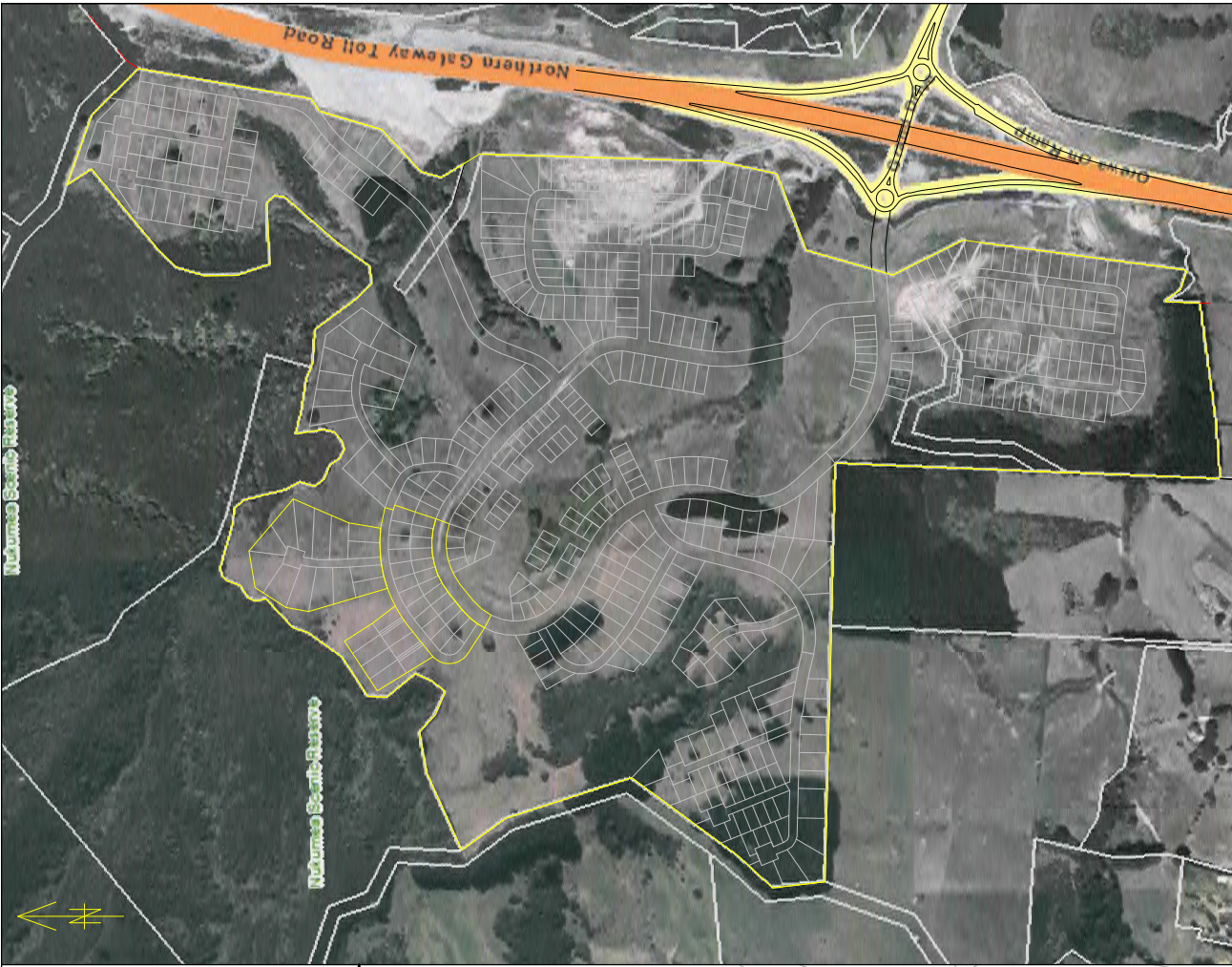
Client: OREWA WEST INVESTMENTS Ltd.

Notes:
DATUM GEODETC 2000
AUCKLAND VERTICAL DATUM (MSL)
AREAS AND MEASUREMENTS ARE SUBJECT TO A
LAND TRANSFER SURVEY

Drawn	Signed	Date
ES		17/09/15
Designed	Signed	Date
Verified	Signed	Date
Approved	Signed	Date

Drawing Title:
GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF LOT 3 DP 327701 &
LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 4 SCHEME PLAN

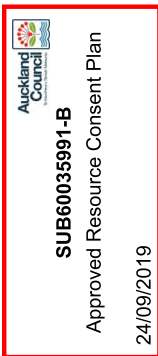
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Drawing No.	S4
Sheet	2

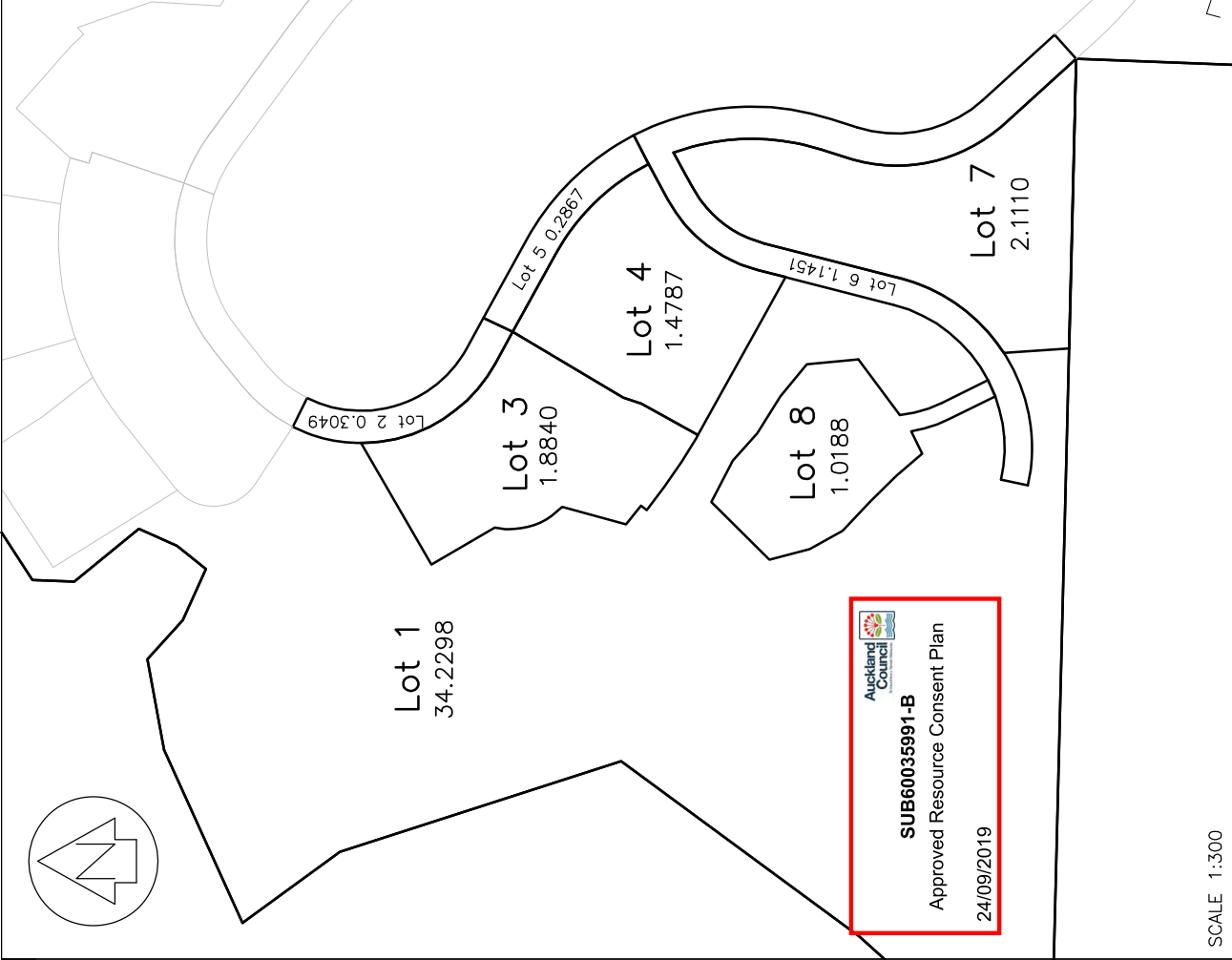
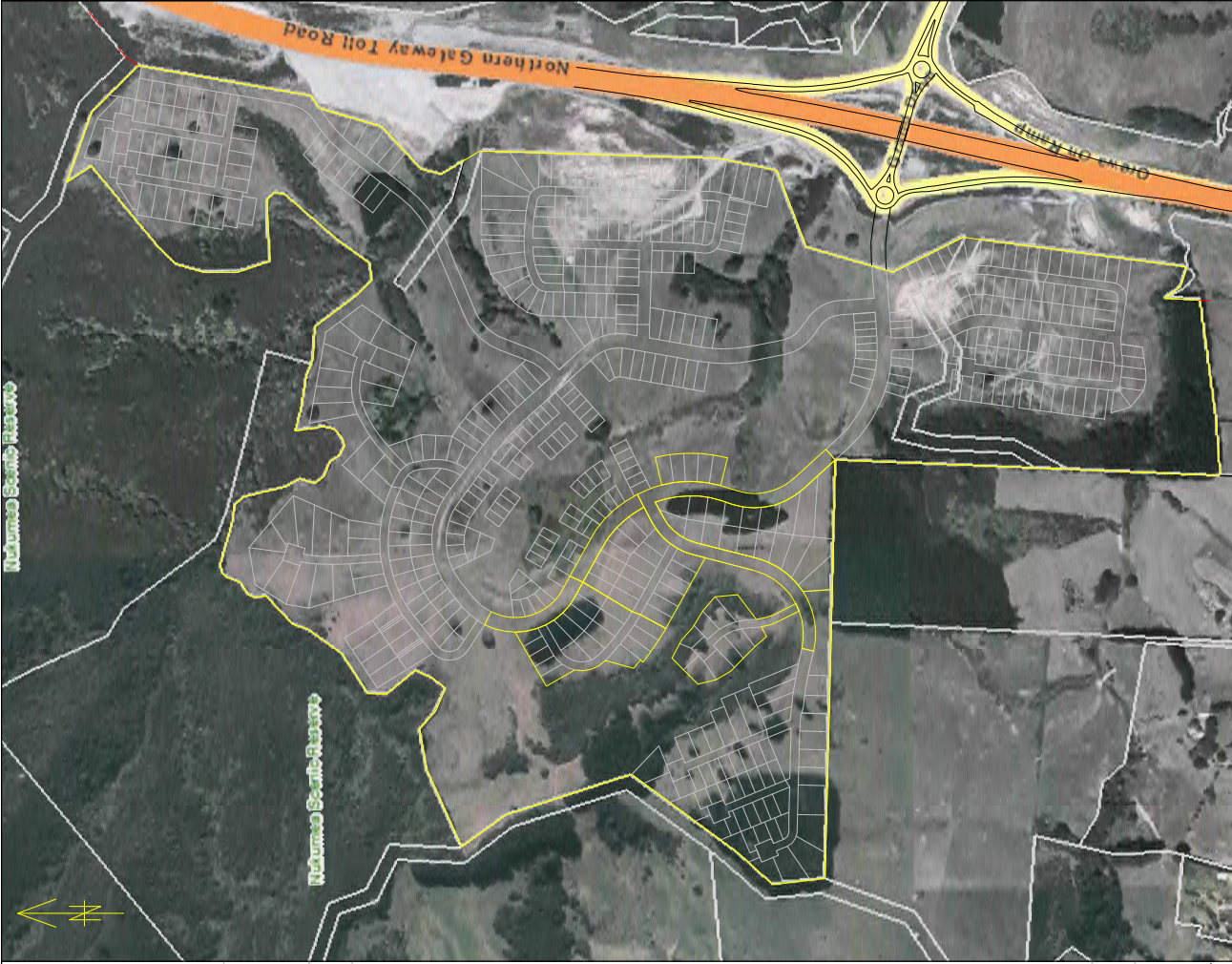



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SCALE 1:300

HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors P0 Box 30229 North Harbour Ph.(09) 414 0325 Fax (09) 414 0329 Email: surveyors@hampson.co.nz	Client: OREWA WEST INVESTMENTS Ltd.	Notes: DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY	Drawing Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 5 SCHEME PLAN						Project No.
									Scale
									Not to scale
									Drawing No.
									S5
			Drawn ES	Signed	Date 16/10/15			Sheet 1	
			Designed	Signed	Date				
			Verified	Signed	Date				
			Approved	Signed	Date				

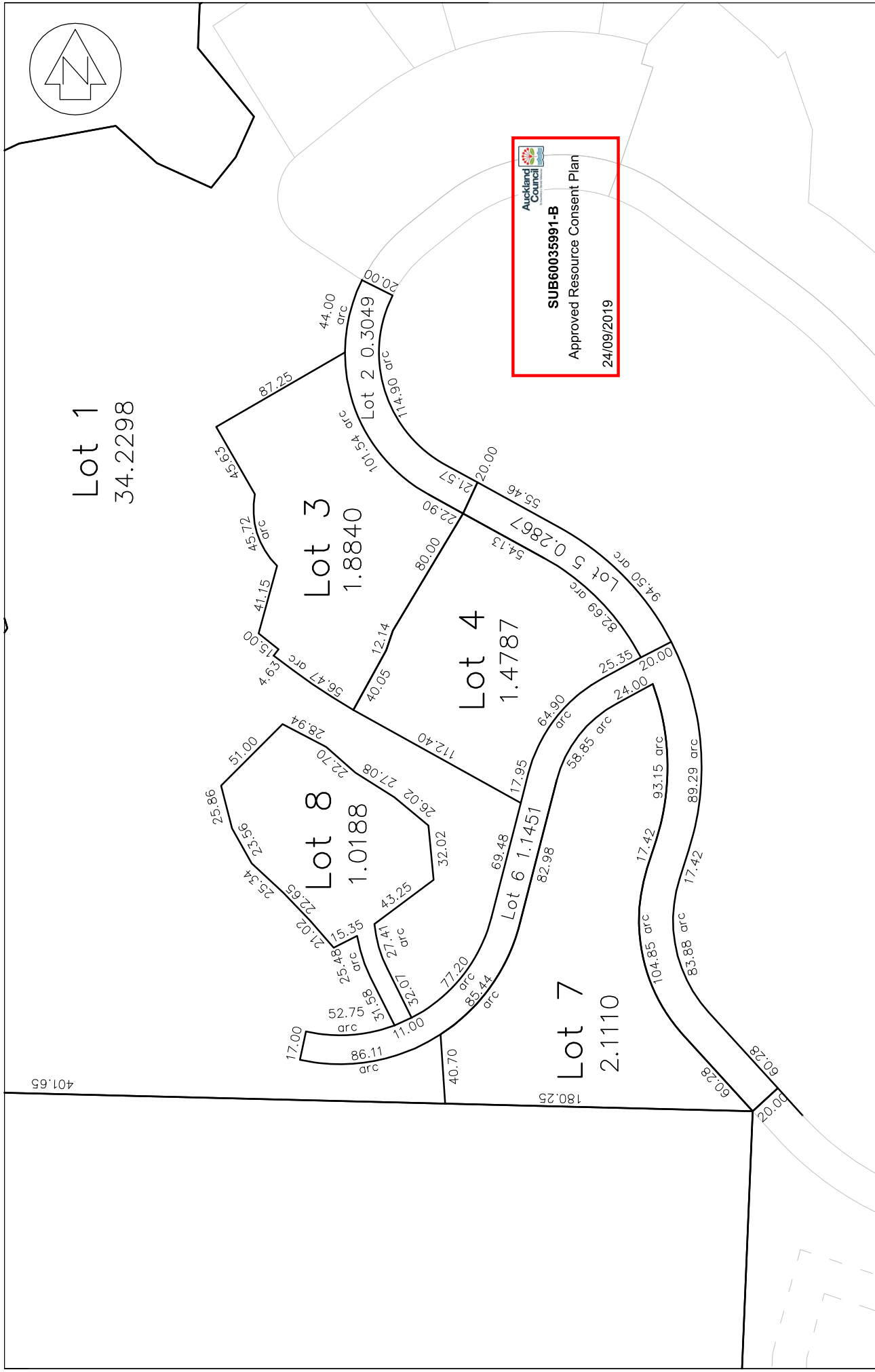


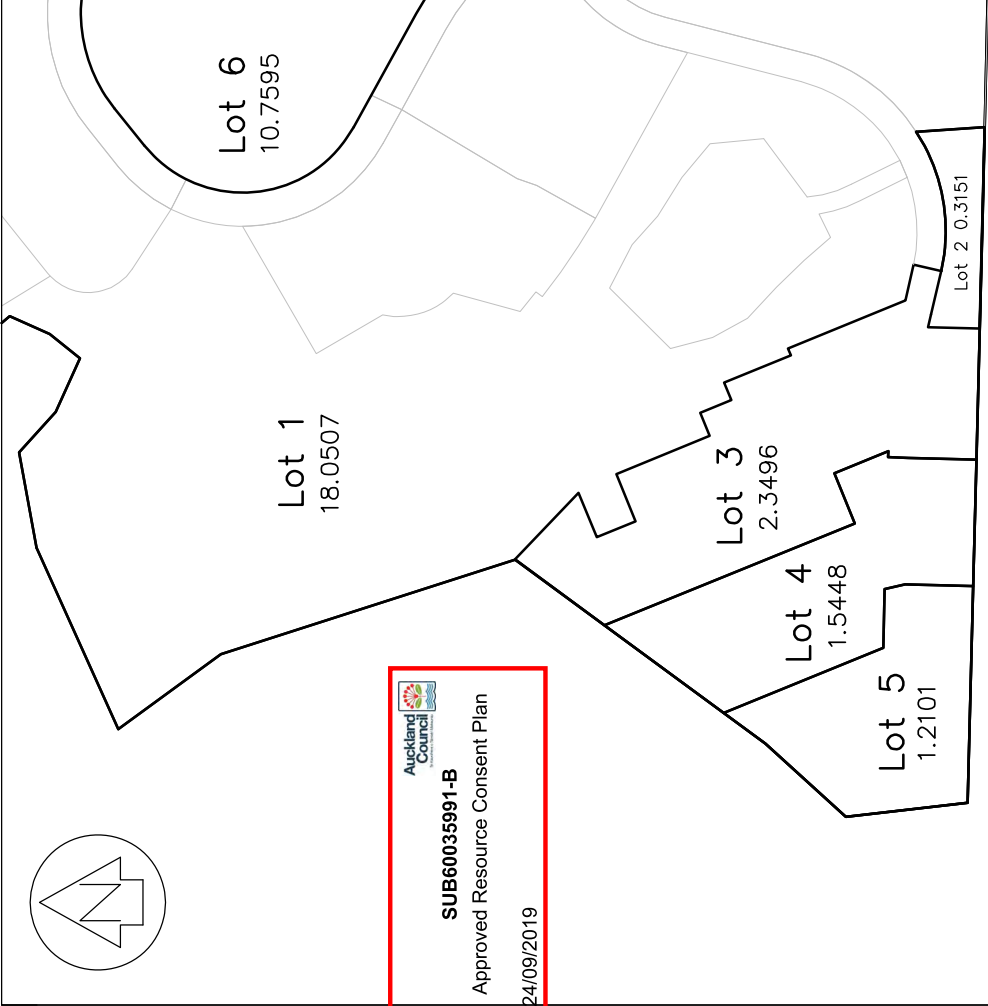



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SCALE 1:300

Client: HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors PO Box 30229 North Harbour Ph: (09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz	Client: OREWA WEST INVESTMENTS Ltd.	Notes: DATUM GEODETIC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY	Drawing Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 6 SCHEME PLAN				Project No. 5970	
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			Sheet 1				Sheet 1	





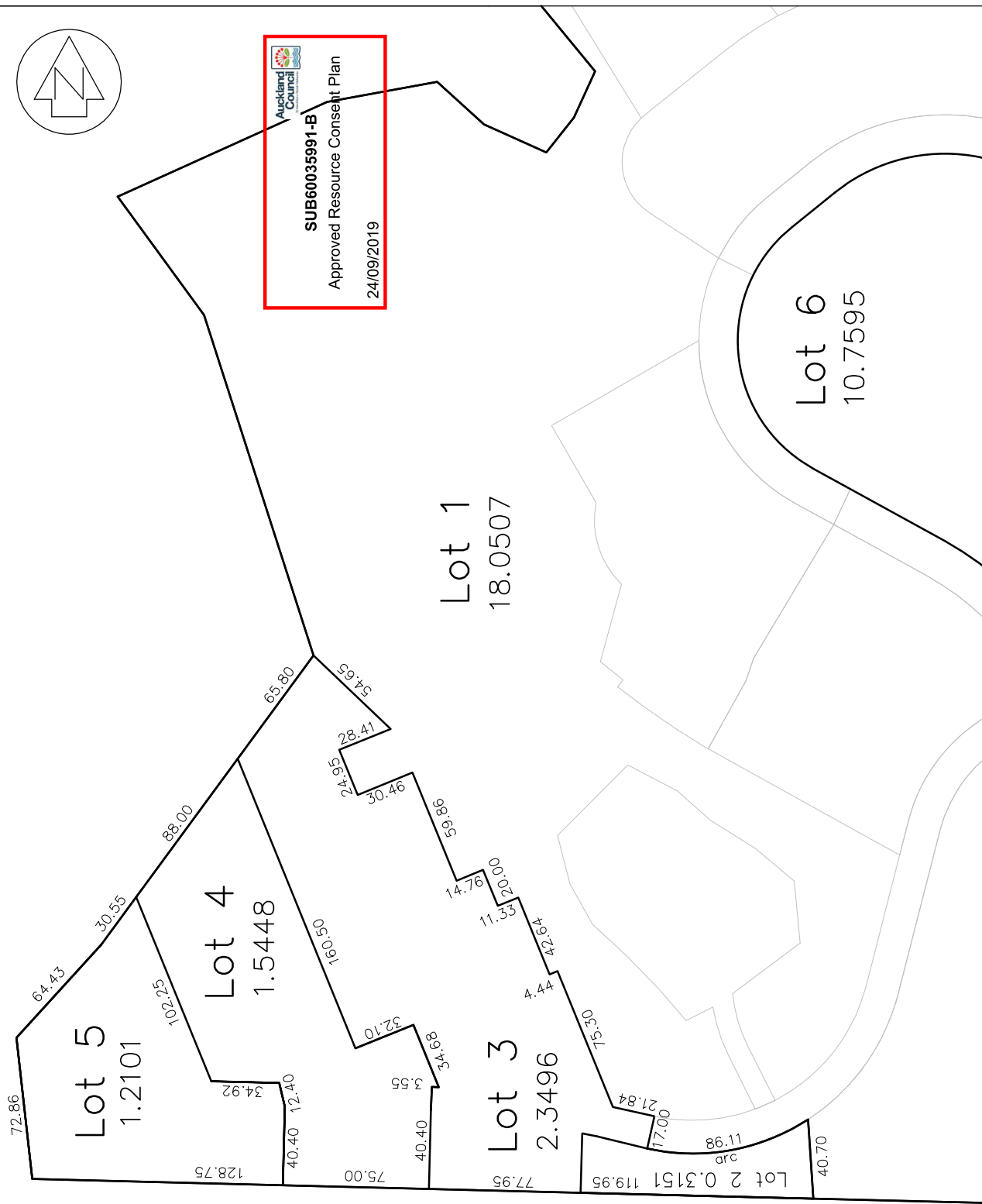

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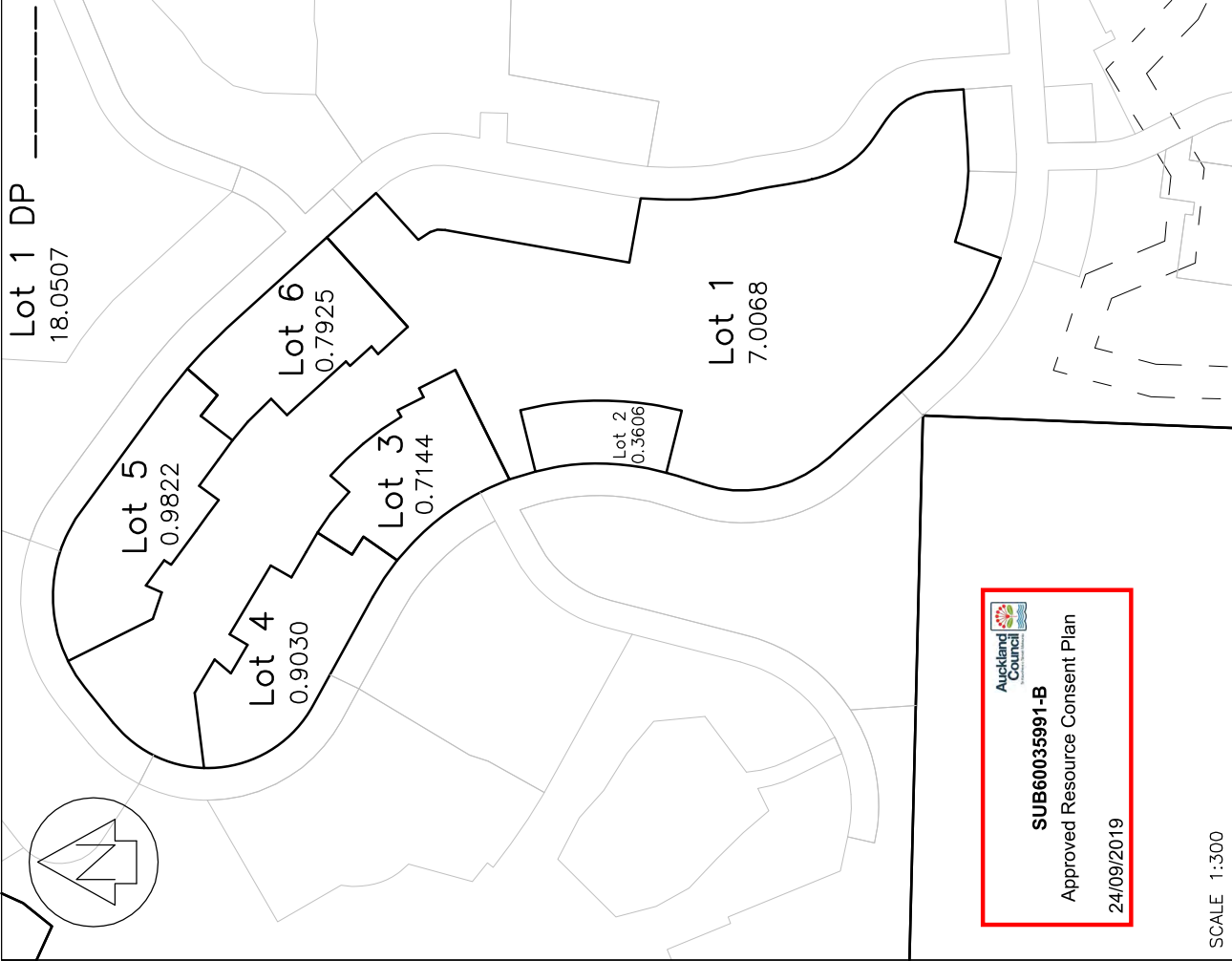
Client: OREWA WEST INVESTMENTS Ltd.	Notes: DATUM GEODETC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY				Drawing Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 7 SCHEME PLAN				Project No. 5970
	Client: HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors PO Box 30229 North Harbour Ph.(09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz				Drawing No. S7				Scale Not to scale
	Drawn ES				Signed 27/10/15				Sheet 1
	Designed ES				Signed 27/10/15				Sheet 1



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HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors P0 Box 302229 North Harbour Ph.(09) 414 0325 Fax (09) 414 0329 Email surveyors@hampson.co.nz	Client OREWA WEST INVESTMENTS Ltd.	Notes DATUM GEODETIC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY	Drawn	Signed	Date	Drawing Title GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 7 SCHEME PLAN	Project No. 5970	
			ES		27/09/15			
			Designed	Signed				
			Verified	Signed				
			Approved	Signed				
							Scale 1:1000@A1 1:2000@A3	
							Drawing No. S7	Sheet 2




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SCALE 1:300

HAMPSON & ASSOCIATES Ltd
Land & Engineering Surveyors
PO Box 30229 North Harbour
Ph. (09) 414 0325 Fax (09) 414 0329
Email surveyors@hampson.co.nz

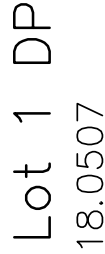
Client:
OREWA WEST INVESTMENTS Ltd.

Notes:
DATUM GEODETC 2000
AUCKLAND VERTICAL DATUM (MSL)
AREAS AND MEASUREMENTS ARE SUBJECT TO A
LAND TRANSFER SURVEY

Drawn	Designed	Verified	Approved	Signed	Date
ES					27/10/15

Drawing Title:
GRAND VIEW ESTATE OREWA
A PROPOSED SUBDIVISION OF LOT 3 DP 327701 &
LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358
AT HALL FARM WEST
STAGE 8 SCHEME PLAN

Project No.	5970
Scale	Not to scale
Drawing No.	S8
Sheet	1



HAMPSON & ASSOCIATES Ltd Land & Engineering Surveyors P0 Box 302229 North Harbour Ph (09) 414 0325 Fax (09) 414 0329 Email: surveyors@hampson.co.nz	Client: OREWA WEST INVESTMENTS Ltd	Notes: DUTUM GEOETC 2000 AUCKLAND VERTICAL DATUM (MSL) AREAS AND MEASUREMENTS ARE SUBJECT TO A LAND TRANSFER SURVEY	Drawing Title: GRAND VIEW ESTATE OREWA A PROPOSED SUBDIVISION OF LOT 3 DP 327701 & LOT 1 DP 310813 & SECTIONS 1 & 2 SO 488358 AT HALL FARM WEST STAGE 8 SCHEME PLAN	<table><tr><td>Drawn</td><td>Signed</td><td>Date</td></tr><tr><td>ES</td><td></td><td>17/09/15</td></tr><tr><td>Designed</td><td></td><td>Date</td></tr><tr><td>Verified</td><td></td><td>Date</td></tr><tr><td>Approved</td><td></td><td>Date</td></tr></table>	Drawn	Signed	Date	ES		17/09/15	Designed		Date	Verified		Date	Approved		Date	Project No. 5970 Scale 1:1000@A1 1:2000@A3 Drawing No. S8 2
Drawn	Signed	Date																		
ES		17/09/15																		
Designed		Date																		
Verified		Date																		
Approved		Date																		

DRAFT**LEGEND**

- Site Boundary
- Urban Fringe Character Area
- Bush Character Area
- Central Valley Character Area
- Urban Character Area
- Permanent/ Intermittent Streams
- Ephemeral Streams
- Proposed Contours

NUKUMEA SCENIC RESERVE

SH1

TO OREWA

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Data Sources:

Scale: 1:2500 @ A1 1:5000 @ A3

Projection:

HALL'S FARM**Figure 8: Proposed Character Areas****| Date: 07 August 2018 | Revision: A |**

Plan prepared for Orewa West Ltd by Boffa Miskell Limited

Project Manager: John.Goodwin@boffamiskell.co.nz Drawn: OJo | Checked: JRo

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NUKUMEA SCENIC RESERVE

WEST HOE

FORMED TRACK
CARPARK

FUTURE ACCESS TO ADJOINING SITE

ROAD RESERVE FOR FUTURE CONNECTION TO OFFSITE LOCATION

800m

400m

PLANNED ROUTE

ROAD RESERVE TO 55 RUSSELL ROAD

OREWA STREAM

ROAD RESERVE EXTENSION TO 19A KOWHAI ROAD

Rural Urban Boundary
 Property Boundary
 Pedestrian Links
 Existing Stream
 Boundary Screening Vegetation
 Sport and Active Recreation
 Open Space - Community Zone
 Informal Recreation
 Conservation
 Neighbourhood Pocket Park

Residential Single House: 163 Lots
 Residential Mixed Housing Suburban: 101 Lots
 Residential Mixed Housing Urban: 189 Lots
 Residential (Proposed) Terrace Housing and Apartment Buildings: 105 Lots
 Business - Neighbourhood Centre: 17 Lots
 Total: 575 Lots

Linkages To Off Site Locations
 Pedestrian Walking Catchments
 Potential Pedestrian and Vegetation Connections
 Potential Riparian and Pedestrian Connections

GRAND DRIVE

PROPOSED PEDESTRIAN CYCLEWAY CONNECTION

HALL'S FARM



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NUKUEA
SCENIC
RESERVE

WEST HOE

FORMED
TRACK
CARPARK

FUTURE ACCESS TO
ADJOINING SITE

ROAD RESERVE FOR FUTURE
CONNECTION TO OFFSITE LOCATION

800m

400m

PLANNED AT ROUTE

ROAD RESERVE TO
55 RUSSELL ROAD

OREWA STREAM

ROAD RESERVE EXTENSION
TO 19A KOWHAI ROAD

Rural Urban Boundary

Property Boundary

Pedestrian Links

Existing Stream

Boundary Screening Vegetation

Sport and Active Recreation

Open Space - Community Zone

Informal Recreation

Conservation

Neighbourhood Pocket Park

- Residential Single House: 163 Lots
- Residential Mixed Housing Suburban: 101 Lots
- Residential Mixed Housing Urban: 189 Lots
- Residential (Proposed Terrace Housing and Apartment Buildings): 105 Lots
- Business - Neighbourhood Centre: 17 Lots
- Total: 575 Lots

Linkages To Off Site Locations

Pedestrian Walking Catchments

Potential Pedestrian and Vegetation

Connections

Potential Riparian and Pedestrian

Connections

GRAND
DRIVE

PROPOSED PEDESTRIAN
CYCLEWAY CONNECTION

HALL'S FARM

Figure 9: Concept Structure Plan

| Date: 13 May 2019 | Revision: 3 |

Plan prepared for Orewa West by Boffa Miskell Limited

Project Manager: John Goodwin

| Drawn: JRo | Checked: LME



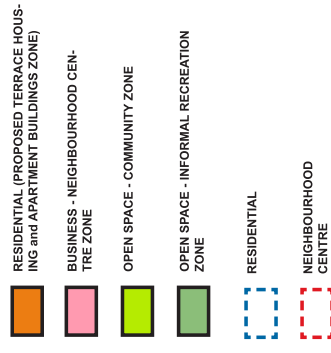
Data Sources:

Projection:





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The map illustrates a proposed residential terrace network (RTN) layout. It features a grid of residential units, each numbered. The units are color-coded according to the legend: orange for Residential (Proposed Terrace Housing and Apartment Buildings Zone), pink for Business - Neighbourhood Centre Zone, light green for Open Space - Community Zone, and dark green for Open Space - Informal Recreation Zone. A dashed blue line indicates an opportunity for integrated development. The map also shows a road reserve extension to 19A Kowhai Road and a red dashed line indicating a proposed path or boundary. The text 'INDICATIVE RTN LAYOUT' is written in red across the map.

- RESIDENTIAL (PROPOSED TERRACE HOUSING and APARTMENT BUILDINGS ZONE)
- BUSINESS - NEIGHBOURHOOD CENTRE ZONE
- OPEN SPACE - COMMUNITY ZONE
- OPEN SPACE - INFORMAL RECREATION ZONE
- OPPORTUNITY FOR INTEGRATED DEVELOPMENT

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North arrow pointing up. Data Sources: Projection:

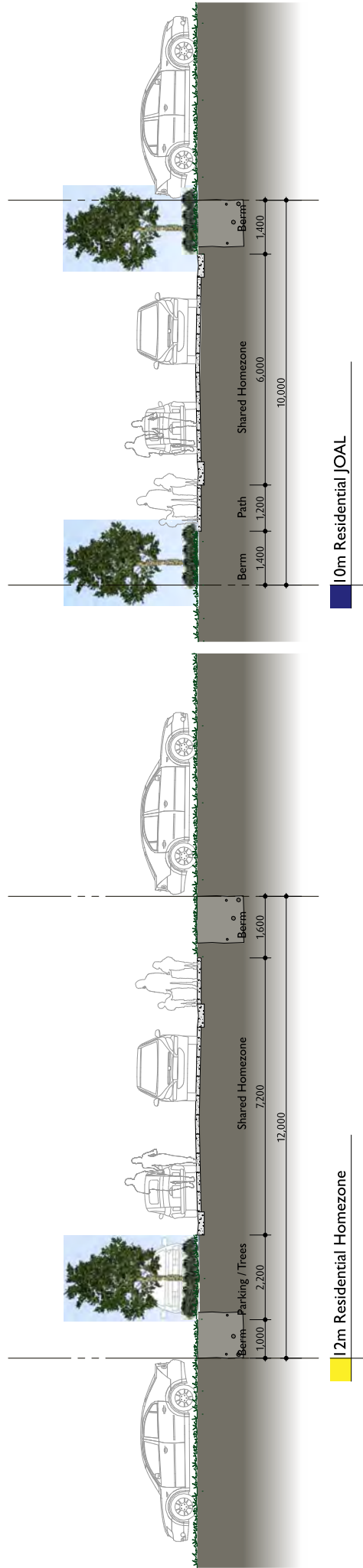
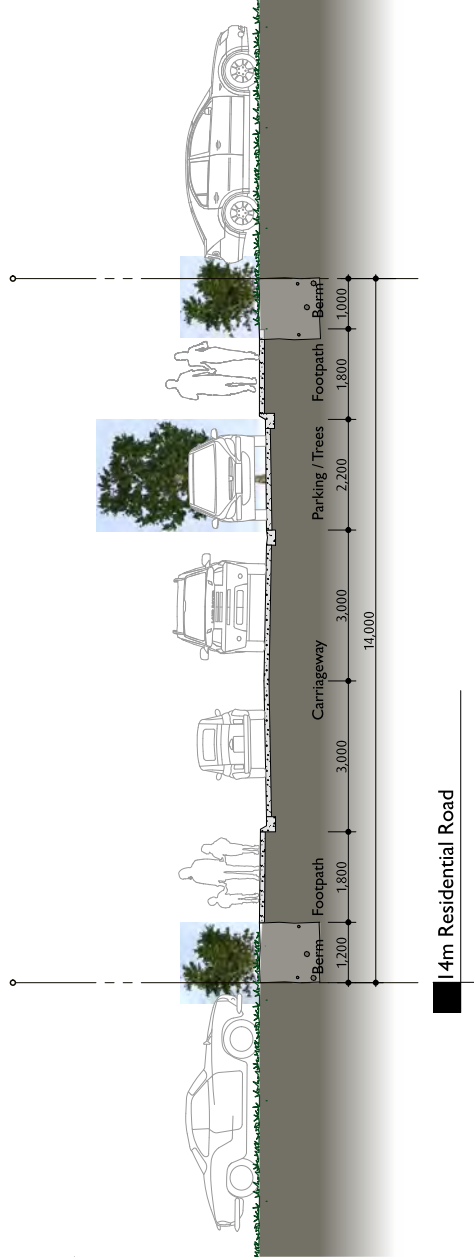
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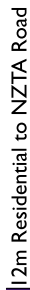
AT5079B: HALL FARM WEST OREWA
DETAILED STAGE 1: INDICATIVE AREAS FOR INTEGRATED RESIDENTIAL DEVELOPMENT
(WITH UNDERLYING PROPOSED ZONING)
| Date: 30 June 2017 | Revision: 1 |
Boffa Miskell Limited
Project Manager: John.Goodwin@boffamiskell.co.nz | Drawn: JRo |

Boffa Miskell
www.boffamiskell.co.nz









LEGEND

SITE ASSESSMENT

Lot 3 DP 327701
Lot 1 DP 310813
Sections 1 & 2, SO 488358
860,288m²
Site Area:
Zone:
Res - Single Housing
Res - Mixed Housing Suburban
Res - Mixed Housing Urban
Res - Terrace Housing and Apartment Buildings
Bus - High Bournwood Center Zone

DEVELOPMENT DESCRIPTION

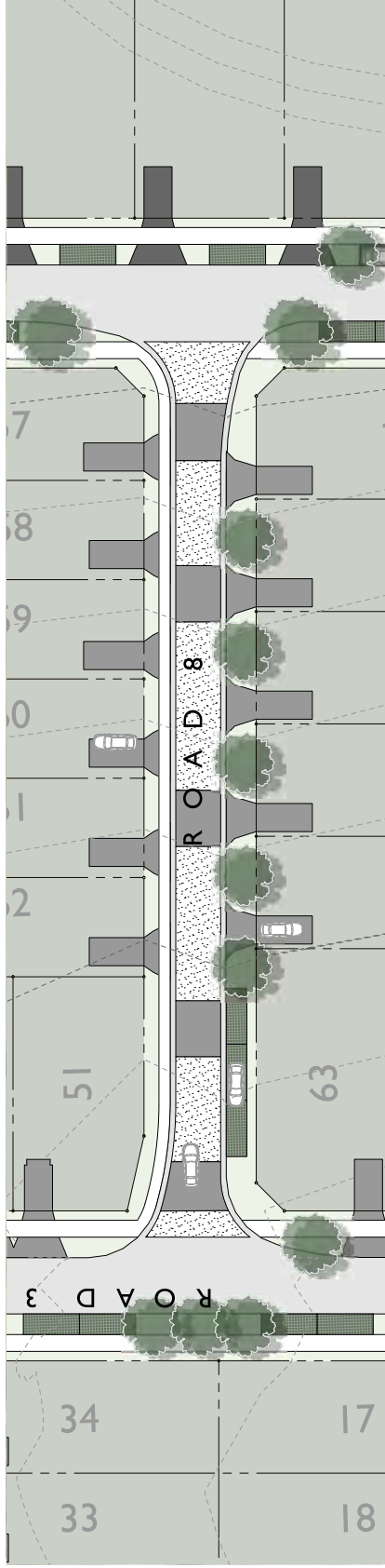
Vicinal Lots >100m²
IRD / superlots:
PUBLIC
Road
Street berm
Footpath
Street parking
Trees
Driveway



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HALL FARM MASTERPLAN

Masterplan and Urban Design Planting Concept
MAY 2019 (Rev 02)

Boffa Miskell



Street Typologies



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- LEGEND**
- Entry Road
 - Rewarewa, Tarairi
 - ROAD 1A: 18m Collector Road
 - Titoki, Pohukawa
 - ROAD 1A/16/18m Park Edge Road
 - Pohukawa
 - ROAD 2: 20m Collector Road
 - Pin Oak
 - ROAD 3: 16m Residential
 - Kowhai
 - ROADS 4: 14m Residential Road
 - Puriri
 - ROADS 5: 10m Residential Road (JOAL road- shrub-planting only)
 - Japanese Cherry
 - ROAD 6: 14m Residential Road
 - Japanese Cherry
 - ROAD 7: 20m Garden Street
 - Magnolia and Michaelia
 - ROAD 8: 12m Residential Homezone
 - Pear

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Legend



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ENTRY ROAD



BEILSCHMIEDIA TARAIRI - TARAIRE



KNIGHTIA EXCELSA - REWAREWA



METROSIDEROS EXCELSA - POHUTUKAWA



ALETRYON EXCELSUS - TĪTOKI

ROAD 1A

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---	---	---	------------------



QUERCUS PALUSTRIS - PIN OAK

ROAD 2



VITEX LUCENS - PURIRI

ROAD 4



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SOPHORA MICROPHYLLA - KOWHAI

ROAD 3



PRUNUS SERRULATA - JAPANESE CHERRY 'TAI HAKU'

ROAD 6

Note: No planting identified for Road 5 - back laneway



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Legend

HALL FARM MASTERPLAN

STAGE 1 - Street Tree Palette

| Date: 13 May 2019 | Revision: 2 |

Plan prepared for Hall Farm by Boffa Miskell Limited
Project Manager: Sherry.Berg@boffamiskell.co.nz | Drawn: AMc | Checked: SBe

FIG 3



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ROAD 7



MICHELIA BUBBLES - BUBBLES MICHELIA

ICON TREES



MAGNOLIA GRANDIFOLIA - MAGNOLIA GRANDIFOLIA

ROAD 8



PYRUS CALIERYANA - PEAR

ICON TREES

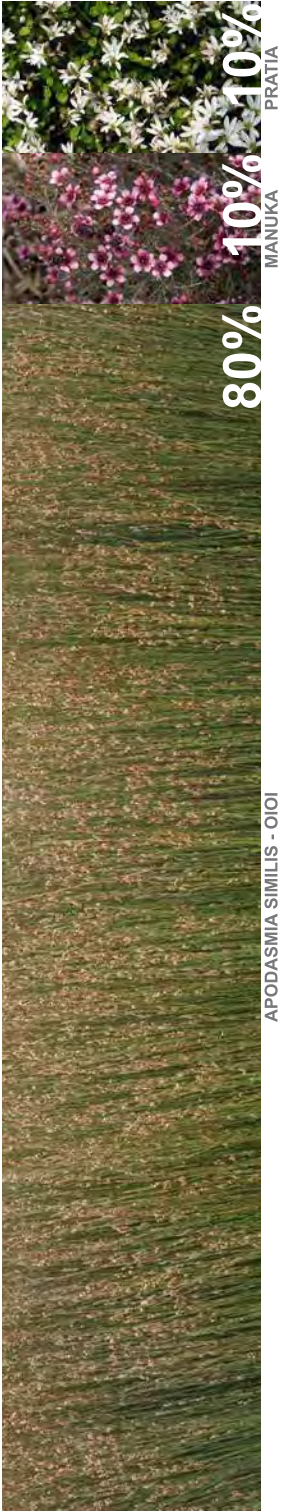


FAGUS SYLVATICA PURPUREA - COPPER BEECH



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ENTRY ROAD SWALE

RD-MIX 1



ENTRY ROAD ISLAND

RD-MIX 9



ROAD 1A

RD-MIX 3



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ROAD 2
RD-MIX 4



ROAD 3
RD-MIX 7



ROAD 4
RD-MIX 2



WHARAWHARA

25%



ARTHROPODIUM 'MATAPOURU BAY'

25%



CAREX DISSITA

30%



PRATIA

20%



PURPLE BIDIBIDI

20%



HEBE 'WIRI MIST'

30%



HEBE 'FIRST LIGHT'

30%



PRATIA

20%



SAND COPROSMA

20%



LIBERTIA GRANDIFOLIA

30%



LIBERTIA XIDOIDES

30%



POHUEHUE

20%

ROAD 6

RD-MIX 8

ROAD 7

RD-MIX 5

ROAD 8

RD-MIX 6



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