

QD CONDITIONS

105 Orah Road Qualifying Development Conditions – Reference 65615 and 66002

General Conditions

1. The 52 lot subdivision and associated activities shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the authorising agency as consent number 65615 and 66002.
 - Application Form, and Assessment of Environmental Effects titled 'Orah Road Special Housing Area Qualifying Development Application Assessment of Environmental Effects', prepared by Owen Burn of Green Group Limited, undated.

Specialist Reports			
Title	Author	Reference	Date
Preliminary Construction Methodology Gullyway Accessway for Discussion, 105 Orah Road, Lot 1 DP 311880 and Lot 2 DP 452240	Riley Consultants	15161-F	9 July 2015
Due Diligence Geotechnical Investigation Proposed Residential Subdivision 105 Orah Road, Lot 2 DP 452240 and 59 Burns Lane, Kumeu	Riley Consultants	15161-H	8 July 2015
Geotechnical Assessment Gully Accessway	Riley Consultants	15161-N	27 August 2015
Detailed Site Investigation Proposed Residential Subdivision 105 Orah Road, Lot 2 DP 452240, and 59 Burns Lane, Kumeu	Riley Consultants	15161-K	14 July 2015
Site Management Plan 105 Orah Road, Lot 2 DP 452240, and 59 Burns Lane, Kumeu,	Riley Consultants	15161-O	19 August 2015
Orah Road SHA Qualifying Development – Traffic Report	Commute	-	20 August 2015
Orah SHA Stage 1 Subdivision Neighbourhood Design Statement	R A Skidmore Urban Design		August 2015
Orah Special Housing Area Qualifying Development Stage 1 Infrastructure Design Report	AR Associates &	AR-41-15-RO3	30 September 2015
Stormwater Management Plan - Orah Special Housing Area	AR Associates &	AR-41-15-RO2 SMP Rev F	1 September 2015

Stormwater Management Plan Amendment Memo	AR Associates &	AR-41-15	18 November 2015
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Subdivision, Landscape and Design Drawings			
Ref. number	Title	Originator	Date
7506/Stg1 Drawing 2	Proposed Subdivision (Stage 1)	Yeoman Survey Solutions	September 2015
7506/Stg1 Drawing 1	Proposed Subdivision (Stage 1)	Yeoman Survey Solutions	September 2015
7506/Stg1 Drawing 3	Proposed Subdivision (Stage 1)	Yeoman Survey Solutions	September 2015
01	Landscape Concept Special Housing Area Oraha Road	Walker Landscape	01.10.2015
15417 A1 Rev 4	Site Plan	Lifestyle Architectural Services	3 August 2015
15417 A2 Rev 4	Lower Floor Plan	Lifestyle Architectural Services	3 August 2015

Engineering Drawings			
Ref. Number	Title	Originator	Date
AR-41-15-000 REV B	General Notes	ARAL	30.09.2015
AR-41-15-100 REV B	Existing Features Plan General Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-101 REV B	Existing Features Plan General Sheet 2 Of 2	ARAL	30.09.2015
AR-41-15-110 REV B	Existing Features Plan Detail Sheet 1	ARAL	30.09.2015
AR-41-15-111 REV B	Existing Features Plan Detail Sheet 2	ARAL	30.09.2015
AR-41-15-114 REV B	Existing Features Plan Detail Sheet 5	ARAL	30.09.2015
AR-41-15-115 REV B	Existing Features Plan Detail Sheet 6	ARAL	30.09.2015
AR-41-15-116 REV B	Existing Features Plan Detail Sheet 7	ARAL	30.09.2015

AR-41-15-200 REV B	Proposed Contour Plan General Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-201 REV B	Proposed Contour Plan General Sheet 2 Of 2	ARAL	30.09.2015
AR-41-15-210 REV 0	Proposed Contour Plan Detail Sheet 1	ARAL	13.11.2015
AR-41-15-211 REV B	Proposed Contour Plan Detail Sheet 2	ARAL	30.09.2015
AR-41-15-214 REV B	Proposed Contour Plan Detail Sheet 5	ARAL	30.09.2015
AR-41-15-215 REV B	Proposed Contour Plan Detail Sheet 6	ARAL	30.09.2015
AR-41-15-220 REV B	Proposed Cut And Fill Plan General Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-221 REV B	Proposed Cut And Fill Plan General Sheet 2 Of 2	ARAL	30.09.2015
AR-41-15-222 REV B	Proposed Cut And Fill Plan Detail Sheet 1	ARAL	30.09.2015
AR-41-15-223 REV B	Proposed Cut And Fill Plan Detail Sheet 2	ARAL	30.09.2015
AR-41-15-226 REV B	Proposed Cut And Fill Plan Detail Sheet 5	ARAL	30.09.2015
AR-41-15-227 REV B	Proposed Cut And Fill Plan Detail Sheet 6	ARAL	30.09.2015
AR-41-15-230 REV 0	Proposed Earthworks Longsections – Sheet 1	ARAL	13.11.2015
AR-41-15-231 REV B	Proposed Earthworks Longsections – Sheet 2	ARAL	30.09.2015
AR-41-15-232 REV B	Proposed Earthworks Longsections – Sheet 3	ARAL	30.09.2015
AR-41-15-250 REV B	Erosion And Sediment Control Plan Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-251 REV B	Erosion And Sediment Control Plan Sheet 2 Of 2	ARAL	30.09.2015
AR-41-15-260 REV B	Erosion And Sediment Control Typical Detail Sheet 1	ARAL	30.09.2015
AR-41-15-261 REV B	Erosion And Sediment Control Typical Detail Sheet 2	ARAL	30.09.2015
AR-41-15-264 REV B	Erosion And Sediment Control Typical Detail Sheet 5	ARAL	30.09.2015
AR-41-15-265 REV B	Erosion And Sediment Control Typical Detail Sheet 6	ARAL	30.09.2015
AR-41-15-270 REV B	Erosion And Sediment Control Details Sheet 1	ARAL	30.09.2015
AR-41-15-271 REV B	Erosion And Sediment Control Details Sheet 2	ARAL	30.09.2015
AR-41-15-272 REV B	Erosion And Sediment Control Details Sheet 3	ARAL	30.09.2015
AR-41-15-300 REV E	Proposed Roding Plan General	ARAL	30.09.2015

	Sheet 1 Of 2		
AR-41-15-301 REV B	Proposed Rooding Plan General Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-310 REV E	Proposed Rooding Plan Detail Sheet 1	ARAL	30.09.2015
AR-41-15-311 REV E	Proposed Rooding Plan Detail Sheet 2	ARAL	30.09.2015
AR-41-15-314 REV B	Proposed Rooding Plan Detail Sheet 5	ARAL	30.09.2015
AR-41-15-315 REV B	Proposed Rooding Plan Detail Sheet 6	ARAL	30.09.2015
AR-41-15-320 REV B	Proposed Road Long Section Sheet 1	ARAL	30.09.2015
AR-41-15-321 REV B	Proposed Road Long Section Sheet 2	ARAL	30.09.2015
AR-41-15-323 REV B	Proposed Road Long Section Sheet 4	ARAL	30.09.2015
AR-41-15-324 REV B	Proposed Road Long Section Sheet 5	ARAL	30.09.2015
AR-41-15-330 REV B	Typical Road Cross Section 1	ARAL	30.09.2015
AR-41-15-331 REV B	Typical Road Cross Section 2	ARAL	30.09.2015
AR-41-15-340 REV A	Proposed Road 1 Section Views Sheet 1	ARAL	30.09.2015
AR-41-15-341 REV A	Proposed Road 1 Section Views Sheet 2	ARAL	30.09.2015
AR-41-15-342 REV A	Proposed Road 1 Section Views Sheet 3	ARAL	30.09.2015
AR-41-15-343 REV A	Proposed Road 1 Section Views Sheet 4	ARAL	30.09.2015
AR-41-15-344 REV A	Proposed Road 2 Section Views	ARAL	30.09.2015
AR-41-15-345 REV A	Proposed Road 3 Section Views	ARAL	30.09.2015
AR-41-15-346 REV A	Proposed Road 4 Section Views	ARAL	30.09.2015
AR-41-15-347 REV A	Proposed Road 5 Section Views	ARAL	30.09.2015
AR-41-15-350 REV A	Typical Details	ARAL	30.09.2015
AR-41-15-360 REV A	Typical Pavement And Kerb Details	ARAL	30.09.2015
AR-41-15-361 REV A	Typical Carpark Layout Details	ARAL	30.09.2015
AR-41-15-400 REV B	Proposed Stormwater Layout Plan General Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-401 REV B	Proposed Stormwater Layout Plan General Sheet 2 Of 2	ARAL	30.09.2015
AR-41-15-410 REV B	Proposed Stormwater Layout Detail Sheet 1	ARAL	30.09.2015
AR-41-15-411 REV B	Proposed Stormwater Layout Detail Sheet 2	ARAL	30.09.2015
AR-41-15-414 REV B	Proposed Stormwater Layout Detail Sheet 5	ARAL	30.09.2015
AR-41-15-415 REV B	Proposed Stormwater Layout Detail Sheet 6	ARAL	30.09.2015
AR-41-15-420 REV B	Proposed Stormwater Pipes Long Sections Sheet 1	ARAL	30.09.2015

AR-41-15-421 REV B	Proposed Stormwater Pipes Long Sections Sheet 2	ARAL	30.09.2015
AR-41-15-422 REV B	Proposed Stormwater Pipes Long Sections Sheet 3	ARAL	30.09.2015
AR-41-15-423 REV B	Proposed Stormwater Pipes Long Sections Sheet 4	ARAL	30.09.2015
AR-41-15-424 REV B	Proposed Stormwater Pipes Long Sections Sheet 5	ARAL	30.09.2015
AR-41-15-440 REV A	Roadside Raingarden	ARAL	30.09.2015
AR-41-15-500 REV B	Proposed Wastewater Layout Plan General Sheet 1 Of 2	ARAL	30.09.2015
AR-41-15-501 REV B	Proposed Wastewater Layout Plan General Sheet 2 Of 2	ARAL	30.09.2015
AR-41-15-510 REV B	Proposed Wastewater Layout Detail Sheet 1	ARAL	30.09.2015
AR-41-15-511 REV B	Proposed Wastewater Layout Detail Sheet 2	ARAL	30.09.2015
AR-41-15-514 REV B	Proposed Wastewater Layout Detail Sheet 5	ARAL	30.09.2015
AR-41-15-515 REV B	Proposed Wastewater Layout Detail Sheet 6	ARAL	30.09.2015
AR-41-15-516 REV B	Proposed Wastewater Layout Detail Sheet 7	ARAL	30.09.2015
AR-41-15-600 REV B	Proposed Water Supply Layout Plan General Sheet	ARAL	30.09.2015
AR-41-15-610 REV B	Proposed Water Supply Fitting Detail Sheet 1	ARAL	30.09.2015
AR-41-15-611 REV B	Proposed Water Supply Fitting Detail Sheet 2	ARAL	30.09.2015

In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail.

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
 - (a) All fixed charges relating to the receiving, processing and granting of this resource consent applied under section 77 of the Housing Accords and Special Housing Area Act (HASHAA) 2013; and
 - (b) All additional charges imposed under section 76 the HASHAA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge;

3. The consent holder shall pay any subsequent further charges imposed under section 77 of the HASHAA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under sections 77(2) of the HASHAA and 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Advice Note:

Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.

4. Under section 51 of the Housing Accords and Special Housing Area Act (HASHAA) 2013, the subdivision consent referenced 65615 and contaminated discharge consent referenced 66002 will lapse 2 years after the date it is granted.

EARTHWORKS

5. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) shall be prepared and submitted to the Senior Compliance Advisor, DPO. No earthworks activity on the subject site shall commence until confirmation from council is provided that the ESCP is satisfactory.

Advice note:

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

- (a) *specific erosion and sediment control works (location, dimensions, capacity)*
- (b) *details of a the erosion and sediment controls that are to be in place during the construction of the sediment retention ponds on site.*
- (c) *supporting calculations and design drawings*
- (d) *catchment boundaries and contour information*
- (e) *details relating to the cleanwater diversion bunds location and to ensure that there is no scour produced from these drains. How the cleanwater diversion bunds are to be stabilised needs to be provided.*
- (f) *details of the silt fence that is to be installed at the bottom of the site to ensure protection of the unnamed stream.*
- (g) *details of construction methods*
- (h) *timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks)*
- (i) *details relating to the management of exposed areas (e.g. grassing, mulching)*

(j) monitoring and maintenance requirements

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

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 52 of the HASHAA (section 127 of the RMA). Any minor amendments should be provided to the Senior Compliance Advisor, DPO prior to implementation to confirm that they are within the scope of this consent.

7. Prior to the commencement of the earthworks or construction activity on the subject site, a Construction Traffic Management Plan (CTMP) in accordance with the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management shall be prepared by a qualified site traffic management supervisor person or Traffic Engineer and shall ensure that the following matters are included at a minimum:
- (a) the control of the movement of earthmoving vehicles to and from the site;
 - (b) a designated heavy vehicle entry and exit point or points;
 - (c) a designated haulage route on the public roading network for heavy vehicles accessing the site;
 - (d) signage proposed to warn pedestrians and road users of heavy vehicle movements; and
 - (e) measures to ensure that any mud, dirt or debris tracked on to the surrounding roads by heavy vehicles accessing the site is avoided and/or cleaned up if it occurs.

The CTMP shall be submitted to the Senior Compliance Advisor, DPO. No earthworks or construction on the subject site shall commence until confirmation is provided from council that the TMP is satisfactory and any required measures referred to in that plan have been put in place. All construction traffic shall be managed in accordance with the approved CTMP.

Advice Note:

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport if it is required. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

Pre-Construction Meeting

8. Prior to the commencement of the construction and / or earthworks activity, the consent holder shall hold a pre-construction meeting that:

- (a) is located on the subject site;
- (b) is scheduled not less than 5 days before the anticipated commencement of earthworks;
- (c) includes Senior Compliance Advisor, DPO or alternative representative;
- (d) includes the supervising Registered Engineer; and
- (e) includes representation from the contractors who will undertake the works.

The meeting shall discuss the erosion and sediment control measures, earthworks methodology 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 Plan; and
- Chemical Treatment Management Plan.

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

Advice Note:

To arrange the pre-start meeting please contact the Senior Compliance Advisor, DPO to arrange this meeting at specialhousingarea@aucklandcouncil.govt.nz or 09 373 6392. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

9. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Senior Compliance Advisor, DPO to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans specified in the conditions of this consent.

Certified controls shall include the sediment retention pond, decanting earth bunds, cleanwater diversions, contour drains and super sit fences. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- (a) Contributing catchment area;
 - (b) Shape of structure (dimensions of structure);
 - (c) Position of inlets/outlets; and
 - (d) Stabilisation of the structure.
10. Erosion and sediment control measures shall be constructed and maintained in accordance with Auckland Regional Council's Technical Publication 90; Erosion and Sediment Control Guidelines for Soil 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 conditions above, in which case the higher standard shall apply.
11. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.

Noise during Construction

12. All construction and earthworks activities on the subject site shall comply with the requirement of Tables 2 and 3 of New Zealand Standard (NZS 6803:1999) for Acoustics - Construction Noise at all times. The measurement and assessment of construction noise must be in accordance with New Zealand Standard on Acoustic Construction Noise (NZS 6803:1999).

Hours of Construction

13. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:
- Monday to Saturday: 7:30a.m. to 6p.m
 - Sundays or Public Holidays: no works

No obstruction of access

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

No deposition of soil or debris on road

15. There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from the construction and/or 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.

Advice Note:

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

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

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

It is recommended that you discuss any potential measures with the Senior Compliance Advisor, DPO who may be able to provide further guidance on the most appropriate approach to take.

Dust Control

16. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction activity, that in the opinion of the Senior Compliance Advisor, DPO is noxious, offensive or objectionable.

Maintenance of Sediment Control

17. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.

Stabilisation

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

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Senior Compliance Advisor, DPO to arrange this meeting at specialhousingarea@aucklandcouncil.govt.nz or 09 373 6392 for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

Seasonal Restrictions

19. No earthworks shall be undertaken on the site between 30 April and 1 October in any year, without the prior written approval of the Senior Compliance Advisor, DPO at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in TP90 and any amendments to this document.
20. Upon completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Senior Compliance Advisor, DPO.

Advice Note:

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

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

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Senior Compliance Advisor, DPO specialhousingarea@aucklandcouncil.govt.nz or 09 373 6392 for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region.

Instability affecting neighbouring properties

21. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified to the satisfaction of the Senior Compliance Advisor, DPO.

Construction Supervision and Certification

22. The earthworks construction (including but not limited to any batter slopes, retaining walls, and the road adjacent to the covenant bush area) shall be undertaken in accordance with the recommendations of the Geotechnical Assessment Gully Accessway, 105 Orahua Road, Lot 1 DP 311880 and Lot 2 DP 452240 and Due Diligence Geotechnical Investigation Proposed Residential Subdivision 105 Orahua Road, Lot 2 DP 452240 and 59 Burns Lane, Kumeu contained in Appendix C of the application AEE, and inspected and overseen by a suitably qualified and registered engineering professional. In inspecting the works, the suitably qualified and registered engineering professional shall ensure that they are constructed and otherwise completed in accordance with the approved engineering plans.

Certification from a suitably qualified engineering professional responsible for inspecting the works shall be provided to the Senior Compliance Advisor, DPO confirming that the works have been completed within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report or any other form acceptable to the Council.

Advice Note:

Engineering Approval and Building consent approval may be required for specifically designed retaining walls.

23. Prior to the commencement of earthworks, a written methodology from the earthworks contractor shall be provided to Senior Compliance Advisor, DPO to address the Geotechnical Assessment Gully Report dated 27 August 2015 of the Riley Geotechnical Reporting documents (incorporating matters such as potential deep excavations during temporary works).

Advice note:

Laboratory compaction testing to optimise earthworks under NZS4431 is recommended.

Geotechnical Completion Report

24. Within one (1) month of the completion of earthworks, a Geotechnical Completion Report signed by the registered engineer who designed and supervised the works shall be provided to the Senior Compliance Advisor, DPO. The Geotechnical Completion Report shall be prepared in accordance with the Auckland Council Code of Practice for Land Development and Subdivision Section 2.6 and to satisfy NZS 4404. The Geotechnical Completion Report shall include all associated as-built plans for earthworks and subsoil/underfill drains/shear keys and a Statement of Professional Opinion on Suitability of Land for Building Construction as per Schedule 2A of the Code of Practice.

The report shall also satisfy relevant conditions and recommendations contained in the Riley Consultants Due Diligence Geotechnical Investigation dated 8 July 2015 and Geotechnical Assessment Gully Accessway dated 27 August 2015 contained in Appendix C of the application AEE.

The report shall confirm the stability of the land for residential development including any special conditions/requirements to be met for any future development on the site.

CONTAMINATION

25. At least one (1) month prior to any remediation commencing on site additional soil sampling shall be undertaken as outlined in section 4.1 and 4.2 of the approved Site Management Plan, referenced in condition 1.

Ten (10) days prior to any remediation commencing on site a letter/report addressing the additional soil sampling shall be provided to the Senior Compliance Advisor, DPO for review. The letter/report shall be prepared by a suitably qualified and experienced contaminated land professional in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, Number 1 – Reporting on contaminated sites in New Zealand, (revised 2011).

Advice Note:

The letter/report required above should contain sufficient detail to address the following matters:

- *The results of the additional soil investigation;*
- *Discussion on the findings of the additional soil sampling; and*
- *The requirements for additional remediation at T1 and the embankment fill area.*

26. If the letter/report referenced in the condition above confirms additional remediation is required, an updated version of the Site Management Plan (SMP) shall be provided to the Senior Compliance Advisor, DPO for review at least five (5) days prior to any remediation commencing on the site. The SMP shall be prepared by a suitably qualified and experienced contaminated land professional in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines, Number 1 – Reporting on contaminated sites in New Zealand, (revised 2011).

Advice Note:

The Site Management Plan should contain sufficient detail to address the following matters:

- *Earthworks controls including a map showing the remediation areas on site;*
- *Soil excavation procedures including disposal options and procedures;*
- *Health and Safety procedures;*
- *Contingency Measures; and*
- *Site Validation Reporting.*

27. The Senior Compliance Advisor, DPO shall be notified at least two (2) days prior to the commencement of the proposed remediation works commencing on the subject site.
28. All excavation works shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. Erosion and sediment control shall be installed in accordance with the Auckland Regional Council Guidelines for Land Disturbing Activities in the Auckland Region, Technical Publication TP90.

Advice Note:

Discharge from the site includes the disposal of water (e.g. perched groundwater or collected stormwater) from excavations.

29. Stockpiling of the excavated contaminated material shall be avoided. If required, temporary stockpiles shall be located on an impermeable surface within the catchment of erosion and sediment controls for the site. All stockpiles shall be covered with an impermeable material when the site is not being worked on and during periods of heavy rain.
30. All contaminated material removed from the site shall be disposed of at a landfill facility that holds a consent to accept the relevant level of contamination.

Where it can be demonstrated that the soil has been fully characterised in accordance with the Ministry for the Environment's 'A Guide to the Management of Cleanfills' (2002) and meets the definition of 'cleanfill', the removal to a consented disposal site is not required. In such circumstances, the Senior Compliance Advisor, DPO shall be advised prior its removal from the subject site.

31. Where contaminants that have not been anticipated by the application are identified, works in the area containing the unexpected contamination shall cease and be notified to the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council. Relevant contingency procedures, outlined in the Site Management Plan referenced in condition 1 shall be implemented. Works shall not recommence until confirmation has been received from the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council that disturbance of the unexpected contamination is within the scope of this consent. Any unexpected contamination and contingency measures shall be overseen by a suitably qualified contaminated land professional and documented in the Site Validation Report required by the conditions of consent.

Advice Note:

In accordance with the condition above any unexpected contamination, may include contaminated soil, perched water, groundwater, or underground tanks. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Senior Compliance Advisor, DPO prior to carrying out any further work in the area of the unexpected contamination to ensure this is within scope of this consent.

32. All sampling and testing undertaken on site, including additional sampling and testing for the characterisation of unexpected contaminated material, if encountered, and site validation testing, as described in the Site Management Plan referenced in condition 1, shall be overseen by a suitably qualified and experienced contaminated land professional. All sampling shall be undertaken in accordance with Contaminated Land Management Guidelines, Number 5 – Site Investigation and Analysis of Soils, Ministry for the Environment, revised 2011.

Advice Note:

In accordance with sampling and testing required by the condition above, in order to comply with the Ministry for the Environment's Contaminated Land Management Guidelines (revised 2011), all testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5.

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

Advice note:

Background levels for the Auckland Region can be found in the Auckland Regional Council technical publication "TP153, Background concentrations of inorganic elements in soils from the Auckland Region", (2001).

34. Within three months of the completion of the proposed site remediation works on site, a Site Validation Report (SVR) shall be provided to the Senior Compliance Advisor, DPO for review. The SVR shall be prepared by a suitably qualified and experienced contaminated land professional in accordance with Ministry for the Environment's Contaminated Land Management Guidelines, Number 1 – Reporting on contaminated sites in New Zealand, (revised 2011).

Advice Note:

The Site Validation Report (SVR) required by the condition above should contain sufficient detail to address the following matters:

- a summary of the works undertaken, including additional remediation (if required), *a statement confirming whether the remediation of the works areas has been completed in accordance with the approved Site Management Plan;*
- *the location and dimensions of the excavations carried out, including a relevant site plan;*
- *records of any unexpected contamination encountered during the works, if applicable;*

- *a summary of additional soil sampling (if required) and validation sampling undertaken, tabulated analytical results, and interpretation of the results in the context of the Contaminated Land Rules of the Proposed Auckland Unitary Plan;*
- *copies of the disposal dockets for the material removed from the site; and*
- *details regarding any complaints and/or breaches of the procedures set out in the Site Management Plan and the conditions of this consent.*

SUBDIVISION

Street naming

35. The consent holder shall submit a road naming application for proposed new roads for approval by the Rodney Local Board prior to the lodgement of the survey plan for the subdivision.

Advice Note

The street naming approval for the proposed roads shall be obtained from Local Board prior to the approval of the survey plan pursuant to Section 45 of HASHAA. The consent holder is advised that the process of naming roads currently takes approximately two or three months. The applicant is therefore advised to submit the road naming application for approval by the Council as soon as practicable after the approval of this subdivision consent. The road naming application should provide suggested street names (one preferred plus two alternative names) and include evidence of consultation with local Iwi groups.

Engineering Plan Approval (EPA) Requirements

36. Prior to the commencement of any construction work or prior to the lodgement of the survey plan pursuant to s45 of the HASHAA and 223 of the RMA, whichever is the earlier, the consent holder shall submit 2 hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) to the SHA Programme Director Consenting, DPO for approval. Details of suitably qualified and experienced engineer who shall act as the developer's representative for the duration of the development shall also be provided with the application for Engineering Plan Approval.

The engineering plans shall include but not be limited to the information regarding the following engineering works:

Earthworks

- Earthworks and any retaining walls in accordance with the Geotechnical Investigation Report.

Advice note:

Building consent approval for specifically designed retaining walls enabling land development before retaining wall construction.

- Design and location of any counterfort and/or subsoil land drainage required and the proposed ownership and maintenance of the counterfort and/or subsoil land drainage.

- Finalised Erosion and Sediment Control Plan / Chemical Treatment Plan / Construction Traffic Management Plan.

Roading

- A safety audit shall be undertaken on the proposed intersection design for the Orahā Road / Korahā Road / proposed north-south road intersection, by a suitably qualified independent consultant. The findings of the safety audit shall be used to guide the detailed design of the intersection.
- Detailed design of all roads to be vested in Council including: intersections, Orahā Road upgrade, provisions for short right turn bays from Orahā Road into Korahā Road and from Orahā Road into the development), parking bays, cycling routes, pedestrian crossings, footpaths (including path connection along Orahā Road to Huapai) and frontage improvements to Orahā Road. All roads shall be designed in accordance with the Auckland Transport Code of Practice.
- Detailed design of all broken yellow lines, street lighting, marking, signage, street furniture and other structures/facilities on the roads to be vested in Auckland Transport (including traffic calming devices and safety measurements) shall be designed in accordance with the Auckland Transport Code of Practice.
- Design of the JOAL Lot 700 and the vehicle crossing for JOAL Lot 700, Lots 6, 27 and 29.

Services

- Details of any services to be laid including pipes and other ancillary equipment to be vested in Council for water supply and wastewater disposal systems. The water supply and wastewater disposal systems shall be designed in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision.
- Details of any proposed upgrades of the existing water supply, stormwater and wastewater systems and approval from the relevant utility owner of the asset(s).
- Details of fire hydrants to be installed. Any fire hydrants shall be designed in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision.
- Approval from Council's Stormwater Unit and Watercare Services Limited for any structure located within 2 metres of a pipe or manhole.
- Information relating to gas, electrical or telecommunication reticulation including ancillary equipment.

Stormwater

- All sections of the SMP shall be updated to reflect the amended SMAF requirements detailed below to ensure any new impervious areas (including roads created through subdivision of land) exceeding 50m² must achieve hydrology mitigation on-site in order to:
 - i. Provide retention (volume reduction) of 5mm runoff depth for the impervious area for which hydrology mitigation is required; and

- ii. Provide detention (temporary storage) and a drain down period of 24 hours (or as practical) for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5 mm retention volume, over the impervious area for which hydrology mitigation is required.

The amendments to the SMP shall be approved by the SHA Programme Director Consenting, DPO prior to lodgement of the EPA.

- Stormwater management devices proposed to mitigate the impervious surfaces associated with the Road Reserve shall be designed and sized to meet the following requirements to mitigate runoff from all impervious area prior to discharge to streams:
 - Retention of 5mm of runoff depth, plus,
 - Detention (temporary storage) of 17.7mm for runoff from the 95th percentile 24 hour rainfall event.

This shall generally follow the proposed layout as shown on the AR & Associates SW Plans referenced AR-41-145, DWG 400, Rev B.

For the Pedestrian footpath along Orahā Rd, the general arrangement of a bio-retention swale as shown on figure 16 of the SMP and in layout on plans 410, 414 and 415 shall be implemented.

The design of these devices shall be such that they meet the following criteria:

- i. Combine both retention and detention requirements in a single device;
- ii. Ensure that the internal water storage volume for retention requirements is set below the subsoil outlet pipe;
- iii. Be set offline from the primary stormwater reticulation network;
- iv. Inflow and outflow arrangements are to be discussed and agreed with both Council and Auckland Transport prior to submitting for EPA;
- v. The footpath or grass berm level adjacent to the rain garden or tree pit shall be set minimum of 100mm above the kerb inlet or at the same height at the top of kerb level; and
- vi. Mulch or bark specification shall take into account the issue of floating mulch blocking outlets. This may require a higher density and specific weight of mulch or use of other media such as stone.

Overland Flowpath

- The overland flow path to service each lot on the site and the surrounding roads shall be designed to the satisfaction of Council's Principal Development Engineer, DPO. Detailed engineering plans and calculations showing the location, depth, width and velocity of overland flow paths (OLFPs) through and within the site are required and shall be provided in accordance with the following standards:
- The overland flow paths and ponding areas must be able to cope with flows assuming cess pits are 100% blocked plus any flows from adjacent land from a 1% AEP storm event without causing nuisance and damage;

- The contours surrounding the flow paths must be designed and constructed to channel the excess flow into the overland flow paths;
- The overland flow paths should be where possible located on roads and access ways;
- Calculation and designs shall show compliance with Councils Code of Practice. Where there is a deviation from this standard, it shall be noted and reasons given for this deviation; and
- Where these OLFPs pass adjacent or through private residential lots, an easement will be required and consent notices (and easements if necessary) shall be placed on the private titles requiring minimum floor levels based on the flood depth plus freeboard requirements of the PAUP and Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.

As part of the application for Engineering Plan Approval, a suitably qualified and experienced engineer shall:

- Certify that all public roads and associated structures/facilities or accessways have been designed in accordance with the Auckland Transport Code of Practice.
- Certify that the proposed stormwater system or devices proposed have been designed in accordance with the Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.
- Certify that all water supply and wastewater systems have been designed in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited (WSL).
- Provide a statement that the proposed infrastructure has been designed with the long term operation and maintenance of the asset.
- Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Note

A minimum of 2 metres clearance from any stormwater and wastewater lines and manholes is necessary at all times other than for approved works which connect to these services. Where the minimum clearance cannot be provided, the consent holder shall contact Council's Stormwater Unit and Watercare Services Limited, a minimum 48 hours prior to the commencement of any work, to arrange a site inspection and obtain approval.

Section 223 Condition Requirements (s45 of HASHAA)

37. Within two years of the decision of the subdivision consent, the Consent holder shall submit a survey plan of the subdivision to Auckland Council for approval pursuant to section 45 of HASHAA. The survey plan shall be general in accordance with the approved subdivision plans in Condition 1 of this consent. The consent holder shall ensure that the following conditions have been met to the satisfaction of the SHA Programme Director Consenting, DPO:
- (a) The proposed easement(s) shown on the approved subdivision scheme plans shall be shown as a Memorandum and Easement on the survey plan and shall be duly granted or reserved.
 - (b) Bush Covenants F, G, H, I, J, K, L and M shown on Yeomans Survey Solutions Drawing 3,7506/Stg 1 shall be created. Bush Covenant 'G' should be moved to be located within Lot 6. The boundary of the bush covenant shall be clear of any trees within the covenant areas as per the condition below.
 - (c) Lot 700 hereon (legal access) to be held as to six undivided one-sixth shares by the owners of Lots 44-48 and 50 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
 - (d) Lot 500 shall be vested in Council as a road.
 - (e) A certificate from a licensed cadastral surveyor certifying that any retaining walls on the site and its ancillary and supporting structure are clear of the proposed lot boundaries immediately parallel to the wall.
 - (f) A registered surveyor or chartered engineer shall provide an as-built survey plan of the overland flow paths and required minimum finished floor levels for all private lots within or adjacent to the overland flow path.
 - (g) Easements shall be required where overland flow paths pass through private lots to protect these areas from future development including altering ground levels. The overland flow easement shall be duly granted and reserved.
 - (h) Easements shall be registered on Lot 1001 and 1002 protecting the overland flow paths until such time as further subdivision of this site takes place. This is required to protect these necessary flow routes and ensure that no inappropriate development takes place in these areas. The overland flow easement shall be duly granted and reserved.

Boundary of Bush Covenant

38. In the event that the existing bush covenant is to be subdivided, the boundary of the bush covenant 'F', 'G', 'H', 'I', 'J', 'K', and 'L' to be created shall be clear of any existing trees or vegetation located within the existing bush covenant. The consent holder shall survey the covenant areas to ensure that the new boundaries within the bush covenant are clear of the existing trees and vegetation. A certificate from a suitably qualified and experienced surveyor shall be submitted with the 223 application pursuant to s45 of the HASHAA confirming the compliance with this condition.

Section 224 Condition Requirements (s46 of HASHAA)

39. Prior to the release by the Council of the Section 224(c) certificate (Section 46 of the HASHAA) for this subdivision the consent holder shall comply with the following conditions to the satisfaction of Council (conditions 25-59):

Geotechnical Completion

40. A Geotechnical Completion Report by a suitably qualified and experienced engineer shall be provided to Council with the 224 application. The report shall confirm the stability of the land for residential development including any special conditions/requirements to be met for any future development on the site. The report shall also provide as-built information regarding earthworks, retaining walls and subsoil drainage.

Roads and Traffic

41. All roads (including Orahā Road upgrade and provisions for short right turn bays from Orahā Road into Korahā Road and from Orahā Road into the development) and ancillary facilities such as street lighting, traffic calming device, rain gardens, marking, street signs, and street furniture (if any) to be vested in Council shall be constructed in accordance with the approved Engineering Plans to the satisfaction of the SHA Programme Director Consenting, DPO.

An Engineering Completion Certificate certifying that all proposed roads and the ancillary structures on the roads to be vested in Council have been constructed in accordance with the approved Engineering Plans shall be provided in support of the 224 application.

All RAMM as-built plans and data for all new roads shall also be provided with the 224(c) application. This shall be inclusive of kerb lines, cesspits, footpath, intersection control devices, pavement marking, street lighting, street furniture, street name, directional signs and landscaping etc.

A report from a suitably qualified and registered electrician shall be supplied with the 224(c) application. The report shall certify that all street lightings have complied with the relevant safety standards and that they are connected to the network and are operational.

Advice Note:

Any permanent traffic and parking changes within the road reserve (including speed restrictions and broken yellow lines) as a result of the development will require Traffic Control Committee (TCC) resolutions. The applicant, at their cost, will need to engage a qualified traffic engineer to carry out the consultation with the affected landowners (if any) and prepare the resolution report for the Traffic Control Committee (TCC) approval in order to legalise any proposed changes.

The consent holder may also investigate the possibility of lowering the speed limit through the new intersection of Orahā Road / Korahā Road / proposed north-south road through this process and whether the speed limit on Orahā Road towards Huapai should be lowered.

42. The fill works undertaken against the existing dam structure as outlined in AR-41-15 290 rev B prepared by AR Associates dated 3/8/15 shall be undertaken in accordance with principles of the Riley Report Geotechnical Assessment Gully Accessway 105 Orahua Road, Lot 1 DP 311880 and Lot 2 DP 452240' dated 27/8/2015. The road design shall ensure that all the subsoil drains proposed as part of the report need to be installed and surface water shall be prevented from entering the fill by soakage.
43. A 1.8m wide footpath shall be constructed along the full site frontage on Orahua Road and along the northern side of Orahua Road to connect into the existing footpath on the south-western side of the bridge crossing outside 30 Orahua Road in accordance with the AR Civil Plan referenced AR-41-15 Drawing 314 Rev. A dated 12/12/2015. The footpath shall ensure a safe pedestrian crossing point from the northern side of Orahua Road to the southern side as outlined in section 7 of the Commute Traffic report to the to the satisfaction of the SHA Programme Director Consenting, DPO.

The design of the footpath shall ensure appropriate stormwater management and shall not make worse the carriageway stormwater management. Where the footpath require works to any existing properties' vehicle crossings, these properties shall be notified of the proposed works.

Advice Note:

Any permanent traffic changes within the Orahua Road reserve as a result of the development will require Traffic Control Committee (TCC) resolutions. The applicant, at their cost, will need to engage a qualified traffic engineer to carry out the consultation with the affected landowners (if any) and prepare the resolution report for the Traffic Control Committee (TCC) approval in order to legalise any proposed changes.

44. A safety audit shall be undertaken on the proposed intersection design for the Orahua Road / Koraha Road / proposed north-south road intersection, by a suitably qualified independent consultant. The findings of the safety audit shall be used to guide the detailed design of the intersection and any recommendations on speed limits.
45. The site frontage of Orahua Road shall be upgraded to be congruous with the internal roading. This will include, street lighting landscaping, footpath and kerb & channel as appropriate, along the Northern side of Orahua Road.
46. Roads that terminate at the boundary will include a design for a temporary turning head capable of accommodating the manoeuvring of a standard rubbish truck. These roads shall be designed with the intention of continuing through to connect into future subdivision on the adjacent properties having regard to how the road may be extended into the adjacent property given existing ground levels at the boundary and within neighbouring land.

Advice note

If a road is to finish higher or lower than the existing ground level, then ending the road with retaining will be reviewed at engineering approval stage by Auckland Transport and Auckland Council. Any such retaining must be constructed in accordance with Auckland Transport and Auckland Council standards. If the terminating road was to end in retaining higher than existing ground level, vehicle runoff protection will need to be provided as necessary.

Reinstatement of Existing Roads

47. Any damaged footpath, kerb, crossing as a result of the construction work shall be repaired, reinstated or reconstructed in accordance with the Auckland Transport Code of Practice to the satisfaction of the SHA Programme Director Consenting, DPO.
48. An Engineering Completion Certificate certifying that the above condition has been met shall be provided in support of the 224 application.

Stormwater

49. The consent holder shall provide and install a complete public stormwater system to serve all lots in accordance with the approved Engineering Plans to the satisfaction of the SHA Programme Director Consenting, DPO.
50. Individual private stormwater connections to the public stormwater systems for each lot at the lowest point within the boundary shall be provided and installed in accordance with the approved Engineering Plans to the satisfaction of the SHA Programme Director Consenting, DPO.
51. An Engineering Completion Certificate certifying that all public stormwater pipes and individual stormwater connections have been constructed in accordance with the approved Engineering Plan and the Auckland Council Code of Practice for Land Development and Subdivision - Chapter 4: Stormwater shall be provided in support of the 224(c) application pursuant to Section 46 of HASHAA.
52. Video inspections of all public stormwater pipes and as-built plans for all public and individual private stormwater lines shall be supplied with the 224(c) application pursuant to Section 46 of the HASHAA. The video inspections shall be carried out within one month of the lodgement of the application for the 224(c) certificate.
53. The consent holder shall prepare an Operation and Maintenance Manual for the stormwater management devices in roads (including the pedestrian footpath along Orahā Rd), A separate generic template of an Operation and Maintenance Manual shall be prepared for the stormwater management devices on the proposed lots. Each Operation and Maintenance Manual shall set out the principles for the general operation and maintenance for the stormwater system and the associated management device(s). The Operation and Maintenance Manuals shall be submitted to the SHA Programme Director Consenting, DPO for approval. The Operation and Maintenance Manuals shall include, but not be limited to:
 - a detailed technical data sheet;
 - all the requirements as defined within the Auckland Council's Stormwater Pond / Wetlands Design Guideline 2005; Latest Auckland Council Technical Publications and Guidance Documents; Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater;
 - all the requirements as defined within network discharge consent and any subsequent variations;
 - details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices;

- a programme for regular maintenance and inspection of the stormwater system;
- a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices;
- a programme for post storm maintenance;
- a programme for inspection and maintenance of outfall erosion;
- general inspection checklists for all aspects of the stormwater system, including visual check of roadside catchpits, wetlands and outfalls;
- a programme for inspection and maintenance of vegetation associated with the stormwater devices; and
- recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

Overland Flow Path

54. The easement instrument for the overland flow paths shall be prepared by the Council's solicitor at the cost of the consent holder. The instrument shall require that:
- the owner of the lot is responsible to keep the easement unobstructed by buildings, earthworks, solid walls, vegetation, fences, or any other impediments to prevent free flow of water.
 - the owner of the lot is responsible to repair and maintain the overland flow path in its approved state and to prevent it from becoming a danger or nuisance;
 - the owner of the lot is responsible for the cost of all required repair and maintenance works associated with the overland flow path easement.

Minimum Floor Levels

55. A Stormwater Report from a suitable qualified and experienced engineering professional shall be provided to the satisfaction of DPOs Principal Development Engineer, identifying:
- The 1% AEP flood level for the site and the surrounding road reserves ;
 - A layout plan of the overland flow paths for the site and the adjacent land along the boundary in accordance with the approved EPA before Section 223 approval;
 - The overland flowpath plan shall include as built cross sections of all roads including the ponding areas with levels before overtopping;
 - As built longitudinal plan and cross sections for shall be provided for overland flow path locations;
 - The minimum floor level of all habitable buildings must be at least 150 mm higher than the 1%AEP flood level specified in the report for catchments areas less than 4000m² and at least 300mm higher for catchment areas greater than 4000m². This may be enforced through a consent notice on the property unless the building consents have already been issued;

- No buildings, structures or other obstructions may be erected in the overland flow paths without written permission from the Council; and
- Where either existing or proposed overland flow paths cross lot boundaries , the consent holder shall provide to Council plans to accompany easement(s) in favour of the Council. Any easement documentation shall be prepared by the Consent Holder's Solicitors to the satisfaction of Council's Solicitors. All costs are to be at the expense of the Consent Holder. The terms of these easements must prevent buildings, structures or other obstructions being erected in the overland flow path, and must require the land owner to maintain, weed and clean the overland flow paths to ensure an unobstructed flow of stormwater.

Wastewater

56. The consent holder shall provide and install a complete public wastewater system to serve all lots in accordance with the approved Engineering Plans to the satisfaction of the SHA Programme Director Consenting, DPO.
57. Individual private wastewater connections to the proposed public wastewater systems for each residential lot at the lowest point within the lot boundary shall be provided in accordance with the approved Engineering Plans.
58. An Engineering Completion Certificate certifying that all public wastewater pipes and individual wastewater connections have been constructed in accordance with the approved Engineering Plan and the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited shall be provided in support of the 224(c) application pursuant to Section of the HASHAA.
59. Video inspections of all public wastewater pipes as-built plans for all public and individual private wastewater lines shall be supplied with the 224(c) application pursuant to Section 46 of the HASHAA. The video inspections shall be carried out within one month of the lodgement of the application for the 224(c) certificate
60. A certificate from Watercare Services Limited confirming that separate wastewater connections have been provided for each residential lot shall be provided in support of the 224(c) application.

Water Supply

61. The consent holder shall provide and install a complete water supply reticulation system to serve all lots in accordance with the approved Engineering Plans to the satisfaction of the SHA Programme Director Consenting, DPO.
62. The consent holder shall complete a successful pressure test for all new water mains prior to the connection to the existing public water supply reticulation system to the satisfaction of Council. Evidence of undertaking a successful pressure test for new water mains in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited shall be supplied with an application for 224(c) certificate pursuant to Section 46 of the HASHAA.

63. Individual private water connections to the proposed public water reticulation system for each residential lot shall be provided in accordance with the approved Engineering Plans. Each lot shall have an individual water metre at the road reserve boundary. Ducting of provide lines is recommended where they cross driveways. For the avoidance of doubt, the installation of physical water meters is not required under this consent.
64. An Engineering Completion Certificate certifying that all public water pipes and individual water supply connections have been constructed in accordance with the approved Engineering Plan and the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015, prepared by Watercare Services Limited shall be provided in support of the 224(c) application pursuant to Section of the HASHAA..
65. As-built plans for all public and individual private water supply lines and a certificate from Watercare Services Limited confirming that separate water supply connections have been provided for each residential lot shall be supplied with the 224(c) application pursuant to Section 46 of the HASHAA.

Fire Hydrants

66. Fire hydrants shall be designed, provided and installed within 135m of the furthest point on any property and within 65m of the end of a cul-de-sac in accordance with Water and Wastewater Code of Practice to the satisfaction of Council. Detailed design and location of fire hydrant shall be submitted to Council for approval via Engineering Plans.
67. The consent holder shall undertake a comprehensive hydrant flow test result to confirm or otherwise that the existing public water supply system can meet the fire flow requirement for the development as stipulated in the NZFS COP; and domestic supply can meet the minimum 250 kPa residual pressure at the proposed connection to the public main.
68. Evidence of undertaking the hydrant flow test and compliance with the standards above shall be provided with the 224 application.

Network Utility Services

69. Underground reticulation of electricity, gas and telecommunication services to the boundary of each lot shall be provided and installed to the satisfaction of the appropriate network utility providers.
70. Certificates from the network utility providers and certified 'as-built' given locations of all plinths, cables and ducts shall be supplied to Council as part of the 224 application.

Street Trees

71. Street tree planting shall be implemented in accordance with the approved Walker Landscape Plan 01 dated 01.10.2015 in the first planting season following completion of the construction or upgrade works of the roads.

72. The consent holder shall continue to maintain all plantings on the roads for a period of two years or three planting seasons whichever is the longer following written approval from the Manager, Local and Sports Parks (West) stating that the planting has been implemented in accordance with the approved Landscape Planting Plan.
73. A maintenance bond may be payable if a 224(c) Certificate pursuant to s46 of the HASHAA is to be issued within the maintenance period. The bond shall be held for a period of two years from the issue of the 224c certificate. The amount of the bond shall be $1.5 \times$ the contracted rate for maintenance and shall be agreed with the SHA Programme Director Consenting, DPO.

Fencing and Retaining

74. All retaining walls on the common boundary with 73D (Lot 7 DP 406261) and 103 Orahua Road (Lot 2 DP 203947) shall be 1.2m in height or less. Any fence on the retaining wall will not exceed 1.2m in height and shall be constructed on top of the retaining wall from visually permeable materials. Close-boarded fencing on the boundary or between that boundary and any dwelling/building on the lot is prohibited.
75. All retaining walls within Lots 1-12 on the common boundary with 119 Orahua Road shall not be more than 1.2m in height. A 1.0m wide landscape strip shall be intensively planted along the base of the retaining wall on Lots 1-12 to mitigate the adverse visual and amenity effects. Any fence on the retaining wall will not exceed 1.8m in height shall be constructed on top of the retaining wall from visually permeable materials.
76. For Lots 6, 39-42, 44, 50 and 1002, a 1.2m high fence shall be constructed adjoining the bush covenant area (with gate openings where required for stair access) and shall be constructed from visually permeable materials to provide adequate surveillance. The consent holder shall provide a certificate from a suitably qualified and experienced engineer certifying that the fencing has been erected in accordance with the condition.
77. For any section of retaining wall over 1.0m in height, the proposed 1.2m fence on the eastern side of the north-south road adjacent to 119 Orahua Road will be constructed from visually permeable materials not timber to the satisfaction of SHA Programme Director Consenting, DPO.

Landscape Planting

78. The consent holder shall provide a detailed landscaping and management plan (incorporating a planting and maintenance schedule) for approval in writing by the SHA Programme Director Consenting, DPO, showing all landscape planting, trees and landscape works associated with:
- (i) the engineered earth walls adjacent to the covenanted bush area,
 - (ii) 1.0m wide strip below the retaining walls on Lots 1-12,
 - (iii) Mitigation planting of 700m^2 is required as follows:

- (a) 60m² to the southwest of the covenanted bush area within Lot 1002 (in the area indicated on the approved annotated survey plan date stamped 29 Aug 2014 and labelled “Appendix B – Suitable Area of mitigation” attached to the decision to amend the consent notice dated 4 September 2014 referenced 62690); and
- (b) 640m² within Lot 42 as indicated on Yeoman’s Survey Solutions Plan (referenced 7506/Stg 1 drawing 3).

In particular the plans shall:

- (a) be prepared by a suitably qualified landscape architect;
 - (b) identify all new planting to be undertaken on the site;
 - (c) identify all hard and soft landscape works;
 - (d) include specifications for plant condition and planting methodology; and
 - (e) include details of the intended species, spacing, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged, established and maintained.
 - (f) Detail stairs in relation accessibility to the bush down the proposed earth walls for Lots 39-42, 6, and 50.
79. The approved landscape planting plan shall be implemented by the consent holder prior to issue of the s224(c) certificate. The consent holder shall notify SHA Programme Director Consenting, DPO once the planting is completed.
80. The consent holder shall provide a report from a suitably qualified and experienced landscape architect certifying that this condition has been met to the satisfaction of the SHA Programme Director Consenting, DPO. All landscape works shall be maintained by the consent holder for three years.
81. A maintenance bond may be payable if a certificate pursuant to sections 46 of HASHAA and 224(c) of the RMA is to be issued within the maintenance period. The amount of the bond shall be 1.5 × the contracted rate for maintenance of the planting and undertaking the weed and pest control and shall be agreed with the SHA Programme Director Consenting, DPO. The bond will be held by Council for a period of 2 years from the date of the release of the 224(c) certificate pursuant to section 46 of the HASHAA and shall cover the cost of implementation of the maintenance plan and replacement planting.

Weed and Pest Control

82. A suitably qualified and experienced ecologist or professional pest control contractor shall undertake a weed and pest animal survey of the protected bush covenant area on Lots 6, 39-42, 50 and 1002, and identify all weeds and pest animals that require control.

83. Prior to commencement of any works, the consent holder shall submit a Weed and Pest Animal Control Plan to the SHA Programme Director Consenting, DPO for approval. This plan shall specify how existing weed populations and pest animals are to be controlled within the protected bush covenant area on Lots 6, 39-42, 50 and 1002 on an ongoing basis. Any chemical control to be used must follow best practice methodology and be suitable for the purpose and the environment in which it is to be used.
84. The consent holder shall control all existing weed infestations and control all pest animals within the protected bush covenant area on Lots 6, 39-42, 50 and 1002 in accordance with, but not limited to, the approved Weed and Pest Animal Control Plan to the satisfaction of the SHA Programme Director Consenting, DPO prior to the issue of s224(c) certificate. The consent holder shall provide a report from a suitably qualified and experienced ecologist certifying that this condition has been met to the satisfaction of the SHA Programme Director Consenting, DPO.
85. A suitably qualified and experienced ecologist/herpetologist shall be onsite during the removal of any vegetation to supervise all and any habitat removal in order to search for and rescue any native lizards found and relocate them to the alternative location on the site.
86. Upon completion of works, all findings resulting from the scouting and search and rescue during vegetation removal condition shall be recorded by a suitably qualified and experienced ecologist/herpetologist on an Amphibian and Reptile Distribution Scheme (ARDS) Card and sent to the Department of Conservation. A copy shall also be sent to the SHA Programme Director Consenting, DPO.

Consent Notices

87. Pursuant to s44 of the HASHAA and 221 of the RMA, consent notices shall be registered against the following Certificate(s) of Title to ensure that the following requirements will be complied on a continually basis:

Affordable Dwellings

Before titles to Lots 44-48 that are deemed to be for affordable dwellings under Criteria A of the affordability criteria set out in the Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014 - Schedule 8AH, Oraha Road, Kumeu Special Housing Area dated 31 July 2014, are transferred to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide to the SHA Programme Director Consenting, DPO a statutory declaration from the intended purchaser of the lot that the purchaser meets all the following criteria:

- (a) The purchaser's gross income, as at the date of the declaration, does not exceed 120% of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement;

- (b) Any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, shall not be more than that defined under Criteria A of the affordability criteria set out in the Housing Accords and Special Housing Areas (Auckland) Amendment Order 2014 - Schedule 8AH, Oraha Road, Kumeu Special Housing Area dated 31 July 2014, which is \$461,250;
- (c) The purchaser has the legal right to and intends to own and occupy the affordable dwelling exclusively as their residence for not less than 3 years after gaining title to the dwelling;
- (d) The purchaser is a first home buyer and has never owned any other real property; and
- (e) The purchaser is a natural person and is purchasing the Affordable Dwelling in their own name and not in the name of any other person.

This consent notice ceases to have effect 3 years after the date of transfer of title to the first purchaser that intends to develop, own and occupy the affordable dwelling themselves

Stormwater Management

A Consent Notice shall be required for each residential lot and JOAL requiring the installation and long term maintenance of a stormwater management device(s) to ensure the following measures are provided for all impervious surfaces:

- Retention of 5mm of runoff depth; plus,
- Detention (temporary storage) of 17.7mm for runoff from the 95th percentile 24 hour rainfall event.

The sizing and layout of the device(s) shall be in general accordance with the updated and approved Stormwater Management Plan and Stormwater Management Plan.

The stormwater device(s) shall be operated and maintained in accordance with the approved Operation and Maintenance Manual which shall be provided to Council for approval at the specific design stage (at building consent). The approved Operation and Maintenance Manual shall be in accordance with the generic template approved under this consent.

Geotechnical Completion Report

For each residential lot, the recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations relating to foundation design, minimum floor levels, retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld.

All buildings are to be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the site.

Minimum floor level

The stormwater report required by this consent will establish on-going development restrictions and set minimum building floor levels for any affected lots. Those restrictions shall be registered on all affected lots as a consent notice.

Bush Protection – Lots 6, 39-42, 50 and 1002

For Lots 6, 39-42, 50 and 1002, within the areas identified as F, G, H, I, J, K and L on the plan referenced as “Proposed Subdivision (Stage 1) 105 Orahā Road Kumeu” prepared by Yeomans Survey Solutions dated September 2015 the owner(s) of these lots:

- (a) Shall preserve the natural landscape, indigenous vegetation and trees now thereon within that part of each lot identified as such in the subdivision plan; and
- (b) Shall not (without the prior written consent of the Council and then only in strict compliance with conditions imposed by the Council) cut down, damage or destroy, or permit the cutting down, damaging or destruction of, any such indigenous vegetation or trees; and
- (c) Shall not do anything that would prejudice the health of any such indigenous vegetation or trees; and
- (d) Shall not place and erect or permit to place and erect any building, earth fill or structure within or immediately adjacent to the bush covenant with the exception of the construction of fencing adjacent to the boundary of the bush covenant as per approval by Auckland Council.
- (e) Shall control all noxious plants and animals within the identified part of each lot in accordance with the approved Weed and Pest Animal Control Plan to the satisfaction of Auckland Council; and
- (f) Shall maintain the fencing to prevent grazing animals, including those kept as domestic pets from entering the identified part of each lot.

Lot 1002

For Lot 1002, no buildings, fences or vegetation higher than 600mm shall be erected or planted within the area marked ‘M’ as identified in the plan referenced as “Proposed Subdivision (Stage 1) 105 Orahā Road Kumeu” prepared by Yeomans Survey Solutions dated September 2015.

Fencing adjacent to bush covenant area

With respect to Lots 6, 39-42, 44, 50 and 1002, fencing adjoining the bush covenant area shall not exceed 1.2m in height and shall be constructed from permeable materials to provide adequate surveillance. If the fence fails, the owner(s) of the lot shall replace the fencing immediately. The owner(s) of this lot shall thereafter maintain the fence in perpetuity. Close-boarded fencing on the boundary immediately adjacent to the bush area or between that boundary and any dwelling/building on the lot is prohibited.

Fencing

With respect to Lots 13, 18, 27, 28, 29 38, and 39, any fence on the western common boundary must not exceed 1.2m in height shall be constructed from visually permeable materials. Close-boarded fencing on the boundary or between that boundary and any dwelling/building on the lot is prohibited.

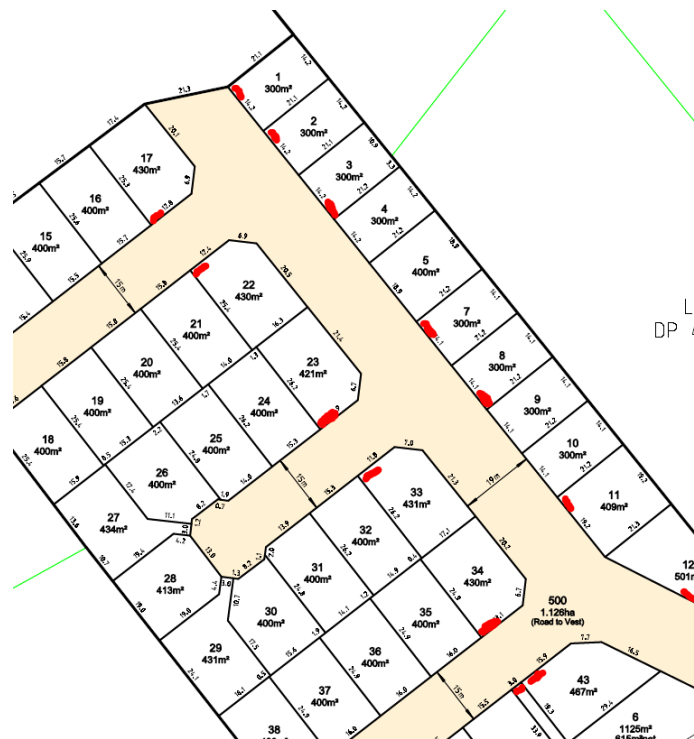
With respect to Lots 1-12, any fence on the eastern common boundary must not exceed 1.8m in height shall be constructed from visually permeable materials. Close-boarded fencing on the boundary or between that boundary and any dwelling/building on the lot is prohibited.

Landscaping on Lots 1-12

With respect to Lots 1-12, the vegetation/planting within the 1.0m wide landscape strip shall be retained and maintained on an on-going basis by the Lot owner(s). The owner(s) of the lot is responsible to replace the landscaping strip in accordance with the approved landscape planting plan if the landscape planting fails.

Vehicle Crossings

As indicated on the plan below:



- (a) For Lots 1, 2, 7 and 11 vehicle crossings shall be located on the northern-most side of the road frontage.
- (b) For proposed Lots 3, 8, and 12 vehicle crossings shall be located on the southern-most side of the road frontage.
- (c) For proposed Lots 17, 22, 23, 33, 34 and 43 vehicle crossings shall be located off the east-west side road and on the western-most side of the road frontage

- (d) For Lots 6, 17, 22, 23, 33, 34, and 43 no vehicle crossings may be established onto the north-south road on the eastern boundary of the lot.
- (e) For Lots 44-48 no vehicle crossings may be established onto the north-south road on the eastern boundary of the lot. Vehicle access shall be achieved via the JOAL Lot 700 only.

Advice Notes:

1. *If the role of the SHA Programme Director Consenting, Development Project Office, ceases to exist at the time of signing off any of the above conditions, all those conditions to be signed off by the SHA Programme Director Consenting, Development Project Office, should be signed off by a person who has the appropriate delegated authority within Auckland Council.*