

DRAFT LAND USE CONDITIONS

GENERAL CONDITIONS

Activity in Accordance with Application

1. The development shall proceed in general accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on *[insert date]*, including all supporting additional information submitted. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

| Drawing Title and Reference | Architect / Author | Rev. | Dated |
|---|--------------------|------|----------|
| A01.001 - Location Plan | Warren and Mahoney | G | 28.04.21 |
| A02.001 - Existing Site Plan | Warren and Mahoney | G | 28.04.21 |
| A03.001 - Proposed Site Plan | Warren and Mahoney | G | 28.04.21 |
| A09.000 - Master Floor Plan Level 00 | Warren and Mahoney | G | 28.04.21 |
| A09.010 - Master Floor Plan Level 01 | Warren and Mahoney | G | 28.04.21 |
| A09.020 - Master Floor Plan Level 02 | Warren and Mahoney | G | 28.04.21 |
| A09.030 - Master Floor Plan Level 03 | Warren and Mahoney | G | 28.04.21 |
| A09.040 - Master Floor Plan Level 04 | Warren and Mahoney | G | 28.04.21 |
| A09.050 - Master Floor Plan Level 05 | Warren and Mahoney | G | 28.04.21 |
| A19.020 - Apartment Plan Block A Level 02 | Warren and Mahoney | G | 28.04.21 |
| A19.030 - Apartment Plan Block A Level 03 | Warren and Mahoney | G | 28.04.21 |
| A19.040 - Apartment Plan Block A Level 04 | Warren and Mahoney | G | 28.04.21 |
| A19.120 - Apartment Plan Block B Level 02 | Warren and Mahoney | G | 28.04.21 |
| A19.130 - Apartment Plan Block B Level 03 | Warren and Mahoney | G | 28.04.21 |
| A19.140 - Apartment Plan Block B Level 04 | Warren and Mahoney | G | 28.04.21 |
| A19.230 - Apartment Plan Block C Level 03 | Warren and Mahoney | G | 28.04.21 |
| A19.240 - Apartment Plan Block C Level 04 | Warren and Mahoney | G | 28.04.21 |
| A19.250 - Apartment Plan Block C Level 05 | Warren and Mahoney | G | 28.04.21 |
| A19.330 - Apartment Plan Block D Level 03 | Warren and Mahoney | G | 28.04.21 |
| A19.340 - Apartment Plan Block D Level 04 | Warren and Mahoney | G | 28.04.21 |
| A19.350 - Apartment Plan Block D Level 05 | Warren and Mahoney | G | 28.04.21 |

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|---|--------------------|-----|----------|
| A19.400 - Apartment Plan North Terraces Level 00 | Warren and Mahoney | G | 28.04.21 |
| A19.410 - Apartment Plan North Terraces Level 01 | Warren and Mahoney | G | 28.04.21 |
| A19.420 - Apartment Plan North Terraces Level 02 | Warren and Mahoney | G | 28.04.21 |
| A19.430 - Apartment Plan North Terraces Level 03 | Warren and Mahoney | G | 28.04.21 |
| A19.500 - Apartment Plan South Terraces Level 00 | Warren and Mahoney | G | 28.04.21 |
| A19.510 - Apartment Plan South Terraces Level 01 | Warren and Mahoney | G | 28.04.21 |
| A19.520 - Apartment Plan South Terraces Level 02 | Warren and Mahoney | G | 28.04.21 |
| A19.530 - Apartment Plan South Terraces Level 03 | Warren and Mahoney | G | 28.04.21 |
| A19.540 - Apartment Plan South Terraces Level 04 | Warren and Mahoney | G | 28.04.21 |
| A20.001 - External Elevations | Warren and Mahoney | G | 28.04.21 |
| A20.002 - External Elevations | Warren and Mahoney | G | 28.04.21 |
| A30.001 - Typical Sections | Warren and Mahoney | G | 28.04.21 |
| A30.002 - Typical Sections | Warren and Mahoney | G | 28.04.21 |
| A30.003 - Typical Sections | Warren and Mahoney | G | 28.04.21 |
| RC210 - External Signage Elevations | Wingate Architects | C | 10.03.21 |
| 00010 - General Notes | Robert Bird Group | P01 | 08.03.21 |
| 01010 - General Arrangement Plan | Robert Bird Group | P01 | 08.03.21 |
| 81010 - Erosion and Sedimentation Control | Robert Bird Group | P01 | 08.03.21 |
| 81040 - Erosion and Sedimentation Control Details | Robert Bird Group | P01 | 08.03.21 |
| 82010 - Bulk Earthworks | Robert Bird Group | P01 | 08.03.21 |
| 82011 - Rock Excavation Plan | Robert Bird Group | P01 | 08.03.21 |
| 86010 - 3 Waters Plan | Robert Bird Group | P01 | 08.03.21 |
| 86040 - Stormwater Details | Robert Bird Group | P01 | 08.03.21 |

| | | | |
|--|-------------------|-----|----------|
| 86041 - Wastewater Details | Robert Bird Group | P01 | 08.03.21 |
| 87010 - Soakhole Location and Test Result | Robert Bird Group | P01 | 08.03.21 |
| 87011 - Existing Catchment Plan | Robert Bird Group | P01 | 08.03.21 |
| 87012 - Proposed Catchment Plan | Robert Bird Group | P01 | 08.03.21 |
| 87020 - Overland Flow Culvert Long Section | Robert Bird Group | P01 | 08.03.21 |
| 89010 - Water Supply and Services Plan | Robert Bird Group | P01 | 08.03.21 |
| 89040 - Water Supply Details | Robert Bird Group | P01 | 08.03.21 |

Lapsing of Consent

2. In accordance with clause 37(7) of Schedule 6 to the COVID-19 Recovery (Fast-Track Consenting) Act 2020, this consent shall lapse two years after the date it is granted unless:
 - (a) The consent is given effect to; or
 - (b) The period after which the consents lapse under section 125 of the RMA is extended.

Monitoring Deposit

3. The consent holder shall pay the Auckland Council an initial consent compliance monitoring charge of \$3,000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. 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 consents have been met, will Auckland Council issue a letter confirming compliance on request of the consent holder.

PRE-COMMENCEMENT CONDITIONS

Pre-Commencement Meeting

4. Prior to the commencement of any earthworks the consent holder shall hold a pre-start meeting that:
 - (a) Is located on the subject site;
 - (b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;

- (c) Includes Auckland Council's Compliance Monitoring Officer; and
- (d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.

The purpose of the meeting shall be to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Erosion and Sediment Control Plans listed in Condition 1;
- Construction Noise and Vibration Management Plan (CNVMP);
- Construction Management Plan (CMP);
- Construction Traffic Management Plan (CTMP); and
- Stormwater management.

Advice Note:

To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Community Liaison Group

5. No later than 3 months prior to the commencement of construction the consent holder shall establish a Community Liaison Group (CLG) and hold the first meeting in accordance with Condition 7.
6. The consent holder shall invite each of the following parties to have a representative on the CLG:
 - (a) Auckland Council;
 - (b) Auckland Transport;
 - (c) Watercare;
 - (d) Albert- Eden Local Board;
 - (e) Chair of Lot 1 DP 170042 Body Corporate Committee;
 - (f) Dominion Road Business Association;
 - (g) Nominated Mana Whenua Representatives; and
 - (h) Nominated representative of adjacent owners' group.

7. The objectives of the CLG are to:
 - (a) Provide a means for all parties to give and receive regular updates on progress with the construction of the project;
 - (b) Provide a regular forum through which information about the construction of the project can be provided by the consent holder;
 - (c) Enable opportunities for concerns and issues to be reported and responded to by the consent holder; and
 - (d) Provide feedback on the development of the Construction Noise and Vibration Management Plan (CNVMP), Construction Management Plan (CMP) and Construction Traffic Management Plan (CTMP).
8. The consent holder shall:
 - (a) Consult with the CLG on the development and content of the CNVMP, CMP, and CTMP, including providing a copy of the draft CNVMP, CMP and CTMP (including indicative provisions for oversized vehicles entering and leaving the site) for feedback in advance of lodging with Auckland Council;
 - (b) Arrange a regular monthly meeting on the same day of the week, which shall be agreed with the members of the CLG;
 - (c) Provide information at least 3 working days in advance of the meeting at which that information is to be discussed;
 - (d) Provide reasonable administrative support for the CLG including:
 - (i) Organising meetings at a local venue;
 - (ii) Inviting all members of the CLG to meetings at least 5 working day before that meeting is to be held;
 - (e) Provide an update at least every month (or as otherwise agreed by the CLG) during construction of the project setting out noise and vibration monitoring results and associated compliance with the consent conditions and any other relevant requirements of the CNVMP, CMP and CTMP, including responses to compliance concerns raised by CLG members at the previous meeting;
 - (f) Provide all updates to the CNVMP following certification of these updates by Auckland Council;
 - (g) Respond to all issues/queries/requests raised by the CLG and advise how their issues/queries/requests have been resolved and if not resolved, the reasons why. The speed of the response shall be determined by the urgency of the matter as determined by Auckland Council; and
 - (h) Have a representative attend all CLG meetings.

9. At the first meeting of the CLG, the consent holder shall provide a list of three registered members of the New Zealand Institute of Building Surveyors Inc who are suitably qualified to undertake cosmetic and structural damage assessment and reporting. All listed persons shall have provided confirmation of their availability to undertake the work required by Conditions 68 to 72.
10. The purpose of the list is to provide the CLG an opportunity to agree (by majority) upon and nominate one of the listed Building Surveyors as an independent assessor of any building damage that may occur as a result of the construction activity.
11. The CLG shall, within 10 working days of the first meeting, advise the consent holder of the nominated Building Surveyor.
12. The consent holder shall, at the consent holder's expense, engage the nominated Building Surveyor for the duration of the construction activity until such time as the requirements of Conditions 68 to 72 have been completed to the satisfaction of Auckland Council.
13. The CLG shall continue until construction works including final inspections of neighbouring properties for damage are completed on the site, and Auckland Council sign-off has been provided confirming that all construction-related consent conditions have been met, including Conditions 68 to 72.

Construction Noise and Vibration Management Plan (CNVMP)

14. Prior to commencement of construction, the consent holder shall prepare a Construction Noise and Vibration Management Plan (CNVMP) and submit it to Auckland Council for certification.
15. The objectives of the CNVMP are to:
 - (a) Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to manage and minimise construction noise and vibration effects;
 - (b) Inform the duration, frequency and timing of works to manage disruption; and
 - (c) Require engagement with affected receivers and timely management of complaints.
16. The CNVMP shall include specific details relating to avoiding, remedying or mitigating adverse noise and vibration effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development as follows:
 - (a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - (b) A general outline of the construction programme for each stage of development;
 - (c) Applicable site noise and vibration criteria set out in these conditions;
 - (d) Identification of surrounding noise and/or vibration sensitive receivers;
 - (e) A vibration monitoring program to establish site specific setback distances for the avoidance of building damage per Conditions 73 to 76;

- (f) Details about the works, including:
 - (i) When the higher noise and vibration levels can be expected;
 - (ii) The likely sources or causes of noise and vibration;
 - (iii) Methods for monitoring and reporting on noise and vibration;
 - (iv) Working hours;
 - (v) A contact phone number for any concerns regarding noise and vibration; and
 - (vi) When works could be scheduled to avoid the worst of the effects on the receivers.
- (g) These details above shall be provided any interested parties upon request;
- (h) Details of the management and mitigation measures required to comply with Conditions 56 to 76;
- (i) A procedure for undertaking building condition surveys of buildings in accordance with Conditions 67 to 69;
- (j) The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings; and
- (k) The process for changing, and certifying any changes to, the CNVMP.

The certified CNVMP (as certified by Auckland Council) shall be implemented and maintained throughout the entire demolition and construction period.

The CNVMP shall be prepared with reference to Annex E2 of NZS 6803: 1999 Acoustics - Construction noise.

Construction Management Plan (CMP)

17. The consent holder shall, at least 10 working days prior to the commencement of earthworks activity on the site, prepare and submit a Construction Management Plan (CMP) to Auckland Council for approval, in a certifying capacity.

Advice Note:

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.

18. The objectives of the CMP are to:
- (a) Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised;
 - (b) Inform the duration, frequency and timing of works to manage disruption; and
 - (c) Require engagement with affected receivers and timely management of complaints.

No earthworks activity shall commence until confirmation of the CMP is provided from Auckland Council that the CMP is satisfactory. The certified CMP shall be implemented and maintained throughout the entire demolition and construction period.

19. The CMP shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development (where they are not already managed by the CNVMP or CTMP) as follows:
- (a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - (b) A general outline of the construction programme for each stage of development;
 - (c) Applicable conditions relating to the management of construction matters (including but not limited to those on dust, sediment and contamination);
 - (d) Programme of works and hours of operation;
 - (e) Relevant details for the management of dust on site (as per the guidance in Appendix 4 of the Ministry for the Environment's *Good Practice Guide for Assessing and Managing Dust*, 2016) including:
 - (i) An objective to ensure the consent holder shall ensure earthworks do not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive;
 - (ii) A general description of the activities and main potential sources of dust emission;
 - (iii) Contact details for the person who will manage dust complaints on site to be made available to staff and the CLG;
 - (iv) A full description of the dust mitigation system, including identifying relevant operating procedures and parameters, inventory of mitigating equipment and materials, details and reporting on maintenance programmes for this equipment and contingency procedures;
 - (v) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, unloading of building materials, waiting and storage areas and similar construction activities;
 - (vi) Measures for waste management which include designated sites for refuse bins, and for recycling bins for glass, plastic and cans storage and collection in accordance with Auckland Council's waste reduction policy;
 - (vii) Location of workers' conveniences (e.g. portaloos) and worker transport arrangements and car parking;
 - (viii) A site plan identifying material, plant and machinery storage areas as well as loading and unloading zones;

- (ix) Location and height of site hoardings (if any);
 - (x) Proposed hours of work on the site; and
 - (xi) Monitoring procedures, including frequency and kind of monitoring to be undertaken, records to be kept and any system review or reporting required.
- (f) Management processes for earthworks on site to minimise contaminant, erosion and sediment effects as per Conditions 45 to 55 and as guided by Auckland Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005*.
- (g) Details of construction hoardings and other measures to be adopted to maintain areas of the site that are visible from public spaces and private property in a tidy condition;
- (h) Details of the approach to be undertaken for the unloading and stockpiling of materials on site (including any necessary reference to the CNVMP or CTMP as required under Conditions 17 to 19 and 20 to 22);
- (i) Management of rubbish disposal on site, in order to ensure any rubbish is removed in a timely manner and areas of the site visible from neighbouring properties or public spaces are kept in a tidy condition.

Construction Traffic Management Plan (CTMP)

20. Prior to the commencement of earthworks or construction, the consent holder shall submit a Construction Traffic Management Plan (CTMP) to Auckland Council for certification.
21. The objective of the CTMP is to ensure that during construction the surrounding road network (including the footpaths) operates safely and efficiently for all road users including existing residents and pedestrians.
22. The CTMP shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:
- (a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - (b) A general outline of the construction programme;
 - (c) Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);
 - (d) Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;
 - (e) An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

- (f) Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;
- (g) Truck movements associated with the construction of the development (including the removal of existing buildings and fill) shall not enter the site during the busy commuter peak hours of 8:00am to 9:00am and 4:30pm to 6:00pm weekdays and shall not enter or leave the site between the hours of 7:00pm to 7:30am, unless prior written approval of Auckland Council is obtained;
- (h) Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;
- (i) Temporary protection measures that will be installed to ensure that there shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;
- (j) Details on procedures to be followed during major sporting events at Eden Park, noting that pedestrian connectivity and safety requirements shall not significantly impact on the requirements of the respective Eden Park management plans;
- (k) Identification of haulage routes; and
- (l) Details on the location of any temporary bus stops.

The above details shall be shown on a site plan and supporting documentation as appropriate. The certified CMP shall be implemented and maintained throughout the entire earthworks and construction period.

Advice Notes:

Prior to carrying out any work in the road corridor, the applicant is required to submit to Auckland Transport a Corridor Access Request (CAR) and CTMP, work shall not commence until such time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made through <http://www.beforeudiq.co.nz> and 15 working days should be allowed for approval. More information is available on Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests>.

The CTMP should contain sufficient detail to ensure the safe and efficient movement of the travelling public pedestrians, cyclists and motorists, including restricting vehicle movements in peak periods.

Notification of Works Commencing to Neighbours

23. The consent holder shall:

- (a) At least 10 working days prior to the commencement of earthworks on site, provide written advice of the proposed commencement date to the following:
 - (i) Dominion Road Business Association; and
 - (ii) Owners and occupiers identified in Appendix 3 of the submitted application material.

- (b) The written advice shall, as a minimum, include:
 - (i) A brief overview of the construction works;
 - (ii) Acknowledgement that some activities are predicted to generate high noise and/or vibration levels that may result in disturbance for short periods;
 - (iii) The mitigation and management measures to be implemented;
 - (iv) Details of monitoring (as per Conditions 73 to 76) that will be undertaken where concerns about noise or vibration are raised;
 - (v) The working hours, a contact phone number for any concerns regarding noise and vibration, construction traffic, or any other matter associated with the works; and
 - (vi) Copies of the CNVMP, CMP and CTMP.
 - (c) Public site signage shall include contact details for any concerns regarding the works.
 - (d) At least monthly the consent holder shall communicate with the occupiers of all properties referenced in (a) above regarding upcoming construction works. This shall include written advice which sets out:
 - (i) A brief overview of the upcoming construction works;
 - (ii) The duration of each phase of the project;
 - (iii) The anticipated significant events that will happen on site in the next month (for example, rock-breaking, the removal or importation of fill, concrete pouring, crane establishment or disestablishment, significant deliveries, etc.); and
 - (iv) A contact phone number for any concerns regarding noise and vibration, construction traffic, or any other matter associated with the works.
 - (e) The consent holder shall provide 3 days' advance written notice to the occupiers of all properties referenced in (a) above of the commencement of rock breaking activities onsite.
24. All construction noise and/or vibration complaints shall be recorded in a complaints file that is available to Auckland Council on request. For each complaint, an investigation should be undertaken involving the following steps as soon as practicable:
- (a) Acknowledge receipt of the concern or complaint within 24 hours and record:
 - (i) Time and date the complaint was received and who received it;
 - (ii) Time and date of the activity subject to the complaint (estimated where not known);
 - (iii) The name, address and contact details of the complainant (unless they elect not to provide);
 - (iv) The complainants' description of the activity and its resulting effects; and
 - (v) Any relief sought by the complainant (e.g. scheduling of the activity).

- (b) Identify the relevant activity and the nature of the works at the time of the complaint.
 - (c) If a complaint relates to building damage, inform the on-duty site manager as soon as practicable in relation to the building survey process detailed at Conditions 67 to 72 below.
 - (d) Review the activity noise and/or vibration levels and the mitigation and management measures in place. Report the findings and recommendations to the Project Manager.
 - (e) Report the outcomes of the investigation to the complainant, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.
25. Prior to giving effect to this consent the consent holder shall provide details of any agreement with Auckland Transport to Auckland Council regarding changes to existing road markings and new road markings including No Stopping At All Times (NSAAT) markings and on street parking spaces.

Preliminary Design Road Safety Audit

26. Prior to the lodgement of any Engineering Plan Approval(s), the consent holder shall engage an independent and suitably qualified Safety Engineer to undertake and complete an independent, Preliminary Design Road Safety Audit of all site access points and road layout changes associated with the development.
27. The Preliminary Design Road Safety Audit shall address all transportation aspects of the development which shall include, but not be limited to, the following:
- (a) The Dominion Road / Prospect Terrace intersection;
 - (b) The Grange Road / Dominion Road intersection; and
 - (c) The vehicular accesses.

The consent holder shall address any recommendations made in the Preliminary Design Road Safety Audit, referred to in Condition 26, that are agreed with Auckland Transport.

28. The Road Safety Audit shall be completed in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audit Report shall be provided to Auckland Transport prior to commencement of any construction works within the road reserve.
29. The consent holder shall adopt and address any recommendations made in the Road Safety Audit, referred to in Condition 28, that are agreed with Auckland Transport. The consent holder shall also undertake remedial measures where the findings of the Road Safety Audit identify any serious or significant traffic-related concerns arising as a direct result of the development, that in the opinion of Auckland Transport exacerbates a traffic safety risk. Any remedial measures shall be incorporated into the finalised design lodged for Engineering Plan Approval as required in Condition 32 of this consent.

Advice Note:

If any agreed mitigation measure(s) require a separate resource consent or third-party approval, it shall be the sole responsibility of the consent holder to obtain such consents and/or approvals prior to any construction works and implementation of such measure(s).

30. No construction works of all new or modified accesses within the road reserve shall occur prior to the Engineering Plan Approval that includes the agreed recommendations, adopted changes and approval(s) (where required) agreed in the Road Safety Audit, as per Conditions 28 and 29.

General Transportation

31. All new public assets including vehicle crossings, footpaths and street furniture shall be designed and formed to Auckland Transport's relevant Engineering Standards.

Dominion Road - Detailed Design

32. At least ten working days prior to the submission of Engineering Plan Approval, and following completion of the Preliminary Design Road Safety Audit, in relation to the works associated with the Dominion Road intersections with Prospect Terrace and Grange Road, the consent holder shall provide to Auckland Transport for approval, the detailed design which includes consideration of:
 - (a) Dominion Road / Prospect Terrace intersection showing tracking of 12.6m trucks;
 - (b) Grange Road / Dominion Road intersection showing tracking of 12.6m trucks;
 - (c) Service relocation plans;
 - (d) Extent of reinstatement works;
 - (e) Regulatory and warning signage/markings;
 - (f) Visibility assessment, taking into account landscaping and signage; and
 - (g) Changes as required by the Road Safety Audit referred to within Condition 28 and 29.
33. The easternmost Prospect Terrace vehicular access shall be restricted to supermarket and general service vehicles only.
34. Prior to the operation of the easternmost Prospect Terrace vehicular access, the consent holder shall install 'authorised vehicles only' signage and thereafter retain and maintain this signage in perpetuity to the satisfaction of Auckland Council.

Geotechnical

35. The consent holder shall engage a suitably qualified engineer to supervise all excavations, retaining and foundation construction. The supervising engineer's contact details shall be provided in writing to Auckland Council at least two weeks prior to earthworks commencing on site.

Materials and Finishes

36. As part of the building consent, the consent holder shall provide architectural detail drawings of the facade components and a Materials Schedule and Specifications for the proposed external cladding and glazing including surface finishes and colour scheme. This shall be submitted to Auckland Council for certification that the proposed architectural treatment, colour, and visual depth indicated in the consent drawings is consistent with the documentation listed in Condition 1 and will be provided without any compromise of their design intent.
37. As part of the building consent that includes the following matters, the consent holder shall provide details of any external rooftop services/plant, and visual/ aural screening elements to Auckland Council for certification that screening/treatment of any external plant equipment does not undermine the design and architectural integrity of the development.

Advice Note:

As part of the condition monitoring process, Auckland Council's Premium Resource Consents Team will liaise with members of Auckland Council's Urban Design Unit and Built Heritage Team to ensure that the submitted details are consistent with the approved plans and information.

Finalised Landscape Design Drawings, Specifications and Maintenance Requirements

38. As part of any building consent, the consent holder shall provide to Auckland Council for certification, a finalised set of developed and detailed 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 Landscape Concept Plan prepared by Boffa Miskell, dated 3 May 2021 and confirm that the planting within the internal courtyard areas will be able to achieve the anticipated outcome, in particular that there is enough depth of soil to accommodate the proposed vegetation. At a minimum, this information shall include landscape design drawings, specifications and maintenance requirements including
 - (a) Annotated planting plans which communicate the proposed location and extent of all areas of planting;
 - (b) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes and garden beds;
 - (c) A plant schedule based on the submitted planting plan(s) which detail 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;

- (d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;
- (e) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;
- (f) An annotated furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements; and
- (g) 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:
 - (i) Irrigation;
 - (ii) Weed control;
 - (iii) Plant replacement;
 - (iv) Inspection timeframes; and
 - (v) Contractor responsibilities.

Advice notes:

It is recommended that the consent holder consider a minimum three-year management/maintenance programme for plant establishment and provide, in particular, details of maintenance methodology and frequency, allowance for fertilising, weed removal/spraying, replacement of plants, including specimen trees in case plants are severely damaged/die over the first three years of the planting being established and watering to maintain soil moisture.

Implementation and Maintenance of Approved Landscape Design

39. Prior to the development being first occupied and within an appropriate planting season, the consent holder shall implement the landscape design which has been approved by the Auckland Council under Condition 38 and thereafter retain and maintain this landscape (planting, pavement and furniture) in perpetuity to the satisfaction of the Auckland Council in accordance with the maintenance plan which has been approved under Condition 38.

Waste Management Plan

40. As part of any building consent, a finalised Waste Management Plan shall be submitted to Auckland Council for certification that the servicing requirements of the overall site are adequately provided for without causing odour/visual nuisance internally or to the public.
41. Any waste collection including all movement of bins shall not be undertaken between 6.00pm and 7.00am, unless undertaken within the internal car parking or loading bays of the development.
42. The Waste Management Plan shall then be implemented at all times.

Advice Note:

The waste management plan required by Condition 40 is also required for any multi-unit development, comprising ten or more units, under the Auckland Council Solid Waste Bylaw 2012. Assistance in determining the contents of the Waste Management Plan can be found within the Auckland Design Manual, www.aucklanddesignmanual.co.nz by searching for the Waste MUD Calculator. As part of the certification process, Auckland Council's monitoring officers will liaise with members of Auckland Council's Urban Design Unit and Waste Solutions Team to ensure that the submitted details are consistent with the approved plans and information.

Lighting Plan

43. As part of any building consent, the consent holder shall provide a Lighting Plan for certification by Auckland Council. This plan shall include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined). The lighting plan shall demonstrate that all lighting complies with the relevant AUP(OP) lighting standards and to avoid any light spill onto neighbouring properties.

Advice Note:

The purpose of this plan is to demonstrate that adequate lighting will be provided, particularly at the entrances to the building; and any publicly accessible areas within and around the site for the visibility and safety of residents, occupants and visitors to the premises and passers-by outside the daylight hours. The lighting should be designed to prevent any glare or overspill to the neighbouring properties in compliance with the relevant bylaw provisions.

44. The Lighting Plan certified by Auckland Council Team shall be implemented as part of the construction of the development and maintained thereafter.

Advice Note:

As part of the condition monitoring process, Auckland Council's Premium Resource Consents Team will liaise with members of Auckland Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information.

DURING CONSTRUCTION CONDITIONS

Erosion and Sediment Control

45. Prior to earthworks commencing, a certificate signed by an appropriately and experienced person shall be submitted to Auckland Council, to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control management plan and Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* (GD05) and the specific requirements of this consent.

Certified controls may include the decanting earth bund, silt fences, clean water diversions, dirty water diversions and stabilised construction entrances. The certification for the measures shall

be supplied immediately upon completion of construction of those measures. Information supplied, if applicable shall include:

- (a) Contributing catchment area;
 - (b) Volume of the structure;
 - (c) Shape of structure (dimensions of structure);
 - (d) Position of inlets/outlets; and
 - (e) Stabilisation of the structure.
46. The earthworks shall be undertaken in accordance with the plans and information referenced in Condition 1.
 47. The erosion and sediment control measures shall be constructed and maintained in accordance with Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* and any amendments to this document, except where a higher standard is detailed in the documents referred to in the conditions above, in which case the higher standard shall apply. The excavation areas shall be dampened during the day to suppress the generation of dust during the works. Filter cloths or cover mats shall be installed over the stormwater cesspits in the vicinity of the excavation areas. Vehicles will be inspected prior to leaving works area and wheels brushed/cleaned, as required, to avoid the potential for sediment to leave the site on vehicle tyres and enter the existing stormwater system.
 48. There shall be no deposition of earth, mud, dirt or other debris on any public 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.
 49. Upon completion or abandonment of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*.
 50. The consent holder shall take all necessary measures to control silt contaminated stormwater at all times during the earthworks and during building development in general accordance with plans and information referenced in Condition 1, and in accordance with Auckland Council's Guideline Document 2016/005 *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* and to the satisfaction of Auckland Council.
 51. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of Auckland Council.

52. Unless specifically provided for by this consent, there shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur Auckland Council, shall be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition shall be met by the consent holder.
53. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves, unless otherwise authorised by Auckland Council and/or Auckland Transport, resulting from the construction and earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

Dust

54. During earthworks all necessary action shall be taken to minimise dust generation and sufficient water shall be available and shall be used where needed to dampen exposed soil, and/or other dust suppressing measures shall be available to minimise dust formation.

Imported Fill

55. All imported fill used shall:
- (a) Comply with the definition for 'cleanfill' in the Ministry for the Environment publication *A Guide to the Management of Cleanfills (2002)*;
 - (b) Be solid material of a stable, inert nature; and
 - (c) Not contain hazardous substances or contaminants above recorded natural background levels of the receiving site.

Advice Note:

In addition to the characteristics for imported fill outlined in the above condition, please refer to the relevant New Zealand Standard (e.g. NZS 4431:1989 'Code of Practice for Earth Fill for Residential Development') to ensure that all fill used is of an acceptable engineering standard.

Construction Noise

56. All noise generating activities associated with the implementation of this resource consent (which can include, but are not limited to, any enabling works, demolition, earthworks and construction activities, and ancillary activities such as deliveries, loading and unloading goods, transferring tools, etc):
- (a) May only be carried out between the hours of 7:30am and 6:00pm, Monday to Saturday; and
 - (b) Must not be carried out on any Sunday or public holiday.

Oversize plant equipment (such as cranes and large machinery) and building elements (such as pre-cast concrete) that would cause significant disruption to the surrounding road network may be brought onto, or taken off, site outside the above times and may exceed the relevant

construction noise levels set out in Condition 57, subject to at least 5 working days' notice being given to the parties listed in Condition 23) and the approval of the Auckland Council.

Advice Note:

For the avoidance of doubt, this condition does not apply to quiet activities such as administrative work.

57. Except as provided for in Conditions 58 and 59, construction noise levels at occupied buildings shall comply with the following limits, when measured and assessed in accordance with NZS 6803:1999: *Acoustics- Construction Noise*.

| Time of Week | Time Period | Noise Limit, dB | |
|-----------------------------|--------------------|-------------------------|-------------------|
| | | L _{Aeq(30min)} | L _{Amax} |
| Weekdays | 7:30 am - 6:00 pm | 70 | 85 |
| | 6:00 pm - 10:00 pm | 55 | 80 |
| Saturdays | 7:30am - 6:00 pm | 70 | 85 |
| | 6:00 pm - 10:00 pm | 55 | 80 |
| Sundays and public holidays | 7:30 am - 6:00 pm | 55 | 80 |
| At all other times | | 45 | 70 |

58. Construction noise shall not exceed 75 dB L_{Aeq(30min)} when measured at 1 m from the facade of any occupied building within 15m of the site boundary. This limit shall apply for a single continuous period of 20 weeks. This condition does not apply to the exceptions identified in Condition 59. The consent holder shall provide to Auckland Council, the occupiers (where construction noise is expected to exceed 70 dB L_{Aeq(30min)}), and the CLG the start and finish dates for the single continuous 20-week period at least two weeks before the start of that period.

Advice Note:

For the avoidance of doubt, when the condition applies, the compliance limit at any occupied building within 15m of the site boundary shall be 75 dB L_{Aeq(30min)}. The compliance limit at all other receiver will be in accordance with Condition 57, except during rock breaking activities.

59. The following exceptions to Condition 58 apply:
- (a) Noise generated by construction activities shall not exceed the following external limits when measured 1m from the facade of any occupied buildings not on the same site:
 - (i) 111 Grange Road: Levels up to 80dB L_{Aeq(30min)} from the rock breaker, piling rig and concrete cutting only;
 - (ii) 128 Grange Road: Levels up to 80dB L_{Aeq(30min)} from concrete cutting only;
 - (iii) 378-388 Dominion Road: Levels up to 80dB L_{Aeq(30min)} from piling and 85dB L_{Aeq(30min)} from any rock breaking; and

(iv) 86 and 86A Prospect Terrace: Levels up to 75dB $L_{Aeq(30min)}$ from rock breaking and piling.

60. Rock breaking on site shall be minimised through removal of large basalt rocks from site, as far as practicable, or moving them away from the boundary prior to breaking.

Noise Barriers

61. An acoustic barrier with a minimum surface mass of 15kg/m² and 2.4m high shall be erected along the affected boundaries of the site (except where site access is required or where there are existing concrete or concrete block walls already in place), prior to commencement of demolition activities and shall be in place until the completion of all construction activities.
62. A noise reduction shroud shall be fitted on all rock breaking equipment used at the site.

Construction Vibration

Cosmetic Building Damage

63. Construction generated vibration received on any structure not on the same site shall be measured in accordance with, and not exceed the guideline values set of, the German Industrial Standard DIN 4150-3 (1999): Structural Vibration - Part 3 Effects of Vibration on Structures during construction in any circumstance, as set out below:

| Type of Structure | Short-term Vibration | | | Long-term Vibration | |
|--|------------------------------------|-------------|--------------|---|----------|
| | Peak particle velocity (PPV), mm/s | | | PPV at horizontal plane of highest floor at all frequencies | |
| | 1Hz - 10Hz | 10Hz - 50Hz | 50Hz - 100Hz | | |
| Building used for commercial purposes, industrial buildings | 20 mm/s | 20-40 mm/s | 20-50 mm/s | 40 mm/s | 10 mm/s |
| Dwellings and buildings of similar design and/or occupancy | 5 mm/s | 5-15 mm/s | 15-20 mm/s | 15 mm/s | 5 mm/s |
| Structures that because of their particular sensitivity to vibration, cannot be classified under the above two rows and are of great intrinsic value | 3 mm/s | 3-8 mm/s | 8-10 mm/s | 8 mm/s | 2.5 mm/s |

64. Activities resulting in construction vibration beyond the site shall be limited to the hours of 7:30am to 6:00pm on weekdays and Saturdays.

Amenity Limits

65. Except as provided for below, vibration levels arising from construction activity on the site shall not exceed, 2mm/s peak particle velocity in occupied buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building as specified in AUP (OP) E25.6.30(1)(b).

If measured or predicted vibration from construction activities exceeds 2mm/s PPV at occupied buildings, the Consent Holder shall consult with the affected receiver to:

- (a) Discuss the nature of the works and the anticipated days and hours when the exceedances are likely to occur; and
- (b) Determine whether the exceedances could be timed or managed to reduce the effects on the receiver.

The Consent Holder shall maintain a record of these discussions and make them available to Auckland Council on its request.

66. A level of 2mm/s PPV shall not be exceeded for more than three days in any 14 day period at any one occupied building, and must not exceed 5mm/s PPV, unless agreed in writing with the owner and/or occupier. Those exceedance days are to be made known to the owner and/or occupier of the building, unless agreed in writing with the owner and/or occupier. Any such agreement shall be available to Auckland Council on request.

Building Condition Survey

67. The Consent holder shall request in writing the approval of the owners of the following properties to undertake a building condition survey at the times listed in Condition 68:
- (a) 86 Prospect Terrace;
 - (b) 86A Prospect Terrace;
 - (c) 111 Grange Road; and
 - (d) Lot 1 DP 170042 Body Corporate Retail Shops on Dominion Road.
68. Subject to property owner approval being provided, the consent holder shall undertake a building condition survey for each of the properties listed in Condition 67 at the following times:
- (a) At least 10 working days prior to construction commencing;
 - (b) Within 10 working days of the completion of excavation; and
 - (c) At the completion of construction.

Should any reasonable claim of property damage from construction vibration be received from a property owner listed in Condition 67 during the course of the construction activity, a building condition survey of the property in question shall be undertaken within 5 working days of a claim or claims being received by the consent holder.

69. Each building condition survey shall:
- (a) Be undertaken by the Building Surveyor engaged in accordance with Conditions 9 to 12;
 - (b) Provide a description of the building;
 - (c) Determine the appropriate structure type classification with respect to DIN 4150-3:1999 "Structural Vibration - Effects of Vibration on Structures" (i.e. historic/sensitive, residential or commercial/industrial);

- (d) Document and photograph the condition of the building, including any cosmetic and/or structural damage;
 - (e) The Building Surveyor shall invite the owner and any occupier, if different to the owner, to identify any concerns they wish to be considered in any condition survey, and these shall be taken into account in the preparation of the building condition survey; and
 - (f) The results shall be provided to the property owner and be available to Auckland Council on request.
70. If during any construction the building condition survey demonstrates that cosmetic or structural damage has occurred that has, in the opinion of the Building Surveyor, been caused by the activities authorised by this consent, the infringing vibration generating works shall cease until such time as alternative construction methods have been agreed in writing with the Auckland Council.
71. Within 5 working days following the identification of cosmetic or structural damage under Condition 70, the Building Surveyor shall advise in writing any necessary remedial measures to reinstate the affected building to its previously surveyed appearance and structural integrity. The results shall be provided to the Consent Holder, property owner, the CLG and the Auckland Council as soon as practicable. The consent holder shall then offer to, and, if accepted by the property owner shall, at the consent holder's cost, rectify the damage as soon as practicable in accordance with the remedial measures set out in the building survey, in consultation with the property owner.
72. If the post-construction building condition survey demonstrates that damage has occurred that has been caused by the activities authorised by this consent, the consent holder shall offer to, and, if accepted by the property owner, shall rectify the damage at the consent holder's cost, as soon as practicable, in consultation with the property owner.

Monitoring

73. Attended noise and vibration monitoring shall be undertaken during the first occurrence of rock breaking and during any other activities that are predicted to reach the noise or vibration limits.
74. Unattended continuous noise monitoring shall be undertaken during the times of construction when the noise limits of Conditions 58 and 59 apply to the works. Such monitoring shall be undertaken by placing one semi-permanent noise logging device at a building agreed by the CLG. This logging device shall be able to be moved to other buildings as agreed by the CLG, during the phase of works when Conditions 58 and 59 apply. Where monitoring shows that noise levels may exceed the limits of Conditions 58 and 59 at another building, an additional noise logging device shall be placed at that building when the exceedance is predicted to occur.
75. Unattended continuous vibration monitoring shall be undertaken during the excavation phase of the works. Such monitoring shall be undertaken by placing one semipermanent vibration logging device at a building agreed by the CLG. This logging device shall be able to be moved to other buildings as agreed by the CLG, during the excavation phase. Where monitoring shows that vibration levels may exceed the limits of Conditions 65 or 66 at another building, an additional

vibration logging device shall be placed at that building when the exceedance is predicted to occur.

76. The results of the monitoring shall be provided to Auckland Council and the CLG within 5 working days of completion of the monitoring. The results of the monitoring shall be used to verify the appropriateness of the methodology to undertake the works within the limits of Conditions 57 to 59 and 66 of this consent.

Bicycle Parking

77. The consent holder shall provide a plan identifying a minimum of 122 long-term residential and 3 long-term commercial bicycle parking spaces internal to the development in a secure location to Auckland Council for certification. The certified plan shall be implemented to provide the bicycle parking and associated facilities and maintained thereafter.
78. The bicycle parking and associated facilities shall be provided prior to the commencement of occupation of the development.

Advice Note:

The location of such bicycle parking spaces may include racks/hooks at the end of parking spaces where a wall exists, within bicycle racks and/or bicycle storage rooms. Long term bicycle storage areas should not be located in areas used by pedestrians.

79. As part of any building consent, the consent holder shall provide a plan identifying the location of at least 6 short-term residential and 8 short-term commercial bicycle parking spaces in a location convenient to visitors to the development to Auckland Council for certification. The certified plan shall be implemented to provide the bicycle parking and associated facilities and maintained thereafter.
80. The consent holder shall provide a shower and change area for end-of-trip facilities for the commercial activity.

Stormwater

81. The consent holder shall ensure that the required freeboard to finished floor levels from overland flowpaths within and adjacent to the site is maintained for the 100yr Average Recurrence Interval (ARI) flood.
82. The consent holder shall not use zinc or copper leaching surface treatments.

Accidental Discovery Protocol

83. Should earthworks on the site result in the identification of any previously unknown archaeological site, the Accidental Discovery Rule (outlined in Standards E11.6.1 and E12.6.1) set out in the Auckland Unitary Plan Operative in Part shall be applied.

Advice Notes:

Please refer to the requirements of the standards outlined above in the event that any sensitive material is encountered at the result of the works.

NES CS (Earthworks)

84. The consent holder shall implement all measures identified in the Site Management Plan (Issue A) prepared by Tonkin & Taylor Ltd, 16 December 2020 during earthworks on the site. Any substantial revisions to the Remedial Action Plan must be provided to Auckland Council for certification.
85. The consent holder shall engage a suitably qualified and experienced contaminated land specialist to monitor the earthworks.
86. The consent holder shall ensure that the earthworks do not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive.
87. The consent holder shall ensure excavated materials, when removed from the site, are disposed of in an appropriate landfill and provide landfill receipts to Auckland Council on completion of the earthworks.
88. If evidence of soil contamination or presence of asbestos which has not been identified, in the initial site investigations, is discovered during excavation, the consent holder shall immediately cease the works and notify Auckland Council and provide a site contamination report and a remedial action plan if necessary to Auckland Council.
89. The consent holder must ensure that the contamination level of any imported soil complies with Auckland Council's clean fill criteria as outlined by MfE Guide for Managing Clean-fills 2002.

Street Trees

90. The consent holder shall engage an Auckland Council approved contractor to carry out the removal of one Melia tree located on Prospect Terrace (as identified in the Arboricultural Assessment prepared by Peer Brown Miller dated 26 March 2021). This must be carried out in accordance with current best arboricultural and safety practices.
91. Within the next planting season immediately following the tree removal, the consent holder shall plant two Puriri or Kohekohe specimen trees in the Prospect Terrace reserve (berm) and one Puriri or Kohekohe specimen tree in the Grange Road reserve (berm) in a location which has been certified as being appropriate by the Auckland Council, at the consent holder's expense. The trees shall be a minimum root grade of Pb95 and be staked, mulched and watered at the time of planting.
92. Prior to commencing construction, all trees within the road reserve that are to be protected should be fenced with 1.8m high, rigid-faced protective fencing on the dripline, securely fixed in place. This protective fencing should be to the satisfaction of the works arborist. This fencing should not be moved except with the permission of the works arborist.

Geotechnical

93. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that uncontrolled collapse or instability does occur, it shall immediately be rectified.

Public Stormwater

94. All the necessary pipes and ancillary equipment shall be supplied and laid to divert and relay existing public stormwater lines within the site in general accordance with plans and information referenced in Condition 1.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Public Wastewater

95. All the necessary pipes and ancillary equipment shall be supplied and laid to divert and relay existing public wastewater lines within the site and to provide new public connections, in general accordance with plans and information referenced in Condition 1.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

As-Builts for Public Infrastructure

96. All as-built documentation shall be provided to Auckland Council for all new public assets to be vested in Auckland Council.

Advice Note:

The documentation shall be in accordance with Auckland Council's Development Engineering As-built Requirements. The as-built information will require approval by Auckland Council's Development Engineering. Vesting of public assets to Auckland Council and close off and completion of related Engineering Approval consent will be required to be completed.

Private Stormwater

97. All the necessary pipes and ancillary equipment shall be supplied and laid to provide private stormwater connection to the proposed Lots and connect them to the existing stormwater network.

Private Wastewater

98. All the necessary pipes and ancillary equipment shall be supplied and laid to provide private wastewater connection to the proposed Lots and connect them to the existing wastewater network.

POST-CONSTRUCTION CONDITIONS

Vehicle Crossings

99. Prior to the occupation and operation of the consented activities, all redundant vehicle crossings shall be removed and reinstated as kerb and channel and footpath to Auckland Transport's relevant Standard requirements. This shall be undertaken at the consent holder's expense and to the satisfaction of Auckland Council.

Operational Noise

100. Noise levels arising from operational activities must be measured and assessed in accordance with New Zealand Standard NZS 6801 :2008 *Measurement of environmental sound* and New Zealand Standard NZS 6802:2008 *Acoustics - Environmental noise*.
101. The following noise limits are not to be exceeded by any activities occurring on the site when measured or assessed as the incident level on the facade of any building on any other site in the *Business - Local Centre* zone.

| Period | Noise Limit |
|--------------------|---|
| 7:00 am - 10:00 pm | 60 dB L _{Aeq} |
| 10:00 pm - 7:00 am | 50 dB L _{Aeq} 60 dB L _{eq} at 63 Hz 55 dB L _{eq} at 125 Hz 75 dB L _{AFmax} |

102. The following noise limits are not to be exceeded by any activities occurring on the site when measured or assessed within the boundary of a site in a *Residential* zone.

| Period | Noise Limit |
|---|---|
| Monday to Saturday 7:00 am - 10:00 pm Sunday 9:00 am - 6:00 pm | 55 dB L _{Aeq} |
| At all other times | 45 dB L _{Aeq} 60 dB L _{eq} at 63 Hz 55 dB L _{eq} at 125 Hz 75 dB L _{AFmax} |

103. Prior to occupation of the buildings, the consent holder shall submit a report prepared by a suitably qualified and experienced acoustic specialist to Auckland Council for certification. The report shall demonstrate that noise from external plant and the commercial activities with the development complies with Conditions 101 and 102 operational noise limits.
104. In situations where common building elements such as floors and walls connect two units, the noise (rating) level arising from any activity measured in any adjacent unit must not exceed the limits below.

| Unit Affected | Time | Noise Limit |
|--|--------------------|---|
| In all units except those containing activities sensitive to noise | At all times | 50 dB L _{Aeq} |
| In bedrooms and sleeping areas within units containing activities sensitive to noise | 10:00 pm - 7:00 am | 35 dB L _{Aeq} 45 dB L _{eq} at 63 Hz 40 dB L _{eq} at 125 Hz |
| | 7:00 am - 10:00 pm | 40 dB L _{Aeq} |
| Other noise sensitive spaces | At all times | 40 dB L _{Aeq} |

105. At Building Consent stage, the consent holder shall submit a report confirming the building design complies with Condition 104 to Auckland Council. The report must be prepared by a suitably qualified and experienced acoustic specialist.

106. Noise sensitive spaces must be designed and/or insulated so that the internal noise levels do not exceed the levels below based on the maximum level of noise permitted by the zone or precinct standards or any adjacent zone or precinct standards.

| Unit Affected | Time | Noise Limit |
|------------------------------|--------------------|---|
| Bedrooms and sleeping areas | 10:00 pm - 7:00 am | 35 dB L _{Aeq} 45 dB L _{eq} at 63 Hz 40 dB L _{eq} at 125 Hz |
| | 7:00 am - 10:00 pm | 40 dB L _{Aeq} |
| Other noise sensitive spaces | At all times | 40 dB L _{Aeq} |

Where the above internal noise levels can only be complied with when doors or windows to those rooms are closed, those rooms must provide sufficient ventilation either via:

- (a) A mechanical ventilation and/or cooling system that generates a noise level no greater than 35 dB L_{Aeq} when measured 1m from the diffuser at the minimum design airflows; or
- (b) Providing sufficient ventilation via alternate means, such as acoustically treated trickle ventilation, designed to meet the above internal noise level requirements.

At building consent stage, the consent holder shall submit a report confirming the building design complies with this condition to Auckland Council Team. The report must be prepared by a suitably qualified and experienced acoustic specialist.

Flooding

107. The consent holder shall ensure that the development does not result in an increase in peak flows from the site resulting from a 1% AEP event.

108. The consent holder shall ensure that the development does not increase peak flows and water levels of overland flowpaths on other properties in the vicinity of the site, including Dominion Road, Prospect Terrace and Grange Road.

Site Validation Report

109. Following completion of any remediation works, the consent holder shall provide to the Auckland Council for certification a site validation report which shall include but not limited to the following:

- (a) Confirmation of the remediation works being conducted in accordance with an approved remedial action plan;
- (b) The location and dimensions of the remediation carried out, including a site plan;
- (c) Soil test results for remaining soil, imported fill if any and any other soil testing;
- (d) Total volume of excavated soil disposed off-site; and
- (e) Landfill receipts.

Street Trees

110. An aftercare period of two years is to be carried out following the planting of the new street trees (as required by Condition 91). Should the trees decline during this period to a point where they are no longer healthy (in the reasonable opinion of the Auckland Council) then the trees shall be replaced with similar trees of similar dimensions (as required by Condition 91). The aftercare shall include any staking, mulching and watering during the summer periods to ensure the establishment and ongoing survival of the new street trees.

Signage

111. New World signage shall be implemented, as detailed in the plans referenced at Condition 1. Any changes to the location, dimensions, colours, materials and illumination of the signage shall be submitted to Auckland Council for written certification.

Advice notes:

As part of the condition monitoring process, Council's Premium Resource Consents Team will liaise with members of the Council's Auckland Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information. All illuminated signage shall comply with the levels outlined within Section E24 – "Lighting".

Infrastructure

112. A copy of an updated private drainage "as-built" plan signed by a registered certifying drainlayer shall be provided to Auckland Council Team Leader Central Monitoring at the completion of the building works.

Advice Note:

The stormwater and wastewater network connections will require engineering approval to be obtained from Auckland Council prior to applying for Building Consent. All stormwater and wastewater systems shall be designed and constructed in accordance with Auckland Council standards. See Auckland Council's website (www.aucklandcouncil.govt.nz) for more information

on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.

Flood Storage Volume

113. Within 3 months of completion of all works an as-built post construction flood storage plan certified by the supervising engineer detailing the flood storage volume and confirming capacity with supporting calculations and testing shall be provided to Auckland Council.
114. The consent holder shall preserve and divert the exit point of the overland flow path in accordance with Infrastructure Report prepared by Robert Bird Group, dated 29 April 2021.

Site Travel Management Plan

115. Within 2 months of occupation of the buildings, a Site Travel Management Plan (STMP) for the commercial activities shall be provided to Auckland Council for certification. The objective of the STMP is to show how the commercial activities will be managed to minimise private travel to and from the site. The monitoring assessments that need to be provided as part of the STMP should focus on the traffic generation of the development and must include all trips generated by the development including deliveries, pick up/drop off trips, etc. In addition, modal split data should be complied with in order to give effect to the STMP.
116. Every 24 months, for the first six years from the date of occupancy of the building, a report outlining the effectiveness of the proposed measures to achieve the objective of the STMP required by Condition 115 shall be submitted by the consent holder (in consultation with building occupiers) to the Auckland Council.

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, "Auckland Council" refers to the Auckland Council's monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see Auckland Council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *The Construction Management/Construction Traffic Management Plan is intended to provide flexibility both for the consent holder and Auckland Council for the management of the earthworks and construction activity. Accordingly, the Management Plan may need to be reviewed over time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.*

5. *Certification of the Construction Management/Construction Traffic Management Plan by Auckland Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by Auckland Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.*
6. *Engineering Plan Approval (EPA stage): Detailed design of all proposed intersection improvements, vehicle accesses, pedestrian footpaths, cycling infrastructure and associated gradients will be reviewed and approved by Auckland Transport, at the Engineering Plan Approval stage, prior to any construction works.*
7. *Where any vehicle crossings or accessways from public roads are to be modified or removed or where any new vehicle crossings or accessways from public roads are proposed or where road widening works are proposed approval must be obtained from Auckland Transport.*
8. *If any public wastewater or stormwater pipe lines require relaying or diversion due to additional road widening works or access upgrading works, additional Engineering Approval Applications will be required to be lodged with Auckland Council.*
9. *All water supply connections to the Watercare Services Ltd All water supply connections to the Watercare Services Ltd (Watercare) supply main shall be designed in accordance with Watercare's "Standards" and be made by a Watercare approved contractor. For details, please contact Watercare.*
10. *It will be the responsibility of the applicant to determine the presence of any underground services that may be affected by the applicants work in the road reserve. Should any services exist, the applicant shall contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from <http://www.beforeudiq.co.nz/>*
11. *All applications for temporary use of the road reserve during construction must be submitted to Auckland Transport as a Corridor Access Request (CAR). Applications are to be submitted electronically via <https://www.submitica.co.nz/Applications> and 15 working days should be allowed for approval.*
12. *Prior to the construction of any road signage, road markings or traffic control devices within the legal road the consent holder is required to 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).*

The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process may require public consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport for review and approval. It is recommended that the resolution process be initiated at least 8 weeks prior to the installation

permanent traffic and parking controls. No installation of any road markings will be permitted before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC).

- 13. The consent holder will be responsible for ensuring any road encroachment licence(s) or lease(s) for any private structure that projects into legal road are obtained from Auckland Transport. Encroachment licenses are not a Resource Management Act matter, and acceptance or rejection of any application is at Auckland Transport's sole discretion. See Auckland Transport's website for more information <https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/road-encroachment-licences-or-leases/>*
- 14. Engineering Plan Approval (EPA stage): Detailed design of all proposed vehicle accesses, pedestrian footpaths, cycling infrastructure and associated gradients will be reviewed and approved by Auckland Transport, at the Engineering Plan Approval stage, prior to any construction works.*
- 15. The provision of traffic control devices require a resolution under s330 of LGA1974 from Auckland Transport and a minimum of 45 working days should be allowed for approval.*
- 16. The consent holder is liable for the payment of development contributions applicable to the development. For more information regarding the payment of development contributions, please email through to Central - Development Contributions on ACE-ContributionTeam@aucklandcouncil.govt.nz.*
- 17. If any archaeological features are uncovered on the site, works should cease and Auckland Council and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. Archaeological features may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101*
- 18. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
- 19. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to section 13 of Schedule 5 of the COVID-19 Recovery (Fast-track Consenting) Act 2020.*