

# Decision on a notified application for resource consents under the Resource Management Act 1991



**Application numbers:** 48165 – Land Use and Subdivision  
P48165 – Earthworks  
P48224 – Streamworks  
P48225 – Stormwater Discharge

**Consent holder:** Mahia Village Limited

**Site address:** 198 Mahia Road, Manurewa

**Legal description:** Lot 3 DP 105238

## **Proposal:**

Residential development and subdivision to create 67 residential lots with associated earthworks, streamworks and stormwater discharge.

## **The resource consents are:**

Land use and subdivision consents (s9 and s11) – 48165 and P48165

### Auckland Council District Plan (Manukau Section)

- Integrated Intensive Housing in the Main Residential zone is a **non-complying** activity under Rule 13.10.2 'Activity Table'
- Any activity that does not meet the general or additional development and performance standards in Rule 13.11 is a **restricted discretionary** activity under Rule 9.8.2 'Activity Table' (as a result of the density proposed a number of site development standards including 13.11.1.3 Intensity Conditions, 13.11.1.5 Yards, 13.11.1.9.3 Building Height in Relation to Boundary and 13.11.2.8 Integrated Intensive Housing in the Main Residential zone will not be met by the proposal).
- Subdivision of land with access onto the Primary Road zone is a **restricted discretionary** activity under Rule 9.8.2 'Activity Table'
- Earthworks exceeding 200m<sup>3</sup> are a **restricted discretionary** activity under Rule 9.8.2 'Activity Table'
- Development which requires the provision of public utility services is a **restricted discretionary** activity under Rule 9.8.2 'Activity Table'
- Subdivision to create a site with a maximum area of 100m<sup>2</sup> to accommodate a network utility service is a **restricted discretionary** activity under Rule 9.8.2 'Activity Table'
- Removal of Totara and Cabbage trees protected by Schedule 6C is a **discretionary activity** under Rule 6.9.2 'Activity Table'

### Auckland Council Regional Plan: Sediment Control

- Earthworks that exceed 0.25ha in area within the sediment control protection area are a **restricted discretionary** activity under Rule 5.4.3.1

## Proposed Auckland Unitary Plan Decisions Version

- Three or more dwellings per site is a **restricted discretionary** activity under Rule H4.4 'Activity table'
- Activities and buildings that do not comply with the standards listed in the Standards column in Table H4.4.1 (side yards) are a **restricted discretionary** activity under Rule C1.9 'Infringements of standards'
- Removal of Totara and Cabbage trees greater than 4m in height in the Open Space zone is a **restricted discretionary** activity under Rule E16.4.1 'Activity Table'
- Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1 is a **restricted discretionary** activity under Rule E38.4 'Activity table'
- Subdivision of land within the one per cent annual exceedance probability floodplain is a **restricted discretionary** activity under Rule E38.4 'Activity table'
- Earthworks in a residential zone greater than 2,500m<sup>2</sup> within the sediment control protection area are a **restricted discretionary** activity under Rule E.11.4 'Activity table'
- Earthworks in a residential zone greater than 2,500m<sup>2</sup> are a **restricted discretionary** activity under Rule E12.4 'Activity tables'
- Earthworks in the Open Space zone greater than 1000m<sup>3</sup> are a **restricted discretionary** activity under Rule E12.4 'Activity tables'
- Earthworks greater than 300mm deep and 10m<sup>3</sup> within a one per cent annual exceedance probability floodplain are a **restricted discretionary** activity under Rule E12.6.2 'General standards'
- New buildings on land subject to the coastal inundation control are a **restricted discretionary** activity under Rule E36.4 'Activity table'
- New buildings for vulnerable activities located within the one per cent annual exceedance probability floodplain are a **restricted discretionary** activity under Rule E36.4 'Activity table'
- Stormwater management devices and flood mitigation works within the one per cent annual exceedance probability floodplain are a **restricted discretionary** activity under Rule E36.4 'Activity table'
- A stormwater reticulation network that may divert overland flow paths are a **restricted discretionary** activity under Rule E36.4 'Activity table'
- Infrastructure within the one per cent annual exceedance probability floodplain is a **restricted discretionary** activity under Rule E36.4 'Activity table'

## Streamworks consents (s13 & s14) – P48224

### Auckland Council Regional Plan: Air, Land & Water

- The placement of a culvert greater than 30m in length, 0.9m in diameter and 0.67m<sup>2</sup> in cross-sectional area within a permanent stream is a **discretionary** activity under Rule 7.5.12

## Proposed Auckland Unitary Plan Decisions Version

- The placement of a culvert greater than 30m in length within a permanent stream is a **discretionary** activity under Rule E3.4 'Activity table'

## Stormwater permits (s14 & s15) – P48225

### Auckland Council Regional Plan: Air, Land & Water

- The creation of impervious areas greater than 10,000m<sup>2</sup> is a **discretionary** activity under Rule 5.5.4

## Proposed Auckland Unitary Plan Decisions Version

- The creation of impervious areas greater than 5,000m<sup>2</sup> is a **discretionary** activity under Rule E8.4.1 Activity table'
- Not meeting the hydrology mitigation requirements for a public high-use road is a **discretionary** activity under standard E8.6.4.1
- Not meeting the stormwater management requirements for a public high-use road is a **restricted discretionary** activity under standard E9.6.2.2

## Decision

Having read the application, supporting documents, specialist comments, submissions and the consultant planner's report and recommendations on the application, I am satisfied I have sufficient information to consider the matters required by the Resource Management Act 1991 (the RMA) and to make a decision on the application.

Under sections 104D, 104, 104B, 105, 107, 108 and Part 2 of the RMA this application is **GRANTED**.

## Reasons

The reasons for this decision are:

- The proposal passes the section 104D gateway tests, as the adverse effects will be no more than minor and the proposal will not be contrary to the relevant objectives and policies of the ACDP: MS, ACRP: SC, ACRP: ALW and PAUP DV
- The actual and potential effects of the proposal will be avoided or mitigated as:
  - The design of the dwellings and layout of the subdivision will provide a good standard of residential amenity in keeping with the existing suburban residential environment to the north and east of the site.
  - The design of dwellings and the residential lots will provide a good standard of on-site amenity for future residents, by providing well designed living spaces, private outdoor spaces and access to sunlight.
  - The road and footpath layout will provide a good standard of accessibility to the residential lots, while the new walkways and access lot will enhance access to and enjoyment of the stream and coastal esplanade.
  - The capacity and standard of the existing public utility services that the proposal will connect to is sufficient to accommodate the level of development proposed.
  - Appropriate erosion and sediment controls will mitigate the adverse effects of sediment loss during earthworks on the receiving environment.

- Earthworks will be managed to avoid disturbance to the recorded archaeological site where possible, with appropriate briefings on archaeological material to be provided to contractors to ensure any unrecorded material is identified.
  - Mana whenua will have the opportunity to be involved with the earthworks and streamworks phase of the development and undertake cultural monitoring.
  - The culvert will be installed in accordance with a methodology that will mitigate adverse effects on the stream and its functions, while the mitigation planting will adequately offset the permanent loss of open stream channel.
  - Stormwater will be managed in accordance with the best practicable option to avoid and mitigate the effects of stormwater runoff in terms of quality and quantity.
- The construction of 67 new residential dwellings will have positive effects in terms of increasing housing supply and choice
  - The proposal is consistent with the relevant objectives and policies of the ACDP: MS, ACRP: SC, ACRP: ALW and PAUP DV, as the subdivision and residential development will provide for residential amenity in keeping with the surrounding residential environment, earthworks will be managed to minimise sediment loss, the effects of stream loss will be offset by ecological enhancement planting and stormwater will be appropriately managed in terms of quality and quantity.
  - The proposal is consistent with the relevant provisions of the New Zealand Coastal Policy Statement, National Policy Statement for Freshwater Management, Auckland Council Regional Policy Statement and Chapter B Regional Policy Statement of the PAUP DV.
  - The proposal achieves the sustainable management purpose of the RMA.

## Conditions

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

### General Conditions

1. The land use and subdivision activities shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers 48165, P48165, P48224 and P48225:
  - Application Form, and Assessment of Effects including appendices prepared by Mt Hobson Group, dated September 2015
  - Specialist reports, other additional information and plans:

| Report title and reference   | Author              | Rev | Dated            |
|--|---------------------|-----|------------------|
| Proposed Infrastructure and Servicing Report (1142_RC_Engineering Report)    | Candor <sup>3</sup> |     | August 2015      |
| Urban Design Assessment  | Transurban          |     | 2 September 2015 |
| Transportation Assessment Report (Mahia transport assessment – final 150902) | Commute             |     | 2 September 2015 |

|  |                       |     |                 |
|--|-----------------------|-----|-----------------|
| Geotechnical Assessment for Mahia Village  | Tonkin & Taylor       |     | July 2015       |
| Ground Contamination Assessment  | Tonkin & Taylor       |     | June 2015       |
| Ecological Assessment of a Watercourse at 198 Mahia Road, Manurewa   | Wildlands Consultants |     | June 2015       |
| Addendum to Assessment of Environmental Effects dated September 2015 – 198 Mahia Road (48165, P48165, P48224 and P48225) | Mt Hobson Group       | -   | 6 May 2016      |
| Proposed Infrastructure and Servicing Report   | Candor <sup>3</sup>   | -   | April 2016      |
| Wastewater Pump Station Report   | Candor <sup>3</sup>   | -   | 22 October 2015 |
| 198 Mahia Road, Manurewa, Auckland: Archaeological Assessment  | Clough Associates     | & - | November 2015   |
| Stream Ecological Valuation (SEV) of a Permanent Stream at 198 Mahia Road, Manurewa                                      | Wildlands Consultants |     | December 2015   |
| Ecological Management Plan, 198 Mahia Road, Manurewa   | Wildlands Consultants |     | September 2016  |
| Cultural Impact Assessment   | Te Akitai Waiohua     | -   | -               |
| Cultural Report  | Ngati Te Ata          | -   | March 2016      |

| <b>Plan title and reference</b>         | <b>Author</b>       | <b>Rev</b> | <b>Dated</b>  |
|---|---------------------|------------|---------------|
| <u>Architectural Plans:</u>             |                     |            |               |
| RC 0.01 Site Plan                       | Leuschke Group      | A          | 29 April 2016 |
| RC 0.02 House Type Key                  | Leuschke Group      | A          | 29 April 2016 |
| RC 0.03 House Locations                 | Leuschke Group      | A          | 29 April 2016 |
| RC 1.01 Type 1 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.02 Type 2 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.03 Type 3 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.04 Type 4 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.05 Type 5 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.06 Type 6 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.07 Type 7 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.08 Type 8 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.09 Type 9 Plans and Elevations     | Leuschke Group      | A          | 29 April 2016 |
| RC 1.10 Type 10 Plans and Elevations    | Leuschke Group      | A          | 29 April 2016 |
| RC 1.11 Type 11 Plans and Elevations    | Leuschke Group      | A          | 29 April 2016 |
| RC 1.12 Type 12 Plans and Elevations    | Leuschke Group      | A          | 29 April 2016 |
| RC 1.13 Type 13 Plans and Elevations    | Leuschke Group      | A          | 29 April 2016 |
| RC 2.01 Street Elevations               | Leuschke Group      | A          | 29 April 2016 |
| RC 2.02 East Boundary Section Elevation | Leuschke Group      | A          | 29 April 2016 |
| RC 2.03 Eastern Boundary Sections       | Leuschke Group      | A          | 29 April 2016 |
| RC 2.04 Eastern Boundary Sections 02    | Leuschke Group      | A          | 29 April 2016 |
| RC 3.01 Perspective Sketch 01           | Leuschke Group      | A          | 29 April 2016 |
| RC 3.02 Perspective Sketch 02           | Leuschke Group      | A          | 29 April 2016 |
| RC 3.03 Perspective Sketch 03           | Leuschke Group      | A          | 29 April 2016 |
| RC 3.04 Perspective Sketch 04           | Leuschke Group      | A          | 29 April 2016 |
| RC 4.01 Shadow Diagrams 1               | Leuschke Group      | A          | 29 April 2016 |
| RC 4.02 Shadow Diagrams 2               | Leuschke Group      | A          | 29 April 2016 |
| <u>Engineering Plans:</u>               |                     |            |               |
| SP100 Scheme Plan                       | Candor <sup>3</sup> | A          | April 2016    |
| SP101 Scheme Plan                       | Candor <sup>3</sup> | E          | July 2016     |
| SP102 Scheme Plan                       | Candor <sup>3</sup> | -          | April 2016    |
| SP103 Schedule of Easements             | Candor <sup>3</sup> | -          | April 2016    |
| EX010 Existing Survey Plan              | Candor <sup>3</sup> | -          | August 2015   |

|   |                     |   |             |
|---|---------------------|---|-------------|
| EX090 Site Clearing Plan Enabling Works                           | Candor <sup>3</sup> | - | August 2015 |
| EW000 Design Contours Plan  | Candor <sup>3</sup> | B | June 2016   |
| EW001 Earthworks Cut and Fill Plan                                | Candor <sup>3</sup> | A | April 2016  |
| EW050 Erosion and Sediment Control Plan                           | Candor <sup>3</sup> | B | May 2016    |
| EW100 Retaining Wall Plans Overall Wall Layout                    | Candor <sup>3</sup> | B | May 2016    |
| EW120 Retaining Walls Long Section                                | Candor <sup>3</sup> | A | April 2016  |
| EW121 Retaining Walls Long Section                                | Candor <sup>3</sup> | B | April 2016  |
| EW122 Retaining Walls Long Section                                | Candor <sup>3</sup> | B | May 2016    |
| RD000 Roding Plan Overall   | Candor <sup>3</sup> | D | April 2016  |
| RD001 Roding Plan Overall   | Candor <sup>3</sup> | C | May 2016    |
| RD020 Road Cross Section Detail                                   | Candor <sup>3</sup> | B | May 2016    |
| RD021 Road Cross Section Detail                                   | Candor <sup>3</sup> | E | June 2016   |
| RD100 Roding Long Sections  | Candor <sup>3</sup> | A | April 2016  |
| RD101 Roding Long Sections  | Candor <sup>3</sup> | B | April 2016  |
| RD400 Roding Typical Details Accessway Entrance Detail            | Candor <sup>3</sup> | A | April 2016  |
| RD401 Roding Typical Details Parking Bays – No Kerb               | Candor <sup>3</sup> | B | May 2016    |
| RD402 Roding Typical Details Residential Vehicle Crossing Detail  | Candor <sup>3</sup> | A | April 2016  |
| RD403 Roding Typical Details Parking Bay/Vehicle Crossing Details | Candor <sup>3</sup> | B | May 2016    |
| DR000 Drainage Plan Overall                                       | Candor <sup>3</sup> | C | June 2016   |
| DR001 Drainage Plan Overall                                       | Candor <sup>3</sup> | - | June 2016   |
| DR010 Stormwater Catchment Plan                                   | Candor <sup>3</sup> | A | April 2016  |
| DR020 Wastewater Catchment Plan                                   | Candor <sup>3</sup> | D | July 2016   |
| DR050 Rain Garden Plan Overall                                    | Candor <sup>3</sup> | D | August 2016 |
| DR051 Rain Garden Details   | Candor <sup>3</sup> | C | July 2016   |
| DR052 Rain Garden Calculations                                    | Candor <sup>3</sup> | B | July 2016   |
| DR053 Rain Garden Typical Sections                                | Candor <sup>3</sup> | A | April 2016  |
| DR100 Overland Flow Path Existing Overland Flow Path              | Candor <sup>3</sup> | - | April 2016  |
| DR101 Overland Flow Path Proposed Overland Flow Path              | Candor <sup>3</sup> | A | April 2016  |
| DR102 Overland Flow Path Cross Sections                           | Candor <sup>3</sup> | - | April 2016  |

|       |  |      |                                |   |               |
|-------|--|------|--------------------------------|---|---------------|
| DR200 | Drainage (Stormwater) Sections           | Long | Candor <sup>3</sup>            | B | April 2016    |
| DR201 | Drainage (Stormwater) Sections           | Long | Candor <sup>3</sup>            | B | April 2016    |
| DR202 | Drainage (Stormwater) Sections           | Long | Candor <sup>3</sup>            | C | April 2016    |
| DR250 | Drainage (Sanitary Sewer) Sections       | Long | Candor <sup>3</sup>            | E | July 2016     |
| DR251 | Drainage (Sanitary Sewer) Sections       | Long | Candor <sup>3</sup>            | C | July 2016     |
| DR252 | Drainage (Sanitary Sewer) Sections       | Long | Candor <sup>3</sup>            | D | July 2016     |
| DR400 | Culvert Catchment Area                   |      | Candor <sup>3</sup>            | - | April 2016    |
| DR500 | Drainage and Esplanade Reserve Plan View |      | Candor <sup>3</sup>            | A | April 2016    |
| DR501 | Culvert Details Long Sections            |      | Candor <sup>3</sup>            | A | April 2016    |
| DR502 | Cross Section Details                    |      | Candor <sup>3</sup>            | A | April 2016    |
| DR503 | Culvert Details Standard Details         |      | Candor <sup>3</sup>            | A | April 2016    |
| DR504 | Culvert Details Standard Details         |      | Candor <sup>3</sup>            | A | April 2016    |
| DR505 | Culvert Detail Methodology               |      | Candor <sup>3</sup>            | A | April 2016    |
| DR506 | Drainage and Esplanade Reserve Plan View |      | Candor <sup>3</sup>            | - | April 2016    |
| DR900 | Stormwater Outlets Plan View             |      | Candor <sup>3</sup>            | A | April 2016    |
| DR901 | SW Line 2 Outlet Cross Section Details   |      | Candor <sup>3</sup>            | A | April 2016    |
| DR902 | SW Line 1 Outlet Cross Section Details   |      | Candor <sup>3</sup>            | B | April 2016    |
| WT000 | Water Supply Plan                        |      | Candor <sup>3</sup>            | C | June 2016     |
| UT000 | Utility Plan                             |      | Candor <sup>3</sup>            | C | April 2016    |
|       | Site Layout                              |      | Advanced Lighting Technologies | 4 | 13 April 2016 |
|       | Spill Lighting Calculations              |      | Advanced Lighting Technologies | 4 | 13 April 2016 |
| SD000 | Standard Details Stormwater              |      | Candor <sup>3</sup>            | A | April 2016    |
| SD001 | Standard Details Rooding                 |      | Candor <sup>3</sup>            | A | April 2016    |
| SD002 | Standard Details Wastewater              |      | Candor <sup>3</sup>            | A | April 2016    |
| SD003 | Standard Details Watermains              |      | Candor <sup>3</sup>            | A | April 2016    |



|   |                     |   |            |
|---|---------------------|---|------------|
| SD004 Standard Details Sediment Control | Candor <sup>3</sup> | A | April 2016 |
|---|---------------------|---|------------|

Landscaping Plans

|                                      |            |   |                   |
|--------------------------------------|------------|---|-------------------|
| L01 Existing Vegetation              | Transurban | A | 28 April 2016     |
| L02 Landscape Concept                | Transurban | C | 15 September 2016 |
| L03 Planting Schedule                | Transurban | A | 28 April 2016     |
| L04 Yard Details – Mahia Road Duplex | Transurban | A | 28 April 2016     |
| L05 Fencing Plan                     | Transurban | C | 14 September 2016 |
| L06 Fencing Details                  | Transurban | B | 14 September 2016 |

| <b>Other additional information</b>                                     | <b>Author</b>       | <b>Rev</b> | <b>Dated</b>  |
|---|---------------------|------------|---------------|
| S92 Response Letter – 198 Mahia Road (48165, P48165, P48224 and P48225) | Mt Hobson Group     | -          | 6 May 2016    |
| Section 92 Response   | Candor <sup>3</sup> | -          | 11 April 2016 |
| Architects Statement  | Leuschke Group      | -          | 3 May 2016    |
| Addendum to Urban Design Assessment                                     | Transurban          | -          | 6 May 2016    |

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
  - a) The consent is given effect to; or
  - b) The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$845.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

**Advice note:**

*The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*

## Pre Development Conditions

### Pre Start Meeting

4. Prior to the commencement of any works, the consent holder shall hold a pre-start meeting that:
- a) Is located on the subject site;
  - b) Is scheduled **not less than five days** before the anticipated commencement of works;
  - c) Includes Auckland Council officers and Watercare's Inspections Team;
  - d) Includes the consent holder's agent and/or engineer/surveyor responsible for 'signing off' completion of works in accordance with this resource consent;
  - e) Includes representation from the contractors who will undertake the works; and
  - f) Includes the consent holder's archaeologist.

An invitation to the pre-start meeting shall be sent to Ngati Te Ata and Te Akitai Waiohua not less than five days prior to the meeting.

The meeting shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent and shall discuss (amongst other things):

- The conditions of consent;
- The erosion and sediment control measures;
- The earthworks and streamworks methodologies;
- The location of the recorded archaeological site and identification of archaeological material; and
- Any relevant cultural monitoring requirements of Ngati Te Ata and Te Akitai Waiohua.

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

- a) Resource consent conditions;
- b) Approved plans;
- c) Timeframes for key stages of the works authorised under this consent;
- d) Details of how the on-site stream channels are to be 'de-fished' prior to culvert installation;
- e) Approved finalised Erosion and Sediment Control Plan (in accordance with condition 45);
- f) The location of recorded archaeological site R11/1048 and measures that will be taken to avoid this site such as marking out or fencing off the area; and

- g) Approved Corridor Access Request (CAR), complete with Temporary Traffic Management Plan (TTMP) from Auckland Transport.

**Advice Notes:**

To arrange the pre-start meeting please contact Council's Development Engineering Team, ([deveng.south@aucklandcouncil.govt.nz](mailto:deveng.south@aucklandcouncil.govt.nz)), Southern Monitoring Team ([monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz)) and Watercare Services Limited Development Team ([inspections@water.co.nz](mailto:inspections@water.co.nz)).

A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.

If archaeological site R11/1048 cannot be avoided there is a legal requirement to apply for an authority under section 44(a) of the Heritage New Zealand Pouhere Taonga Act, which must be granted by Heritage New Zealand prior to undertaking any works that will affect the site.

## 48165 Land Use Specific Conditions

### Development in Progress Conditions

#### Engineering Plans

5. The works detailed on the approved engineering plans shall be constructed to the satisfaction of and at no cost to the Council, and are subject to the following requirements:
- a) All materials, workmanship and testing shall be in accordance with Council's current Engineering Standards or any subsequent replacement documents;
  - b) All works on the existing public wastewater and watermains shall be carried out by a Watercare Services Limited approved licensed contractor, at the consent holder's expense;
  - c) The water meter boxes shall be located at the entrance of driveway AW1 and AW2 close to the water mains;
  - d) Prior to signing off the Survey Plan pursuant to section 223 of the RMA, the consent holder shall provide design plans and specifications detailing the local wastewater pump station and rising main to connect into the existing network in accordance with the current Watercare Services Limited Engineering Standards at the consent holder's cost to the satisfaction of the Team Leader Development Engineering (South);
  - e) The pump station and rising main shall be peer reviewed by an IPENZ registered engineer. A peer review producer statement shall be submitted along with the engineering approval application;
  - f) All works on the new public stormwater network shall be carried out by an approved licensed contractor, at the consent holder's expense; and

- g) All approved construction work shall be supervised by an engineering representative, appointed by the owner (refer to Council's current Engineering Standards).

**Advice Notes:**

*It is a requirement to comply with Watercare's Auckland Wastewater Network Comprehensive Wastewater Network Discharge Permit:*

- *To meet condition 9 of the Auckland Wastewater Network Comprehensive Wastewater Network Discharge Permit (the Network Discharge Consent, or NDC), Watercare will require the pump station to be designed to discharge no more than an average of two Wet Weather Overflows per year at maximum probable development.*
- *Please provide the coordinates (New Zealand Transverse Mercator (NZTM) Projection - accuracy 0.05m) and relative datum for the Engineered Overflow Point (EOP). The EOP is defined as the location where the emergency discharge from the pump station enters the receiving environment. If the discharge is via a stormwater pipe, culvert or similar, please provide the coordinates for the connection into the stormwater asset and the coordinates of the actual outfall location.*
- *The EOP must not discharge to a Class 1 Recreational Receiving Environment or a SEA-M11, as defined by the NDC.*
- *If the EOP discharges to private land, Watercare will require written consent from the property owner to be provided to the (Compliance) Manager in Auckland Council, as per condition 44 of the NDC. If the private land is a new lot(s) that forms part of the development, the letter needs to acknowledge that registration of a covenant for the discharge of wastewater overflows from the pump station onto the land shall be a condition of completing the transfer of title between the developer and the potential owner(s) of the lot(s) prior to the completion of transfer of land titles.*
- *In addition to the condition above, the letter addressing condition 44 of Watercare's NDC will need to include an agreement that a covenant must be registered on lots adjacent (i.e. sharing a boundary) to the new pump station and EOP to address any potential reverse sensitivity issues that may arise in the future.*

*A Class 1 Recreational Receiving Environment is:*

- *an area where contact recreation is known to occur (i.e. located on a known bathing beach). and/or*
- *a known shellfish gathering site; and/or*
- *aquaculture areas.*

*A SEA-M1 is a Significant Ecological Area – Marine 1, as defined in the Proposed Auckland Unitary Plan notified on 30 September 2013.*

## Land Stability and Retaining Walls

6. The proposed earthworks shall be undertaken in a manner which ensures that the land within the site and on adjoining properties remain stable at all times. In this regard:
- a) All earthworks shall be in accordance with the Geotechnical Assessment for Mahia Village prepared by Tonkin and Taylor referenced no. 30359.001 dated July 2015;
  - b) Unreinforced fill slopes shall be no greater than 2:5H:1V due to the risk of local instability on the outside of fills slopes. For fill slopes greater than 2.5H:1V, it shall be recommended that the fill be stabilized using soil reinforcement such as geogrids;
  - c) The consent holder shall employ a CPEng qualified Engineer, Registered Professional Surveyor or other suitably qualified person acceptable to Council to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties to ensure that an appropriate design and construction methodology is carried out to maintain the short and long term stability of the site and surrounds; and
  - d) All retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering supervision. The consent holder shall ensure that all necessary design/approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls, as directed by the engineer, prior to commencement of any significant excavation works.

### **Advice Notes:**

*A Building Consent is required for (structures, retaining walls, private drainage, demolitions etc) unless exempted under Schedule 1 of the Building Act 2004.*

*All retaining walls, located closer to the boundary than their height, shall be designed with a 12 kPa surcharge.*

*All works shall be undertaken in a manner that does not create an adverse effect on neighbouring properties due to vibration.*

*A geotechnical completion report shall be submitted to the Council within one month of the completion of the bulk earthworks that:*

- *Confirms the suitability of the completed works;*
- *Includes advice of any on-going maintenance requirements, if any; and*
- *Readdresses the recommendations included in the previous geotechnical reports for the site and provides further amendments and recommendations as necessary.*

*A record is to be placed on Council's Land Information Register if the completion report states that buildings cannot be constructed in compliance with NZS 3604: 2011 without specific design for the building foundations.*

### Dust Suppression

7. There shall be no airborne or deposited dust beyond the subject site as a result of the construction activities, which in the opinion of the Team Leader Southern Monitoring is noxious, offensive or objectionable.

### Archaeology

8. If any archaeological features are uncovered on the site, works shall cease and the Team Leader Southern Monitoring and Heritage New Zealand Pouhere Taonga (09 307 9920) shall be notified immediately. Ngati Te Ata and Te Akitai Waiohua shall also be notified.

### Vehicle Crossings and Driveways

9. The vehicle crossings and access ways shall be constructed in accordance with Council's current Local Engineering Standards.
10. The driveways and manoeuvring areas shall be constructed with stormwater control in compliance with Council's current Local Engineering Standards, prior to the occupation of dwellings.
11. Final certification is to be provided from Auckland Transport, in terms of the vehicle-crossing acceptance, at the time of the section 224c application.

#### **Advice Note:**

*A vehicle crossing permit is required to be obtained from Auckland Transport prior to the commencement of the vehicle crossing on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.*

### Road Markings and NSAAT

12. The road markings including No Stopping At All Times (NSAAT), as shown on the approved plans, shall be provided in accordance with the New Zealand Transport Agency's "Manual of Traffic Signs and Markings" (MOTSAM).
13. The consent holder shall submit a Resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (e.g. traffic signs, road marking and traffic calming devices).

#### **Advice Note:**

*The Consent holder should engage an Auckland Transport nominated contractor to prepare the resolution report for the Traffic Control Committee (TCC) approval in order to legalise the road markings. The applicant will need to contact Auckland Transport to initiate the resolution process at least eight weeks prior to the installation of the road markings. No installation of any road markings will be allowed before the resolution is approved by the TCC.*

### Street Signs

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

### Power and Telecommunications

15. Power and telecommunication services shall be installed underground within the road berm and common access lots/private ways to provide suitably located service connections to each lot/dwelling.
16. The services shall be satisfactorily located, within the property, to facilitate the future development of the property by way of subdivision. Ducts may alternatively be installed (to the service provider's specifications) to allow for future power and telecommunication cable installation.
17. The consent holder shall supply a copy of the subdivision sign-off from both the power and telecommunication service providers at the time of applying for their section 224c certificate.
18. The consent holder shall supply Completion certificates, from the utility service providers, and certified as-built plans giving locations of all Plinths, Cables and Ducts.

### Stormwater Raingardens

19. All raingarden works shall be undertaken in accordance with the following:
  - a) The construction of the raingardens shall be supervised by a suitably qualified geotechnical engineer to determine in particular if a suitable liner is necessary to prevent piping and leakage of these facilities which may undermine the integrity of the road; and
  - b) Prior to section 224(c) certification:
    - The raingardens approved planting shall be certified by a suitably qualified arborist and approved by Auckland Council Parks as being "fully established and sustainable" to the satisfaction of the Team Leader Development Engineering (South). The consent holder shall continue to maintain all plantings including replacement planting as necessary for a period of one year;
    - A geotechnical completion report completed by a Chartered Professional Engineer shall be provided for the raingardens to the satisfaction of the Team Leader Development Engineering (South). The geotechnical completion report shall confirm that the raingardens are not subject to seepage; and
    - An Operation and Maintenance Plan shall be submitted following construction of the raingardens to the satisfaction of the Team Leader Development Engineering (South). The plan shall include as-built plans.

### Landscaping and Urban Design

20. Prior to undertaking any planting and landscaping, the consent holder shall provide a finalised set of Landscape and Pavement Plans. The plans shall include:

- Landscape plans and specifications;
- Planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/Pb sizes;
- Pavement plan and specifications, detailing materiality and colour throughout the development site (including the laneway, and public footpaths); and
- Annotated sections with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds.

The finalised landscape plans shall include specifications of suitable hedging within the northern 'front yards' of lots fronting directly on to Mahia Road. The final landscape plans shall also include details of proposed shrubs and specimen trees to be planted along the retaining wall(s) between lots 38-47. This information shall be submitted to the Team Leader Southern Monitoring for approval in liaison with urban design staff.

21. All street trees shall be planted in accordance with the finalised Landscape and Pavement Plans required by condition 20, and maintained by the consent holder for a period of one year from the date of section 224c certification (or one year from the completion of the works). At the end of this period the consent holder shall make a written application to Council for final inspection and acceptance.
22. Prior to undertaking the planting and landscaping shown in the finalised Landscape and Pavement Plans required by condition 20, the consent holder shall submit a Site & Landscape Management Plan, including:
  - Vegetation maintenance policies for the planting, in particular details of maintenance methodology and dates / frequencies for three years following planting by the appointed landscape architect firm / contractor with arboricultural experience. This shall include cyclical landscape maintenance programme, outlining a specific cycle proposed and allowance for replacement of plants / trees, in case plants are severely damaged / die etc;
  - An irrigation system; and
  - As a precautionary measure: vandalism eradication policies.

This information shall be submitted to the Team Leader Southern Monitoring for approval in liaison with urban design staff.

23. Prior to the approval of Building Consent for the residential dwellings, the consent holder shall provide building consent / construction plans including architectural detail drawings of the façade components. The purpose of this condition is to ensure that the proposed architectural treatment, materiality, doors and glazing indicated in the approved consent drawings will be provided without any compromise of their design integrity at the building consent / construction stage. This information shall be submitted to the Team Leader Southern Monitoring for approval in liaison with urban design staff.
24. Prior to the approval of Building Consent for the residential dwellings, the consent holder shall provide a Materials Schedule and Specifications for the proposed external cladding and glazing in general accordance with the approved consent drawings. A sample palette of materials, surface finishes, and colour schemes for the proposed external cladding and



glazing shall accompany this. This information shall be submitted to the Team Leader Southern Monitoring for approval in liaison with urban design staff.

25. Prior to the approval of Building Consent for the residential dwellings, the consent holder shall submit details (including imagery) confirming the design, construction and appearance of the proposed 1500mm high timber fence proposed along the site boundary with Mahia Road. These details shall be submitted to the Team Leader Southern for approval in liaison with urban design staff.
26. Prior to application for section 224(c) certification, the consent holder shall submit construction plans of the pedestrian footbridge that will span the permanent stream connecting Mahia Road and the access lane. These plans shall be submitted to the Team Leader Southern Monitoring for approval in liaison with urban design staff.

## Post Development Conditions

### As-built plans and Certification

27. At the completion of works, certifications and as-built plans of all new public assets to be vested in the Council (including associated documentation) shall be provided, in accordance with Auckland Council's Engineering Quality Assurance Manual.

## 48165 Subdivision Specific Conditions

### Minimum Floor Levels

28. The following approved minimum floor levels shall apply to dwellings on the following lots:

| Dwelling on Lot | Minimum Floor Level |
|-----------------|---------------------|
| 13              | 7.9m                |
| 15              | 14.7m               |
| 16              | 13.8m               |
| 17              | 13.3m               |
| 18              | 12.8m               |
| 19              | 12.3m               |
| 20              | 11.5m               |
| 21              | 11.2m               |
| 22              | 11.0m               |
| 23              | 10.7m               |
| 24              | 10.4m               |
| 25              | 13.7m               |
| 26              | 13.7m               |
| 27              | 13.1m               |
| 28              | 14.1m               |
| 29              | 12.5m               |
| 30              | 11.8m               |
| 31              | 14.8m               |
| 48              | 9.8m                |

All levels are in terms of the Lands & Survey Auckland Datum, 1946 and in accordance with the approved plans referenced Resource Consent No 48165 by Council.

The above information (floor levels and benchmarks) shall be shown on a plan, on Auckland Council's Legal Documentation Form.

This condition shall be complied with on a continuing basis and shall be registered as a consent notice in accordance with section 221 of the RMA on the Computer Freehold Register of the respective lot. This information shall also be recorded on Council's Land Information Register, at no cost to Council.

### Specific Dwellings

29. The dwellings contained within the residential lots created as part of this resource consent shall be constructed and completed in accordance with the specific design of the dwelling for that lot as shown on the architectural plans RC 0.01-0.03, RC 1.01-1.13, RC 2.01-2.04 and RC 3.01-3.04 by Leuschke Group dated 29 April 2016 and approved by this resource consent 48165.

This condition shall be complied with on a continuing basis and shall be registered as a consent notice in accordance with section 221 of the RMA on the Computer Freehold Register of all new residential lots created as part of this subdivision. This information shall also be recorded on Council's Land Information Register, at no cost to the Council.

### Amalgamation Conditions

30. Under section 220(1)(b)(iv) of the RMA:
- a) Lot 101 (legal access) shall be held in eighteen undivided one-eighteenth shares by the owners of Lots 25-42 as tenants in common in the said shares and individual Computer Registers shall be issued in accordance therewith.
  - b) Lot 102 (legal access) shall be held in four undivided one-fourth shares by the owners of Lots 10-13 as tenants in common in the said shares and individual Computer Registers shall be issued in accordance therewith.

RGL consultation reference: 1401071.

31. Under section 220(1)(b)(ii) of the RMA, Lots 42, 300, 301 and 302 shall be amalgamated and one Computer Register shall be issued in accordance therewith.

RGL consultation reference: 1401071.

### Survey Plan Approval (s223) Conditions

32. The consent holder shall submit a survey plan in accordance with the approved subdivision scheme plan.
33. The road shown as Lot 100 on the approved subdivision scheme plan shall vest with the Council as public road. The consent holder shall meet all costs associated with the vesting.
34. The walkway reserve shown as Lot 103 on the approved subdivision scheme plan shall vest with the Council as accessway. The consent holder shall meet all costs associated with the vesting.

35. The drainage reserves shown as Lot 200 and Lot 201 on the approved subdivision scheme plan shall vest with the Council as local purpose (drainage) reserve. The consent holder shall meet all costs associated with the vesting.
36. The esplanade reserves shown as Lot 400 and Lot 401 on the approved subdivision scheme plan shall vest with the Council as local purpose (esplanade) reserve. The consent holder shall meet all costs associated with the vesting.
37. The pump station lot shown as Lot 500 on the approved subdivision scheme plan shall vest with Watercare Services Limited. The consent holder shall meet all costs associated with the vesting.
38. The easements shown on the approved subdivision scheme plan shall be included in a memorandum of easements endorsed on the survey plan and shall be duly granted or reserved. The consent holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant Computer Freehold Registers.

#### Section 224(c) Compliance Conditions

39. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
  - a) A completion certificate has been issued in relation to any condition to which section 222 of the RMA applies, or
  - b) A consent notice has been issued in relation to any conditions to which section 221 applies, or
  - c) A bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

## **P48165 Earthworks and P48224 Streamworks conditions**

### **General Conditions**

#### Pre-start meeting

40. 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.

#### Completion or abandonment

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

#### **Advice Note:**

*Measures to permanently stabilise against erosion may include:*

- *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 on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region.*

### Duration

42. Resource consent P48165 shall expire 5 years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
43. Resource consent P48224 shall expire 35 years from the date of issue unless it has lapsed, been surrendered or cancelled at an earlier date pursuant to the RMA.

### Seasonal Restrictions

44. No earthworks and/or streamworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader Southern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in Auckland Regional Council's Technical Publication 90: Erosion and Sediment Control Guidelines for Soil Disturbing Activities in the Auckland Region (TP90) and any amendments to this document.

## **P48165 Earthworks Specific Conditions**

### **Pre Development Conditions**

45. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) shall be prepared and submitted to the Team Leader Southern Monitoring. No earthworks activity on the subject site shall commence until confirmation from the Team Leader Southern Monitoring is provided that the ESCP is satisfactory.

The Erosion and Sediment Control Plan required shall contain sufficient detail to address the following matters:

- Specific erosion and sediment control works (location, dimensions, capacity for all controls including clean and dirty water diversions);
- Confirmation that a 3:1 length to width ratio, measured from the device's inlet spillway to the decanting outlet, for any decanting earth bunds (DEBs), is achieved;
- Supporting calculations and design drawings;
- Catchment boundaries and contour information;
- Details of construction method;

- Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
- Details relating to the management of exposed areas (e.g. grassing, mulching); and
- Monitoring and maintenance requirements.

46. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader Southern Monitoring, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 1 of this consent.

Certified controls shall include the DEBs, stabilised construction entrances, 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.*

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

**Development in Progress Conditions**

48. All sediment retention devices (DEBs) shall be chemical treated in accordance with the CTMP required by the above condition and any amendments to the CTMP shall be submitted in writing to the Team Leader Southern Monitoring prior to implementation.

49. All erosion and sediment control measures shall be constructed and maintained in general accordance with TP90 and any amendments to this document, except where a higher standard is detailed in the documents referred to in conditions above, in which case the higher standard shall apply. These measures shall be maintained throughout the duration of the earthworks activity, or until the site is permanently stabilised against erosion.
50. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Erosion and Sediment Control Plans or earthwork methodologies referred to in conditions 1 shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
51. 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. In accordance with TP90 a stabilised construction entrance is to be constructed on site to the approval of Council's monitoring officer.

**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*
- *Catchpit protection*

*In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.*

52. The site shall be progressively stabilised against erosion through the earthworks phase of the project. Earthworks shall be sequenced to minimise the discharge of contaminants to surface water.

**Advice Note:**

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

53. No sediment-laden runoff shall leave the site without prior treatment via an approved sediment control device.
54. Written notice shall be given to the Team Leader Southern Monitoring prior to any erosion and sediment control measures being removed or decommissioned.
55. 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:**

*In the event that minor amendments to the erosion and/or sediment controls are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the 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 Southern Monitoring prior to implementation to confirm that they are within the scope of this consent.*

## **P48224 Streamworks Specific Conditions**

### **Pre Development Conditions**

56. Prior to the streamworks commencing, details regarding the methods for de-fishing and fish relocation from the area where culvert installation will occur, shall be provided for the written approval of the Team Leader Southern Monitoring. Any fish relocation requirements shall be undertaken by a suitably qualified freshwater ecologist.

### **Development in Progress Conditions**

57. The mitigation measures outlined in the Ecological Management Plan approved by condition 1 shall be undertaken within the first planting season following the granting this resource consent.
58. Within 60 days of completion, written confirmation shall be provided to the Team Leader Southern Monitoring confirming that the mitigation works have been completed in accordance with the Ecological Management Plan.
59. No machinery shall enter the wetted cross section of the bed of the stream at any time. All machinery associated with the streamworks activity shall be operated (including maintenance, lubrication and refuelling) in a way that ensures no hazardous substances such as fuel, oil or similar contaminants are discharged. In the event that any discharge

occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Southern Monitoring.

**Advice Note:**

*Refuelling, lubrication and maintenance activities associated with any machinery should be carried out away from any water body with appropriate methods in place so if any spillage does occur that it will be contained and does not enter the water body.*

60. During any periods of flow greater than the capacity of the diversion(s) referred to in the plans listed under condition 1 (Drawing No. SK300), up to and including the 1% annual exceedance probability rain event, a stabilised flow path, in accordance with TP90, shall be provided. Any stabilised flow path shall be designed and implemented to ensure:
- No scour or erosion occurs;
  - No sediment is generated or discharged to water; and
  - That flows pass safely around or through the area of works with minimum nuisance and or damage to infrastructure and properties from obstruction of flows or flood debris.

**P48225 Stormwater Permit Specific Conditions**

**General Conditions**

Duration

61. This stormwater diversion and discharge permit (P48225) shall expire 35 years from the date of issue unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

**Development in Progress Conditions**

Stormwater Management Works

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

| <b>Works to be undertaken</b> | <b>Catchment area: impervious</b>  | <b>Design requirement(s)</b>   |
|-------------------------------|--|--|
| Raingardens                   | RG1- 886m <sup>2</sup> impervious area<br>RG2- 1,424m <sup>2</sup> impervious area<br>RG3- 683m <sup>2</sup> impervious area | 75% removal of TSS on a long term average basis and in accordance with Auckland Council Auckland Unitary Plan stormwater management provisions: Technical basis of contaminant and volume management requirements 2013 |
| Roof Material                 | All roof areas   | No exposed unpainted metal surfaces.   |

Modifications approval

63. In the event that any modifications to the stormwater management system are required that will not result in an application pursuant to section 127 of the RMA, the following information shall be provided:



- 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 the stormwater management system.

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

**Advice Note:**

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

## Post Development Conditions

### Post-Construction Meeting

64. A post-construction meeting shall be held by the consent holder within 20 working days of completion of the stormwater management works that:
- Is located on the subject site;
  - Includes representation from the Team Leader Southern Monitoring; and
  - Includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

**Advice Note:**

*To arrange the post-construction meeting required by this condition please contact the Team Leader Southern Monitoring via [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz).*

### Certification of stormwater management works (as-built plans)

65. Upon completion of all stormwater management works, as-built certification and plans of the works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, shall be provided to the Team Leader Southern Monitoring for approval.
66. The as-built plans shall be provided to the Team Leader Southern Monitoring five days prior to the post-construction meeting required by this consent.
67. The as-built plans shall display the entirety of the stormwater management system, and shall include:
- a) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
  - b) Location, dimensions and levels of any overland flowpaths including cross sections and long sections;

- c) Plans and cross sections of all stormwater management devices; and
- d) Documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

### Operation and Maintenance Plan

- 68. An Operation and Maintenance Plan shall be provided to the Team Leader Southern Monitoring five days prior to the post-construction meeting required by this consent.
- 69. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include:
  - a) Details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
  - b) A programme for regular maintenance and inspection of the stormwater management system;
  - c) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
  - d) A programme for post-storm inspection and maintenance;
  - e) A programme for inspection and maintenance of the outfall; and
  - f) General inspection checklists for all aspects of the stormwater management system, including visual checks.
- 70. The stormwater management system shall be managed in accordance with the approved Operation and Maintenance Plan.
- 71. The Operation and Maintenance Plan shall be updated and submitted to the Team Leader Southern Monitoring for approval upon request.

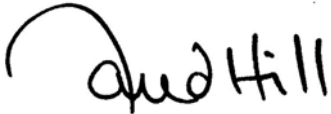
### Maintenance Report

- 72. Details of all inspections and maintenance for the stormwater management system for the preceding three years shall be retained in a maintenance report.
- 73. The maintenance report shall be provided to the Team Leader Southern Monitoring on request.
- 74. The maintenance report shall include the following information:
  - a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
  - b) Details of any maintenance undertaken; and
  - c) Details of any inspections completed.

## Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the Council” refers to the Team Leader Southern Monitoring unless otherwise specified. Please contact [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: [www.mfe.govt.nz](http://www.mfe.govt.nz).
4. Watercare Services Ltd advises that at the time of application for a water and/or wastewater connection (or application for demand increase), completed in conjunction with a building consent, an Infrastructure Growth Charge shall apply. Details of this charge are available on the website [www.watercare.co.nz](http://www.watercare.co.nz).
5. Watercare approval is required prior to connecting the proposed dwellings to the public water and/or wastewater network. This application is generally made at the same time as the building consent application. Contact Watercare at [connections@water.co.nz](mailto:connections@water.co.nz) to arrange for a Connections Approval.
6. Watercare Services Limited customer charter only ensures a minimum potable supply of 25L/min at 200kPa at the point of connection to each property which is to be located at the existing watermain where the water meter(s) to be located. Watercare Services Limited will not guarantee any firefighting water supply to any property and it is the responsibility of the owners to provide any specific firefighting requirements that would be stipulated in the building consent to comply the SNZ PAS 4509:2008 requirements.
7. In conjunction with future building consent, a separate application for new wastewater and water meter connection for domestic and firefighting water supply is required to be lodged with, and approved by Watercare Services Limited. At that time, the consent holder will confirm if the actual flow and pressure on the existing watermain could meet their demand for water supply. To facilitate approval of any new public wastewater connection, the applicant is required to provide drainage plan showing the existing and proposed connection to comply the Watercare Services Limited standards.
8. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.

9. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), 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.*

A handwritten signature in black ink, appearing to read "David Hill". The signature is written in a cursive style with a large, sweeping initial 'D'.

**David Hill**  
**Duty Commissioner**

20 October 2016