

Land Use Consent

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. This consent shall be carried out in general accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number **XXXX**.
 - Application Form and Assessment of Environmental Effects prepared by Campbell Brown Planning, dated **XXXXX**.

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Author	Drawing Number	Revision	Date
Architectural Resource Consent Package – Warren and Mahoney Architects			
Cover Sheet	RC.001	C	08/10/2021
Master Floor Plan – Basement	RC.020	C	08/10/2021
Master Floor Plan – Level 00 – Option 1 Base Case	RC.021	C	08/10/2021
Master Floor Plan – Level 00 – Option 2 Resi Building C	RC.022	C	08/10/2021
Master Floor Plan – Level 00 – Option 3 A&G 3 Beds	RC.023	B	08/10/2021
Master Floor Plan – Level 01	RC.024	C	08/10/2021
Master Floor Plan – Level 01-04 – Option 3 A&G 3 Beds	RC.024.1	B	08/10/2021
Master Floor Plan – Level 02	RC.025	C	08/10/2021
Master Floor Plan – Level 03	RC.026	C	08/10/2021
Master Floor Plan – Level 04	RC.027	C	08/10/2021
Master Floor Plan – Level 05	RC.028	C	08/10/2021
Master Floor Plan – Level 06	RC.029	C	08/10/2021
Elevations – Overall Site	RC.040	C	08/10/2021
Elevations – Overall Site	RC.041	C	08/10/2021
Elevations – Building A	RC.050	C	08/10/2021
Elevations – Building B	RC.051	B	08/10/2021
Elevations – Building C	RC.052	C	08/10/2021
Elevations – Building D	RC.053	C	08/10/2021
Elevations – Building E	RC.054	B	08/10/2021
Elevations – Building F	RC.055	B	08/10/2021
Elevations – Building G	RC.056	B	08/10/2021
Sections – Overall Site	RC.080	C	08/10/2021
Sections – Overall Site	RC.081	C	08/10/2021
Sections – Boundary	RC.090	C	08/10/2021
Sections – Boundary	RC.091	C	08/10/2021
Sections – Boundary	RC.092	C	08/10/2021
Sections – Boundary	RC.093	C	08/10/2021
Sections – Boundary	RC.094	C	08/10/2021
Apartment Typology Plans – BTR	RC.110	C	08/10/2021
Apartment Typology Plans – BTS	RC.111	C	08/10/2021
Apartment Typology Plans – BTS	RC.112	C	08/10/2021
Engineering Drawings – GWE Consulting Engineers			
Drawing Schedule	001	2	07/10/2021
Notes and Abbreviations	002	2	07/10/2021
Existing Site Layout – Clearance Plan	100	2	07/10/2021
Proposed Site Plan	101	2	07/10/2021
Earthworks Plan	200	2	07/10/2021
Surface Contour Plan	210	2	07/10/2021
Erosion & Sediment Control Plan	220	2	07/10/2021
Stormwater Layout Plan	400	2	07/10/2021
Stormwater Longsection 1	410	2	07/10/2021

Stormwater Mitigation Plan	420	2	07/10/2021
Stormwater Tank Detail	430	2	07/10/2021
Existing Overland Flow Path Plan	450	2	07/10/2021
Overland Flow Path Diversion Plan	451	2	07/10/2021
Overland Flow Path Cross Sections	460	2	07/10/2021
Wastewater Layout Plan	500	2	07/10/2021
Wastewater Longsection 1	510	2	07/10/2021
Wastewater Longsection 1	510	2	07/10/2021
Water Supply Plan	600	2	07/10/2021
Concept Landscape Package – Boffa Miskell			
Landscape Design Statement	Pages 4-5	For RC	01/10/2021
Landscape Design Strategy – Public Realm	Page 6	For RC	01/10/2021
Landscape Design Strategy – Environmental Realm	Page 7	For RC	01/10/2021
Landscape Design Strategy – Semi-Private Realm	Page 8	For RC	01/10/2021
Landscape Concept – Site Plan	Page 9	For RC	01/10/2021
Levels and Drainage Strategy	Page 10	For RC	01/10/2021
Driveway Vehicle Crossings	Page 11	For RC	01/10/2021
Material Strategy – Hard Surface Materials	Page 12	For RC	01/10/2021
Material Strategy – Indicative Material Palette	Page 13	For RC	01/10/2021
Vegetation Strategy	Page 14	For RC	01/10/2021
Vegetation Strategy – Public Realm, Laneways, Central Parks – Indicative Species	Page 15	For RC	01/10/2021
Vegetation Strategy – Semi-Private Courtyard – Indicative Species	Page 16	For RC	01/10/2021
Vegetation Strategy – Boundary Planting – Indicative Species	Page 17	For RC	01/10/2021
Front Yard Landscape Design Strategy	Page 18	For RC	01/10/2021
Front Yard Landscape Design Strategy – Sections	Pages 19-22	For RC	01/10/2021
Private Front Yard Landscape Design Strategy – Sections	Page 23	For RC	01/10/2021
Boundary Edge Landscape Design Strategy - Sections	Pages 24-28	For RC	01/10/2021
Podium Landscape Design Strategy – Indicative Depths	Page 29	For RC	01/10/2021
Podium Landscape Design Strategy – Sections	Pages 30-31	For RC	01/10/2021
Informal Play Design Strategy	Page 32	For RC	01/10/2021
Exterior Lighting Design Strategy – Indicative Concept Strategy Illustrated	Page 33	For RC	01/10/2021
Illustrative Views	Pages 34-40	For RC	01/10/2021
Building C – Ground Floor Residential Option	Page 41	For RC	01/10/2021
Building C – Ground Floor Residential Option – Site Plan	Page 42	For RC	01/10/2021
Building C – Ground Floor Residential Option – Front Yard Landscape Design Strategy	Page 43	For RC	01/10/2021
Building C – Ground Floor Residential Option – Front Yard Landscape Design Strategy – Typology 1 Section	Page 44	For RC	01/10/2021
Building C – Ground Floor Residential Option – Front Yard Landscape Design Strategy – Typology 2 Section	Page 45	For RC	01/10/2021
Building C – Ground Floor Residential Option – Illustrative View	Page 46	For RC	01/10/2021

2. Under Schedule 6, clause 37(8) of the FTCA, this consent lapses two years after the date of commencement unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$X,XXX (delete as appropriate or insert higher amount based on the number

of inspections multiplied by the hourly rate – [see current rates and guidance](#)) (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 / these consent/s.

Advice note:

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

Predevelopment Conditions

Architectural Design Plans

4. Prior to the lodgement of Building Consent for the buildings, a finalised set of architectural detail drawings and materials specifications must be submitted to Council for written certification by the Council. The information must include the following:
 - the final apartment configuration / amount of commercial space / basement option
 - details of the building's façade treatment / architectural features;
 - materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations; and
 - external / rooftop services / plant, and visual / aural screening elements

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

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

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Auckland Design Office to ensure that the submitted details are consistent with the approved plans and information.

Finalised landscape design drawings, specifications and maintenance requirements

5. Prior to the commencement of any work on site or prior to the approval of building consent (excluding the earthworks and basement construction), the consent holder must provide to the Council for written certification, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information must be consistent with the consented landscape plans, prepared by Boffa Miskell

Landscape Architects, **dated XX**, and at a minimum, include landscape design drawings, specifications and maintenance requirements including:

- An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant);
- Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds;
- A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity;
- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;
- An annotated pavement plan and related specifications, detailing proposed site levels strategy and the materiality and colour of all proposed hard surfacing;
- 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 strategy
 - ii. Weed and pest control
 - iii. Plant replacement
 - iv. Inspection timeframes
 - v. Contractor responsibilities

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

Advice note:

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 five years of the planting being established and watering to maintain soil moisture. As part of the approval process, the Council's monitoring team will liaise with landscape architects from the Council's Auckland Design Office to ensure that the submitted drawings and related information are consistent with the originally consented landscape concept plan(s).

Lighting

6. A lighting plan to be submitted to Council for approval prior to the submission of building consent to show location of all proposed lighting, lighting structures/installations and product specifications. This lighting plan is also to include:
 - a. Low level lighting (ground or bollard lighting for personal safety and wayfinding after dark) along the pedestrian paths;

- b. Security lighting in the basement carpark level and loading zone; and
- c. Low level lighting (ground or bollard for personal safety and wayfinding after dark) in the accessway.
- d. Lighting of the common refuse areas.

Construction Noise and Vibration

7. The consent holder must submit an updated Construction Noise and Vibration Management Plan (CNVMP) to Auckland Council for certification a minimum of ten working days before starting any construction works authorised by this consent. The objective of the CNVMP is to identify, require and enable the adoption of the best practicable option to minimise adverse construction noise and vibration effects, and to enable compliance with the consented noise and vibration limits. The CNVMP must address the requirements of Annex E of NZS 6803:1999 *Acoustics – Construction Noise* as a minimum. Construction works must not begin until certification has been received in writing from Auckland Council.

Any amendments to the certified CNVMP that include changes to the construction methodology must be prepared by a suitably qualified acoustics consultant (e.g., MASNZ). Amendments must be tracked and the revised CNVMP submitted to Auckland Council for certification.

All construction works on the site must be carried out in accordance with the certified CNVMP. A copy of the CNVMP must be kept on site during construction hours.

8. The consent holder must advise the occupants of all dwellings within 50 m of the site boundary of the construction works at least 5 days before construction works start on site. The advice must include the following information:
- a. An overview of the construction works including the duration of the project and the working hours on site.
 - b. The expected duration of any high noise and vibration generating works near the site boundary.
 - c. The mitigation to be implemented, such as acoustic screening.
 - d. Expected noise and vibration levels. It must be conveyed that construction vibration may be perceptible at times, but it will not exceed the permitted standards designed to avoid cosmetic building damage (such as cracks forming or enlarging in plaster).
 - e. A contact name and phone number for the occupants to advise the contractor of any sensitive times for high noise and vibration levels, and for any questions or complaints regarding noise and vibration throughout the project.

Contamination

9. At least ten (10) working days prior to the commencement of earthworks, a Site Management Plan (SMP), must be provided to council for review and certification. The SMP must be based on the recommendations provided in **XXX**, prepared GWE dated XXX 2021;

Construction Management Plan

10. The consent holder must provide a Construction Management Plan to the Council at least ten (10) working days prior to any works commencing on site. The Construction Management Plan must specify construction timetable, construction methods, general site management, public utility installation and site reinstatement upon completion of works. The Construction Management Plan must be to the satisfaction of the Council.

Geotechnical Engineer

11. The consent holder must engage an engineer (who is familiar with Geotechnical Investigation by GWE Engineering (reference: XXX, dated: XXX 2021)) to monitor all excavations, retaining and foundation construction. The supervising engineer's contact details must be provided in writing to the Council at least ten (10) working days prior to earthworks commencing on site.
12. The consent holder must provide an engineer's work method written by a suitably qualified chartered geotechnical engineer or engineering geologist for the contractor to undertake the earthworks with and include the recommendations provided within Geotechnical Investigation by GWE Engineering (reference: XXX, dated: XXX 2021). This must be required to ensure boundary stability is maintained throughout the civil works stage of the development. The work method must be provided in writing to the satisfaction of the Council at least ten (10) working days prior to earthworks commencing on site. No works onsite are permitted prior to written approval that the engineer's work method has been reviewed and accepted by the Council.

Earthworks

13. Prior to the commencement of earthworks activity on the subject site, a final Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Auckland Council Guideline Document 2016/005 '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*' (GD05) and submitted to the Council. No earthworks activity on the subject site must commence until written certification from Council is provided that the final ESCP meets the requirements of GD05.

The final ESCP must contain sufficient detail to address the following matters:

- Specific erosion and sediment control measures (location, dimensions, capacity);
- Final design details for the sediment retention pond;
- Supporting calculations and design drawings;
- Catchment boundaries and contour information;
- Locations of stabilised construction entrances;
- How trucks exporting excess cut material will be managed to avoid the deposition of earth, mud, dirt or other debris on any public road.
- Construction methodology, including timing and duration of construction and operation works;
- Details relating to the management of exposed areas (e.g. grassing, mulching), including measures to achieve progressive stabilisation; and

Monitoring and maintenance requirements.

Advice note:

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

14. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (CTMP) must be prepared in accordance with GD05 and submitted to Council for certification. No earthwork activities may commence until certification is provided by Council that the CTMP meets the requirements of GD05, and the measures referred to in that plan have been implemented. The CTMP must include as a minimum:
 - a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's decanting earth bund;
 - b. A batch dose rate and application procedure, if required.
 - c. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - d. Details of optimum dosage (including assumptions);
 - e. Results of initial chemical treatment trial;
 - f. A spill contingency plan; and
 - g. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice note:

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

Mana Whenua

15. The consent holder shall invite interested iwi to a pre-commencement meeting in order for mana whenua to explain their concerns and to assist operators with regard to identifying items that may be of cultural interest to mana whenua. At least 10 days' notice of the meeting shall be given to iwi.
16. The consent holder shall, in conjunction with interested iwi, develop a cultural monitoring regime in relation to time of cultural monitoring, areas for cultural monitoring and tasks for cultural monitoring. All cost associated with cultural monitoring shall be borne by the consent holder. Evidence of the agreed monitoring regime and implementation shall be submitted to Council upon request from the Team Leader Monitoring – Central.

17. If at any time during site works, sensitive materials (koiwi/human remains), an archaeology site, a Māori cultural artefact (taonga tūturu) or a protected NZ object, contamination or a lava cave greater than 1m in diameter are discovered, then the protocol set out in standards E11.6.1 and E12.6.1 of the Auckland Unitary Plan (Operative in Part) must be followed. In summary these are:
- a. All works must cease in the immediate vicinity (at least 20m from the site of the discovery) and the area of the discovery must be secured, including a buffer to ensure all sensitive material remains undisturbed.
 - b. The consent holder must immediately advise Council, Heritage New Zealand Pouhere Taonga and Police (if human remains are found) and arrange a site inspection with these parties.
 - c. If the discovery contains koiwi, archaeology or artefacts of Maori origin, representatives from those Iwi groups with mana whenua interest in the area are to be provided information on the nature and location of the discovery.
 - d. The consent holder must not recommence works until the steps set out in the above-mentioned standards have been followed and commencement of works approved by Council.

During Development Conditions

Earthworks / Construction

18. The Council must be informed in writing, **at least ten working days** prior to the start date of the works authorised by this consent.

Advice Note:

For the purpose of compliance with the conditions of consent, “the Council” refers to the council’s monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

19. Prior to the commencement of the earthwork activity, the consent holder must hold a pre-start meeting that:

- is located on the subject site;
- is scheduled **not less than five days** before the anticipated commencement of earthworks;
- includes Compliance Monitoring representation from the Council; and
- includes representation from the contractors who will undertake the works.

The meeting must discuss the erosion and sediment control measures and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

- Timeframes for key stages of the works authorised under this consent;

- Resource consent conditions;
- Final Erosion and Sediment Control Plan, required by **condition 12**; and
- Chemical Treatment Management Plan, required by **condition 13**.

Advice note:

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

20. All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented
21. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
22. All materials and equipment must be stored within the subject site's boundaries unless written permission is granted from Auckland Transport for specific storage in the road reserve.
23. All earthworks must be managed to minimise any discharge of 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 must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of the Council.
24. The consent holder shall ensure that no dust hazard or nuisance, arising from the discharge of dust created by earthworks, transportation and construction activities, occurs beyond the boundaries of the work site. All work shall comply with the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".
25. Within ten working days following the completion or abandonment of earthworks on the subject site all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council
26. The proposed earthworks and construction works must not alter the overland flow paths and must maintain the same entry and exit points at the subject site.

Advice notes

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

Litter such as plastic bags/bottles and building material wrappings shall be removed from the work site at the end of each workday.

Adhesives, solvents, paints and other contaminants from building operations shall be prevented from entering stormwater drains and adjacent waterways.

Geotechnical

27. All earthworks must 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 such collapse or instability does occur, it must immediately be rectified.
28. Certification from a suitably qualified chartered geotechnical engineer or engineering geologist must be provided to the Council, confirming that the works have been completed in accordance with the approved engineer's work method as required by **Condition 25**, within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report to the satisfaction of the Council.
29. The consent holder must engage an engineer to advise the Council of timeframes for unsupported cuts adjacent to boundaries at least one week prior to excavations on boundaries being undertaken.

Notable Tree

30. The Pohutukawa Tree and the Himalayan Cedar tree are to be retained and protected and must have a protective fence constructed around them so to provide protection to the base and lower trunks of these trees. The design and location of his protective fencing must be agreed with Councils Urban Forest specialist.
31. All protection works must proceed according to the measures outlined in **section 7** of the arboricultural assessment by Peers Brown Miller dated **XX** 2021.

Construction Noise and Vibration

32. All noisy construction work and manoeuvring of heavy vehicles on the site must only take place between the hours of 7.30 a.m. and 6.00 p.m., Monday to Saturday. Noisy works must not be undertaken on Sundays or public holidays. This condition does not preclude quieter works (e.g., plastering, internal fit out) outside of standard construction hours providing they comply with the permitted construction noise limits at these times.
33. Noise monitoring must be undertaken by a suitably qualified person at the first use of each of the following items of plant on site: an excavator larger than 14 tonnes; a vibratory compaction roller; a piling rig; and an excavator mounted pneumatic breaker. Vibration measurements must also be undertaken at the first use of a vibratory compaction roller, and excavator mounted pneumatic breaker on site. The results of the measurements must be used to determine the specific mitigation measures or restrictions required to minimise noise and vibration emissions from these activities and to ensure compliance with the consented construction noise and vibration limits when working in sensitive areas of the site. Before these construction activities are undertaken within 30 m of any occupied building, the project CNVMP must be updated to include the results of the initial monitoring and to specify any minimum setback distances, mitigation or restrictions required for compliance at any occupied building; and provided to Council.
34. Temporary, acoustically effective barriers must be installed along the boundaries with adjacent, occupied buildings, as detailed in the Earcon Acoustics - Construction Noise and Vibration Assessment (CNVA) dated **dd/mm/yyyy**, before demolition or earthworks begin on site. The barriers must be at least 2.4m high and have sufficient surface mass to be acoustically effective (e.g., 18 mm plywood with surface mass no less than 10kg/m², or acoustic blankets with a surface mass of no less than 6kg/m²). The barriers

must be solid with no gaps between panels or between the barriers and the ground. The acoustic barriers must remain in place at least until earthworks on the site are completed.

35. Except during the works provided for by condition 37, all construction work must be designed and conducted to ensure that noise from the site does not exceed limits of 70 dB L_{Aeq} and 85 dB L_{Amax} between 7.30 am and 6.00 pm, Monday to Saturday, when measured at 1 m from the façade of any occupied building. All construction noise must be measured and assessed in accordance with NZS 6803:1999 *Acoustics – Construction Noise*.
36. The consent holder shall ensure the construction noise level arising from the following specific construction work activities shall not exceed the following maximum noise levels, when measured at 1m from the façade of any occupied building:

Activities	Maximum noise level (dB) Monday – Saturday <i>07:00am to 6:00pm</i>	
	dB LAeq	dB LAmax
Retention Piling	78	95
Foundation Piling	78	90
Earthworks	73	90

Advice note:

Noise from construction work activities shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise.

37. Vibration levels arising from construction activities on the site shall not exceed the limits set out in German Industrial Standard DIN 4150-3 (1999) Structural Vibration – Part 3 Effects of Vibration on Structures criteria when measured in accordance with that standard on any structure not on the same site.
38. Vibration levels arising from construction activities on the site must not exceed, unless otherwise provided for in the CNVMP, a limit of 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. If measured or predicted vibration from construction activities exceeds 2mm/s PPV at an occupied building, the consent holder shall consult with the occupants to:
1. Discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur.
 2. Determine whether the exceedances could practicably be timed or managed to reduce the effects on the receiver, and if so, to do so.
 3. Provide in writing, no less than three days prior to the vibration-generating works commencing, details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager.

The consent holder shall maintain a record of these discussions and make them available to the Council on its request.

Advice Note: *If a building is not occupied, then the vibration limit specified above (2mm/s PPV) does not apply. This allows high noise or vibration work to be scheduled when receivers are not present, subject to compliance with building damage criteria and compliance with the controls at other nearby buildings that are occupied*

Traffic

39. Prior to the occupation of residential units all access, parking and manoeuvring areas must be formed, sealed with an all-weather surface and drained in accordance with the approved plans to the satisfaction of Council.
40. Prior to the occupation of residential units, all car parking spaces must be marked and/or identified through signage to the satisfaction of Council.
41. Prior to construction of any bicycle parking area/s, confirmation must be provided to the Team Leader Central Area Monitoring that the layout, quantity (x visitor and xx secured), design and security of bicycle parking facilities located either in public or private areas, meet the minimum requirements of the Auckland Transport Design Manual.
42. Any stacked parking spaces must be assigned to specific residential units and be marked clearly with appropriate signage and/or numbering, prior to the occupation of any residential units.
43. Prior to the occupation of residential units, the consent holder must install appropriate signage and line marking at the loading space to deter others from parking in the area.
44. Prior to the occupation of residential units, the consent holder must provide suitable lighting of parking areas in compliance with Section E24 of the AUP (OP).
45. Prior to the occupation of residential units, all redundant vehicle crossings must be removed and reinstated as kerbing and footpath to Auckland Transport Code of Practice 2013. This must be undertaken at the consent holder's expense and to the satisfaction of the Council.
46. Prior to the commencement of construction or demolition works, the consent holder must submit a updated detailed Construction Traffic Management Plan (CTMP) to Auckland Council for written certification. The CTMP must include the following aspects of the construction process:
 - Provide hours of work, staging of the development and construction period.
 - Provide parking management plan for visitors and construction traffic. Parking must be contained within the site.
 - Provide location of loading / working areas.
 - Construction loading or unloading from the street is to be permitted only with the approval of Auckland Transport.
 - Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the

event that material is dropped on the road, resources must be on hand to clean-up as soon as possible.

- The CTMP needs to address the transportation and parking of oversize vehicles such as cranes.
- Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.
- Provide pedestrian management plan including temporary pedestrian routes which must be easily traversable, well-marked and safely separated from moving vehicles.
- The site access point must be clearly signposted and ensure that access to neighbouring properties is not compromised.

Transportation - Common Driveway & Vehicle Crossing

47. Upon receipt of the Engineering Approval, the consent holder must form the carriageway including retaining walls (where required) to the Council’s standards making adequate provision for the drainage of surface water.

Advice Notes

The consent holder must form and construct the new vehicle crossing to Auckland Transport residential vehicle crossing standard GD017A. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

The consent holder shall remove all redundant vehicle crossings and reinstate as kerbing and verge/footpath to Auckland Transport Code of Practice 2013. This shall be undertaken at the consent holder’s expense.

Advice Note:

Works within the road reserve require prior approval from Auckland Transport. This includes vehicle crossings, reinstatement of kerbing and temporary occupation of the footpath/verge/berm during construction. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

Wastewater

48. The consent holder shall provide and install a complete wastewater system including lot connections to the Council’s public wastewater standards.

Advice Note

- i) *New connections shall be shown on the engineering design drawings submitted for Engineering Approval (EPA).*

Stormwater

49. The consent holder shall provide and install complete stormwater system in general accordance with the plans submitted by GWE Consulting and to the Councils standards for private drainage.

Advice Notes

- i) *An Engineering Completion Certificate certifying that all stormwater pipes and individual stormwater connections have been constructed in accordance with the approved Engineering Plan.*
- ii) *A building consent is required for the private drainage components of the stormwater drainage system*

Water Supply

50. The consent holder shall provide and install a complete water supply reticulation system to the satisfaction of the Council.

Advice Note:

The works will exclude any water meter and exclude any Watercare connection fees or Infrastructure Growth Charges; these exclusions will be addressed at the time of any building consent application on the lots associated with the construction of a dwelling or commercial building and do not form part of the subdivisional works.

Power

51. The consent holder must provide and install to the satisfaction of the Council and appropriate electricity network utility operator:

- a) The reticulation of electric power underground, including the installation of ducts beneath any proposed street within the development and beneath any existing street adjacent thereto where required by the authority and;

The consent holder is fully responsible for design, construction and commissioning of all street lighting and any lighting of public accessways necessary for this subdivision.

Telecommunication and Power

52. The consent holder must provide and install telecommunication and electric power services (including ducts where required) to service the site to the satisfaction of the appropriate network utility operators and the Council. Clearance Certificates shall be provided by the utility operators for the completed work & to satisfy the Council that future standard residential connections can be made to the services provided for dwelling.

Advice Note:

Network utility operators are responsible to specify the capacity of new works or upgrading works necessary to serve the subdivision. Council is not responsible for the business decisions of any network utility operator nor require that any particular level of service is available.

Post development Conditions

Implementation and maintenance of approved landscape design

47. Prior to the development being first occupied and within an appropriate planting season, the consent holder must implement the landscape design which has been approved by the Council under condition 5 and thereafter retain and maintain this landscape (planting and pavement) in perpetuity to the satisfaction of the Council in accordance with the maintenance plan which has been approved under condition 5.
48. A completion report prepared by a suitably qualified and experienced arborist must be supplied to Council within one month of completion of all site works. The completion report must confirm (or otherwise) that: the works have been undertaken in accordance with the tree protection measures contained in the arboricultural assessment by Peers Brown Miller, dated xxx 2021, that the works were completed under the direction of a suitably qualified and experienced arborist and that the impact of the works on the protected trees has been no greater than that permitted by the arboricultural assessment by Peers Brown Miller.
49. All plants must be eco-sourced from the Tamaki Ecological District.

Advice Note

Almost all native bird species are absolutely protected under the Wildlife Act 1953. It is an offence to deliberately disturb or destroy them, their eggs or nests. By restricting vegetation clearance to outside of the main native bird breeding season the risk of disturbing nesting forest birds is significantly reduced (but not entirely eliminated), therefore vegetation should still be checked for obvious signs of nesting activity prior to clearance works being undertaken.

The Wildlife Act 1953

All native lizards are absolutely protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation.

For further information on lizards that are protected under the Wildlife Act and determination of a suitable new habitat please contact the council's Biodiversity team (Team Leader Ecological Advice, on ecologicaladvice@aucklandcouncil.govt.nz)

Correspondence

All correspondence relating to lizard management conditions can be emailed to monitoring@aucklandcouncil.govt.nz and cc'd to ecologicaladvice@aucklandcouncil.govt.nz

50. The consent holder must enter into a covenant in accordance with section 108 of the Resource Management Act 1991 in favour of Auckland Council for the shared lot. The consent holder shall contact Council to initiate the preparation of the covenant. A copy of the updated Computer Register and /or Certificate of Title showing that the covenant has been registered shall be provided to the council's Team Leader Compliance Monitoring South prior to commencement of the activity.

- a. provide for protection in perpetuity of the Pohutukawa tree for the period of its natural life;
- b. be drafted by the Council's nominated Solicitor at the Consent Holder's cost; and
- c. be registered against the Computer Register and /or Certificate of Title applying to the affected land by the Consent Holder at their cost; and
- d. require the Consent Holder to:
 - i. be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and
 - ii. indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.

Waste Management

51. Prior to the occupation of the first residential apartments or commercial units (whichever is the first) the consent holder shall submit a final Waste Management Plan (WPM) and shall provide details of the designated areas for all refuse bins, including for the collection and storage of recycling collection (e.g private contractors and timings) for all of the receptive waste elements for the approval of Council. The WMP shall be implemented to the satisfaction of the Council Team Leader Central Monitoring and shall be implemented at all times to the satisfaction of Councils Team Leader Central Monitoring
52. Sufficient room inside the basement provided for storage of refuse.

Advice Note:

At the time of subdivision, the consent holder is required to create a common entity to represent and ensure that future owners are jointly responsible and liable for the ongoing operation, maintenance and repair of all systems connected with these refuse areas.

Surveyor foundation check

53. No building works must proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Council that the works completed:
 - have been completed in accordance with the approved plans as referred to in condition 1 of this consent; or
 - do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice Note:

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

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

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works continue.*

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

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

Surveyor roof framing check

54. No building works must proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Council that the works completed:

- *have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or*
- *do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.*

Advice Note:

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

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

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

Operational noise

55. The noise (rating) level and maximum noise emission from operation of the proposed buildings and business activities shall not exceed the maximum noise levels below when measured or assessed within the boundary of any other site in a Residential Zone

Time	Noise Limits
Monday to Saturday 7:00am – 10:00 pm	50dB LA _{eq}
Sunday 9:00am to 6:00pm	
All other times	40 dB LA _{eq} 75 dB LAF _{max}

Noise levels shall be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.

56. The consent holder shall ensure the selection and installation of any mechanical plant servicing the proposed buildings has been overseen by an experienced acoustic consultant, and prior to or at the lodgment of building consent application for construction of the proposed building, a certificate prepared by an acoustic consultant shall be submitted to the Council for certification that the mechanical plant has been designed, installed and mitigated to comply with the noise limits referred in condition 49.

57. Waste collection shall be restricted to hours between 7am and 10 pm only.

Internal noise levels

58. The buildings shall be constructed and insulated to comply with the following internal acoustic requirements:

- Internal noise for spaces sensitive to noise:

Unit affected	Time	Noise level
All Habitable Spaces in occupancies sensitive to noise	At all times	40 dB LAeq(24hrs)

Where the internal noise level in noise sensitive spaces in the proposed buildings can only comply with the internal noise standard when doors or windows to these spaces are closed, these rooms must be mechanically ventilated to achieve the Waka Kotahi requirements for ventilation of habitable spaces.

59. Prior to occupation of the proposed building or issuing of code compliance certificate whichever comes first, a noise assessment report with measurement results prepared by a suitably experienced acoustic consultant shall be submitted to the Council to verify that the proposed building has met the above requirement for noise levels in spaces sensitive to noise.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

60. The earthworks must be undertaken in accordance with the SMP required by **condition 12**. Any variations to the SMP must be submitted to the council for review and certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

Advice Note:

The Council acknowledges that the SMP is intended to provide flexibility of the management of the works. Accordingly, the plan may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the council. The Council's certification of the SMP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015

61. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The consent holder must ensure that dust management during the excavation works generally complies with the Good Practice Guide for Assessing and Managing Dust (*Ministry for the Environment 2016*).
62. Discharges of dust must not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the *Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016)*. The consent holder must ensure that dust management during the works generally complies with the recommendations of this Good Practice Guide and minimises dust generation as far as practicable. This must include having sufficient water to dampen exposed soil and unsealed areas, and/or other dust suppressing measures, available as necessary.
63. In the event of the incidental discovery of contamination during earthworks which has not been previously identified, the consent holder must immediately cease the works in the vicinity of the contamination, notify the council, and engage a Suitably Qualified and Experienced Practitioner (SQEP) to assess the situation (including possible sampling and revision of the RAP) and decide in conjunction with a council on the best option for managing the material.

Advice Note:

Where unanticipated contamination is discovered during the works, a revision of the SMP may be required to ensure that the contamination is appropriately managed. Any revision of the SMP is required to be submitted to Council for certification prior to its implementation.

64. Any excavated material containing elevated levels of contaminants that is not re-used on site must be disposed of at an appropriate facility or site authorised to accept the levels of contamination identified. Evidence of the locations where excavated material

has been disposed of must be retained by the consent holder during the works and made available to the council on request.

65. The consent holder must ensure that the contamination level of any imported soil complies with cleanfill material criteria as outlined in the Auckland Unitary Plan (Operative in Part) (AUP(OP)).
66. All sampling and testing of contamination on the site must be overseen by a *Suitably Qualified and Experienced Practitioner* (SQEP). All sampling must be undertaken in accordance with the SMP and *Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils* (Ministry for the Environment, 2011).
67. Within three months of the completion of earthworks on the site, a Works Completion Report must be submitted to the Council for review and certification. The Works Completion Report must contain sufficient detail to address the following matters:
 - a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;
 - b. Conditions of the final site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS and the AUP(OP);
 - c. Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site);
 - d. Records/evidence of the appropriate disposal for any material removed from the site;
 - e. Records of any unexpected contamination encountered during the works and response actions, if applicable;
 - f. Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final site contamination profile;
 - g. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
 - h. A statement certifying that all works have been carried out in accordance with the requirements of the SMP and consent, otherwise providing details of relevant breaches, if applicable.

Advice Note:

If you are demolishing any building that may have asbestos containing materials (ACM) in it:

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Work may have to be carried out under the control of appropriately licenced asbestos removallist in accordance with person meet the Health and Safety at Work (Asbestos) Regulations 2016.*

- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*

Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.

If ACM is found on site following the demolition or removal of the existing buildings, you may need to further remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance, a further consent application may be required.

Regional Earthworks

68. The earthworks activity must be undertaken in accordance with the following information, unless a higher standard is referred to through the conditions below, in which case this higher standard must apply:

- *Proposed XXX; 19 April 2021 prepared by Campbell Brown Planning Ltd.*
- *Infrastructure Report; April 2021 prepared by xxx*
- *Proposed Cut and Fill Plan, Drawing no. xxx*
- *Sediment & Erosion Control Design Plan, xxx*

69. Within ten (10) working days following implementation and completion of the specific erosion and sediment controls required by the Erosion and Sediment Control Plan and prior to commencement of the earthwork activity, the consent holder must provide to Council written certification prepared by a suitably qualified and experienced person confirming that the erosion and sediment control measures have been constructed in accordance with the Erosion and Sediment Control Plan and Auckland Council's Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05).

Advice note:

Certification of the erosion and sediment control structures should contain sufficient details to address the following matters:

- *Details on the contributing catchment areas*
- *Retention volume of the structure (dead storage and live storage measured to the top of the primary spillway)*
- *Dimensions and shape of structure*
- *Position of inlets/outlets*
- *Details regarding stabilisation of the structure*

70. The decanting earth bund must be chemically treated in accordance with the certified chemical treatment management plan.

71. Prior to the commencement of any pumping (or dewatering) activity and associated discharges from treatment devices on the subject site to the receiving environment, a Pumping Management Plan must be prepared and submitted to Council. No pumping activity or discharges at the subject site can commence until confirmation from Council is provided that the final management plan meets the required standards set out below.

The Pumping Management Plan must contain sufficient detail to address the following matters:

- a. Details of how any dirty water pumped will achieve a clarity of >100mm prior to discharge; or be treated via an alternative sediment control device. Flocculation may also need to be considered to assist in achieving the required discharge standard (>100mm).
 - b. Written records of all pumping operations, to include details of personnel managing the pumping operations.
72. The erosion and sediment controls at the site must 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*' throughout the duration of the earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.
73. The site must be progressively 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*', as soon as practicable as earthworks are finished over various areas of the site.
74. Earthworks must be managed to avoid the 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 must immediately be removed. In no instance must 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.
75. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with Auckland Council's Guideline Document 2016/005 '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*' (GD05).

Seasonal Restriction

76. No earthworks on the subject site must be undertaken between 01 May and 30 September in any year, without the submission of a '*Request for winter works*' for approval to Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Advice notes

1. *Future subdivision of the land will require an encumbrance on the titles regarding the flood hazard extent and overland flow path locations.*
2. *Abandoned private drainage is to be sealed off to the satisfaction of the Council. Details are to be supplied with the Building Consent application.*
3. *An Engineering Plan Approval application for this work is required to be submitted to the Council's Development Engineering and approved prior to the works commencing.*

4. *The finalised location of connections shall be confirmed at Engineering Plan Approval stage.*
5. *A survey of the public line and levels should be completed prior to lodgement of Engineering Plan Approval to confirm levels and location.*
6. *A completed Watercare Approved Contractor Form must be provided with all new wastewater connections to public lines.*
7. *The preliminary details of foundations indicate that pile foundations for the dwelling extension can be bridged over the public drains. Further structural details will be checked at Building Consent stage.*
8. *Consent shall be required from Watercare Services Ltd for building in proximity to their wastewater pipes. Their written approval shall be required prior to any Building Consent application to Council.*
9. *Watercare Services Ltd shall be responsible for all new connections to the wastewater networks. A service fee will be charged. Please contact Watercare for details and their connection approval. Please note that CCC will not be issued without this approval.*
10. *All new water supply connections to the Watercare supply main shall be designed in accordance with Watercare Services Ltd's Standards and be completed by a Watercare Services Ltd approved contractor. For details, please contact Watercare Services Ltd.*
11. *Pumping and boosting of water supply may be required for upper floor servicing. Details shall be provided with the Building Consent. Watercare's approval is valid for 2 years from 26 July 2021. Network upgrades may be required after 26 July 2023.*
12. *A vehicle crossing application shall be approved by Auckland Transport prior to construction of new vehicle access to the site or altering/widening of the existing vehicle crossing.*
13. *That a Corridor Access Request (CAR) application is required from Auckland Transport for any works within the road reserve that affects the normal operation of the road, footpath or berm.*
14. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
15. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
16. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
17. *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 sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*

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.*

Specific conditions – Water Permit Groundwater

83. The take (dewatering) and groundwater diversion consent **XXXX** must expire on **XXX** 2056 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Provide for a review under section 128

84. Under section 128 of the RMA the conditions of this consent WAT60372817 may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

Within six (6) months after Completion of Dewatering and subsequently at intervals of not less than five (5) years thereafter in order:

- To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage
- To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
 - (i) ground conditions
 - (ii) aquifer parameters
 - (iii) groundwater levels; and
 - (iv) ground surface movement

Notice of Commencement of Construction Phase Dewatering

85. The Council must be advised in writing at least ten (10) working days prior to the date of the Commencement of Construction Phase Dewatering.

Design of Basement walls and Retaining

86. The design and construction of the basement retaining walls must be undertaken in accordance with the specifications contained in the report titled **"XXX"**, prepared by GWE, dated XX 2021, Document ID XX, Project No X

Excavation Limit

87. The Bulk Excavation shall not extend below xx m RL,

Performance Standards

Damage Avoidance

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

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

89. At least thirty (30) working days prior to the Commencement of Construction Phase Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a (SQEP), must be submitted to the Council for written approval. Any later proposed amendment of the GSMCP must also be submitted to the Council for written approval.

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

- a) A monitoring location plan, showing the location and type of all Monitoring Stations including ground, building, inclinometers and retaining wall deflection pins.
- b) Final completed schedules for monitoring of ground surface, building, boundary wall and retaining wall deformation, and groundwater levels (including any proposed changes to the monitoring frequency) as required by conditions below.
- c) A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two (2) monthly monitoring.
- d) All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring).
- e) Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

90. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No Bulk Excavation (that

may affect groundwater levels) or other dewatering activities must commence until the GSMCP is approved in writing by the Council.

Pre-Dewatering Building and Structure Survey

91. No more than six (6) months prior to the Commencement of Construction Phase Dewatering a detailed condition survey of buildings potentially affected by dewatering must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted for certification by the Council.

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

The detailed condition survey must include:

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

Pre-Dewatering Services Condition Survey

92. Prior to the Commencement of Construction Phase Dewatering, a condition survey of any other assets required by Council

External Visual Inspections during Construction Phase Dewatering

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

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

This condition does not apply to any land, building or structure where written evidence is provided to the Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Completion of Construction Phase Dewatering - Building, Structure and Services Condition Surveys

94. Between six (6) and twelve (12) months after Completion of Construction Phase Dewatering a detailed condition survey of all previously surveyed buildings, structures and Services, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report is to be reviewed by the SQEP responsible for overseeing the monitoring and then submitted to the Council, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.

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

Additional Surveys

95. Additional condition surveys of any building, structure, or Service must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted to the Council.
96. The requirement for any such additional condition survey will cease six (6) months after the Completion of Construction Phase Dewatering unless ground settlement or building

deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.

Ground Surface and Building Deformation Monitoring

97. Ground Surface and Building Deformation Monitoring Stations must be established and maintained at the approximate locations agreed in the Groundwater Settlement Monitoring and Contingency Plan (GSMCP))

Retaining Wall Monitoring

98. An agreed number of retaining wall deflection stations for the measurement of lateral wall movement, must be installed along the top of the retaining walls, as described in the Groundwater Settlement Monitoring and Contingency Plan (GSMCP).

Access to Third Party Property

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

Contingency Actions

100. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:

- a. Notify the Council and the asset owner within two (2) working days of the Consent Holder becoming aware of the Damage.
- b. Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage.
- c. Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.

Advice note:

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

Building, Structure, and Services Surveys and Inspections

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

Reporting of Monitoring Data

102. At two monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and, a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Notice of Completion

103. The Council must be advised in writing within ten (10) working days of when excavation and Construction Phase Dewatering has been completed.

Groundwater Maintenance Program

104. At the Completion of Construction Phase Dewatering, the Council must be provided with a maintenance program for any permanent groundwater drainage system used to manage groundwater levels.

Advice note:

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer 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 the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management

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

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

Definitions

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Construction Phase Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Construction Phase Dewatering	Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible

Damage. Damage as described in the table below.

External inspection

visual

A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.

GSMCP		Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station or		Means any monitoring instrument including a ground building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
RL		Means Reduced Level.
Seasonal Groundwater Level	Low	Means the annual lowest groundwater level – which typically occurs in summer.
Services		Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP		Means Suitably Qualified Engineering Professional
SQBS		Means Suitably Qualified Building Surveyor

Category of Damage	Normal Degree of Severity	Description of Typical Damage <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i>	General Category <i>(after Burland – 1995)</i>
0	Negligible	Hairline cracks.	Aesthetic Damage
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	Serviceability Damage
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	Stability Damage

Table 1: Building Damage Classification

(a) Note: In the table above the column headed “Description of Typical Damage” applies to masonry buildings only and the column headed “General Category” applies to all buildings.

